



EDGMONT TOWNSHIP PLANNING COMMISSION MEETING MINUTES

August 25, 2025

The regular monthly meeting of the Edgmont Township Planning Commission was held at the Edgmont Township Municipal Building, 1000 Gradyville Road, Newtown Square, PA 19073 and via Zoom on August 25, 2025, with a work session beginning at 6:30 PM followed by the regular meeting at 7:00 PM.

In attendance were Chairperson Joe Raspa; Vice Chairperson E. Chip Miller; Member Ira Dunoff; Member Stuart Rosenberg; Member Victoria Sheridan; Alternate Member Hank Winchester III; Township Planner Tom Comitta; Township Solicitor Patrick McKenna, Esquire; Township Manager Kenneth D. Kynett, Esquire; and Assistant to the Township Manager Jessica Redding. There were three in-person guests in attendance.

During the work session, those in attendance reviewed the regular meeting agenda items.

- I. Call to Order & Pledge of Allegiance
 - a. Chairperson Raspa called the meeting to order at 7:00 PM with the Pledge of Allegiance.
- II. Public Comment
 - a. None.
- III. Approval of Consent Agenda
 - a. A motion was made by Vice Chairperson Miller to approve the consent agenda, which includes the meeting agenda, and to approve the following meeting minutes: July 28, 2025, Regular Meeting Minutes, and July 28, 2025, Joint Work Session Meeting Minutes. Member Rosenburg seconded the motion. There were no additional comments, and the motion passed unanimously.
- IV. Township Operations Report
 - a. Township Manager Kynett presented the Township Operations Report, which is attached.
- V. Old Business
 - a. Informal Subdivision and Land Development Sketch Plan Presentation for R & R Group Development at 3, 5, 7 Knights Way.
 - i. John Cahill from ARCR Home Builders presented the revised sketch plan application to the Planning Commission. Mr. Cahill noted the plan displays that the house on Lot 5 was moved as far to the left as possible, and the house on Lot 7 was moved to the right. Additionally, Mr. Cahill stated the applicants revised the plan to include a combined driveway to lessen the disturbance of steep slopes, as recommended by the Planning Commission.
 - ii. Vice Chairperson Miller stated often times when driveways and retaining walls are constructed, it is very difficult for surrounding trees to survive. Vice Chairperson Miller asked that the applicant work with Thomas Comitta Associates, Inc. to preserve as many trees as possible.
 - iii. Chairperson Raspa asked the applicant to confirm Lot 3 would be deed restricted as open space, and that the owner of Lot 5 would also own Lot 3. Mr. Cahill confirmed. Chairperson Raspa also asked when the applicants reach the time for

engineering, they stake the ground for Thomas Comitta Associates, Inc. to come out and do a tree count on the property and mark any trees that they believe can be preserved. Mr. Cahill agreed.

- iv. Township Planner Comitta stated due to the steep slopes in Runnymede Farms, trees often die in the construction phase. Township Planner Comitta confirmed he will assist with the planning for tree replacement following the tree count on the property. Township Planner Comitta suggested that the applicant hire a Landscape Architect for the project.
- v. Chairperson Raspa asked the applicant if they plan to go to the Zoning Hearing Board as their next step in the application process. Mr. Cahill asked the Planning Commission for the typical procedure following a sketch plan application. Chairperson Raspa stated once the applicant has an engineered plan, they should go to the Zoning Hearing Board. Mr. Cahill asked what the Zoning Hearing Board will review, and if there is anything specific that they should be prepared to discuss. Township Manager Kynett stated that he believes stormwater management will be an important topic of discussion and will need to be laid out on the plan. Township Manager Kynett stated that the Zoning Hearing Board will hear testimony from both the applicant and the Township Engineer regarding the adequacy of the plan. Township Manager Kynett recommended that the applicant have initial discussions with Thomas Comitta Associates when developing their stormwater management plan.
- vi. Chairperson Raspa wished the applicant good luck with their Zoning Hearing, and the applicant thanked the Planning Commission for their time.

VI. Miscellaneous

- a. Township Planner Comitta stated that on Friday, August 29, 2025, he is meeting with the landscape contractor for Endress + Hauser.

