



EDGMONT TOWNSHIP PLANNING COMMISSION MEETING MINUTES

August 26, 2024

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 26, 2024, with a work session beginning at 6:30 PM followed by the regular meeting at 7:00 PM.

In attendance were Chairperson Joseph Raspa; Vice Chairperson E. Chip Miller; Member Ira Dunoff; Member Stuart Rosenberg; Alternate Member Hank Winchester III; Township Planner Thomas Comitta; Solicitor Patrick McKenna, Esq.; Township Engineer Nick Cirilli, P.E.; Township Traffic Engineer Michael Schneider, P.E.; Township Manager Neil D. Vaughn; and Assistant to the Township Manager Jessica Redding. There were seven in-person guests in attendance.

During the work session, those in attendance reviewed the regular meeting agenda items and discussed the status of 3, 5, & 7 Knights Way.

- 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 approval, the July 22, 2024, Regular Meeting Minutes, and the July 22, 2024, Quarterly Joint Work Session Meeting Minutes, with a second by Member Rosenburg. There were no additional comments, and the motion passed unanimously.
- IV. Township Operations Report
 - a. Township Manager Vaughn presented the Township Operations Report, which is attached.
- V. Old Business
 - a. Preliminary/Final Land Development Plan for Marville Village at Edgmont, West Chester Pike
 - i. The applicant's attorney Mark Damico, Esq. of Petrikin, Wellman, Damico, Brown, & Petrosa, P.C. along with the applicant's Engineer Rick Stratton, P.E. of Chester Vally Engineering, Inc. presented the application to the Planning Commission. The plan proposes construction of a convenience store with fuel pumps and a food service building with dual lane drive-thru on Edgmont Lot B-1 L.P. on West Chester Pike. Mr. Damico stated the plans have been revised in accordance with comments received from the Township. Mr. Damico referenced the parking requirements, and noted the applicant planned to develop an additional lot to accommodate future development and will either develop said lot now, with just the number of necessary parking spaces or the lot in its entirety based on the Township's preference. Chairperson Raspa stated the Township prefers the applicant fully develop the parking lot. Mr. Damico noted Wawas do not typically have AED devices, to which Vice Chairperson Miller stated the Township is requiring the convenience store to supply one. Mr. Damico stated he

found letters between FEMA and the applicant from their previous application for the development of a Lowes on the site. Mr. Damico stated he would provide these letters to the Township, as they discuss the location of flood plain and map discrepancies.

- ii. Mr. Stratton addressed the following items from the Township professional's reviews:
 1. Yerkes Associates, Inc. review dated July 12, 2024
 - a. Chairperson Raspa questioned how many signs were being proposed on the plan. Mr. Stratton stated three signs are proposed on the plan in anticipation of future development. Rob Langer, of National Realty Corporation noted the third sign will not be developed until the third site is under construction. Vice Chairperson Miller stated there is no need for a third sign at this time, and it needs to be removed from the plan, or clearly stated that only two signs will be constructed for this development.
 - b. Mr. Stratton stated the plan includes all anticipated relief necessary for moving forward.
 - c. Chairperson Raspa discussed the electrical vehicle charging stations, and Mr. Damico stated Tesla will comply with the Township's conditions.
 - d. Mr. Stratton stated the applicant will comply with the Township's stormwater management requirements.
 2. Thomas Comitta Associates, Inc. review updated July 1, 2024
 - a. Mr. Stratton stated the applicant will comply with the open space, pedestrian gathering areas, and amenities requirements.
 - b. Township Planner Comitta discussed the "fee in lieu of" option for tree replacement, but noted the Township would like to see a buffer of plantings on the Northside of the development. Vice Chairperson Miller discussed the option of offering tree plantings to neighbors across the street as an additional buffer from the development. Member Rosenburg noted those plantings would work as a buffer to help reduce noise. Chairperson Raspa stated the Township does not want to see the proposed plantings later removed with the future development of Lot 3. Chairperson Raspa added planting requirements will increase, as the previous calculations did not take into consideration the Starbucks parking lot. Mr. Stratton stated he will take a walk with Mr. Comitta and will comply.
 - c. Mr. Langer stated they will comply with a harmonious architectural design for the proposed buildings while still working with the tenants to preserve their branding.
 - d. Township Manager Vaughn clarified with the applicant that there were only two EIA reports submitted to the Township, with the most recent report dated June 17, 2024.
 3. Braden Garrison, P.E. of Bowman Engineering & Consulting discussed the traffic access and travel time with an addition of one traffic signal on West Chester Pike compared to its current state. Mr. Garrison stated the findings show a shorter travel time, improved traffic signal coordination between