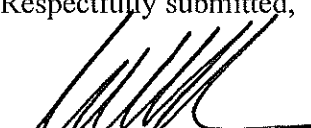
VII. Upcoming Meetings

- a. Chairperson Raspa announced the following upcoming Township Meetings:
 - i. Board of Supervisors
 - 1. September 9, 2025 – 6:30 PM Work Session, 7:00 PM Regular Meeting
 - ii. Planning Commission
 - 1. September 29, 2025 – 6:30 PM Work Session, 7:00 PM Regular Meeting
 - iii. Zoning Hearing Board
 - 1. September 16, 2025 – 7:00 PM.

VIII. Adjournment

- a. Vice Chairperson Miller made a motion to adjourn the meeting, with a second by Member Sheridan. There were no additional comments, and the motion passed unanimously. The meeting was adjourned at 7:15 PM.

Respectfully submitted,


Kenneth D. Kynett
Township Secretary

EDGMONT TOWNSHIP OPERATIONS REPORT

AUGUST 2025

- **2026 Budget** – The 2026 Budget process is underway. We anticipate providing the Board with a first draft in October.
- **Personnel Manual** – Draft Personnel Manual has been prepared and is being reviewed by office staff. We expect it to be circulated to the Board for review in October.
- **Comp Plan Update** – Proposals have been solicited from TCA and Delaware County Planning Department for the update to the Comp Plan. The TCA proposal is in your packet this evening. The County expressed interest in the project but has not yet provided a proposal.
- **2025 Road Program** – Township parking lot (included in the bid, but not part of the Road Program) was completed on July 11th. Road Program itself completed on July 14th. No base repair was required. A maintenance bond has been provided and Yerkes has recommended approval of payment in the amount of 288,703.96 which is about \$37,000 under budget. Quotes have been received from Nichols Construction Co LLC and Quick Lot LLC (contractor who did Township Building Parking Lot). Award of this work is on Board Agenda for consideration this evening. We will be working on additional road maintenance opportunities now that final costs for Road Program are known.
- **Runnymede Farms** - Close-out work continues. Developer is looking for Release from Charter Oak Obligations now that that work has been completed. This was tabled at the Board's July meeting. The Developer has asked for balance of development obligations to be limited to GMH Runnymede Farms Property LLC and not be binding on successors and assigns. Review is underway by Solicitor.
- **Edgmont Preserve:** Close-out punch lists have been provided to the developer. Close-out meeting conducted on July 8th to review Township Engineer comments. Punch list work is underway. Additional site meeting may be required in the fall for Township Land Scape Planner comments.
- **PSP** - Trooper David Nguyen will begin as the Township's part time Community Service Officer on July 19th. He could not attend this evening as he is on paternity leave at the moment, but did provide his report.
- **1223 Middletown Road** – The property was briefly listed for sale and has since been taken off of the market. While listed, the Township received a number of inquiries ranging from residential uses to recreational Padel ball use. Township representatives met in small group with a prospective purchaser on July 24th to discuss construction of an owner-occupied dwelling on the property, together with the retention of entire church facility. Interestingly, in the midst of the inquiries, Ryan Heenan (the original owner contact) submitted a demolition permit on July 22, 2025, for the chapel “annex” and seemed to indicate the property was no longer for sale (he has since confirmed it is off of the market). It is not clear if any of the other *interested parties* we spoke with will be coming in to make more detailed presentations to the Township. We also met with Mr. Heenan on August 7th and he is preparing a proposal to include indoor baseball/softball training facilities and has agreed to delay the demolition permit application/issuance until the end of August. The future of the church is not entirely clear under this proposal.
- **1324 Middletown Road** – Siding contract awarded July 8th. Materials chosen and ordered. Work almost completed, the next phase of the work is on the agenda for consideration.
- **Planning / Zoning Applications:**
 - **White Horse Auto Spa** – Zoning application previously continued to July 22nd was continued at the request of the applicants until August 26th. The Zoning Hearing Board had no other business and did not meet in July. Except for the continuance request, we have not received any additional communication from the applicants about their intentions on August 26th.
 - **Planning Commission** – Reviewed sketch plan application for 3, 5 and 7 Knights Way at its July 28th Public Meeting. Proposal is for two new dwellings. One on 5 Knights Way and one on 7 Knights Way. No dwelling is proposed for 3 Knights Way and it is likely that it will be sold together with 5 Knights Way. Revisions to sketch plan have been made and submitted and developer is scheduled to meet again with Planning Commission on 25th.