Providence and Crum Creek Roads, less traffic signal green time to allocated side streets, 20% more green light time allocated to West Chester Pike, and less vehicle delays and stoppages along West Chester Pike. Township Traffic Engineer Schneider agreed that the calculations are correct, and it is key to interconnect the traffic signals. Member Rosenberg discussed his concern with adjusting the Providence Road traffic signal. Township Traffic Engineer Schneider stated this proposal will not reduce the green time of the Providence Road's traffic signal, so there will not be an issue. Chairperson Raspa stated his concern is with anticipated traffic from a recent development on Providence Road, and the relationship, if any, between the two. Township Traffic Engineer Schneider stated this is addressed in his review letter. Ron Gravina of West Chester Pike stated he does not believe the traffic light meets the need and criteria of the ordinance. Township Traffic Engineer Schneider asked for clarification of the proposed temporary closure of North Crum Creek Road and the expected duration of the closure. Mr. Garrison stated the right out of North Crum Creek Road would be a permanent closure, and the right in is for future determination. Vice Chairperson Miller asked if the right in could be removed until the pad site (Lot 3) is ready for development. Mr. Stratton stated that the applicant has already proposed successful development of the pad site and believes it would be poor planning to remove the access way as they anticipate timely development. Annie Thorne of Beverly Lane stated she believes recommendation for Preliminary approval would be a better fit for the application.

Member Rosenberg motioned recommending to the Board of Supervisors that it grant conditional, preliminary and final land development approval to Edgmont Lot B-1, L.P. ("Applicant") for that certain Preliminary/Final Land Development Plan for Marville Village at Edgmont prepared by Chester Valley Engineers, Inc., 112 Moores Road, Suite 200, Malvern, Pennsylvania 19355, dated March 25, 2024, last revised August 12, 2024, consisting of 37 sheets ("Preliminary/Final Land Development Plan") relating to the subdivision of Edgmont Lot B-1 into three (3) lots and the development of Lot 1 as a Wawa convenience food store and Lot 2 as a Starbucks café with associated drive-thru ("Project"), subject to the following conditions:

1. Applicant shall obtain Conditional Use approval by the Board of Supervisors pursuant to Section 305-19.A.5.e. to the extent development of the Project in accordance with the Preliminary/Final Land Development Plan results in disturbance to steep slopes. This shall be completed prior to plan recording.
2. Prior to recording of the approved plans, the Applicant shall obtain from FEMA a revision to the FEMA map delineating the FEMA 100-year flood zone such that the underground storage tanks associated with the Wawa gasoline dispensing facility are not located in the Flood Hazard District and that all buildings are located not less than 25 feet from the boundary of the Flood Hazard District. Township approval is required for any parking areas and underground utility lines within the mapped FEMA 100-year flood zone. The final plans for recording shall be revised to reflect any FEMA map revision for recording.
3. Pursuant to Section 305-77.E.(3)(b), Applicant shall submit floor plans and elevations depicting the proposed size, square footage, height, number of rooms (where applicable)

of buildings and/or other structures, and Applicant shall work with Thomas Comitta Associates, Inc. (“TCA”) to establish harmonious material selections, colors and composition for the Starbucks and Wawa buildings. This shall be completed prior to plan recording.

4. Applicant shall obtain sewage facility planning module(s) approval by the Township and Pennsylvania Department of Environmental Protection (PA DEP) prior to the issuance of building permits and adhere to all comments set forth in any reviews and/or permits.
5. Applicant shall obtain all required PennDOT approvals prior to the start of site development and adhere to all comments set forth in their review letters as well as ensuring all proposed improvements comply with any and all conditions of PennDOT approval(s).
6. Unless specifically granted a waiver below or modified herein, Applicant shall comply with all outstanding comments and requirements set forth in the review letter issued by Yerkes Associates, Inc., dated August 22, 2024.
7. Unless specifically granted a waiver below or modified herein, Applicant shall comply with all outstanding comments and requirements set forth in the review letter issued by Thomas Comitta Associates, Inc., dated August 19, 2024.
8. Unless specifically granted a waiver below or modified herein, Applicant shall comply with all outstanding comments and requirements set forth in the review letter issued by Pennoni dated August 22, 2024.
9. Unless specifically granted a waiver below or modified herein, Applicant shall comply with all outstanding comments and requirements set forth in the latest review letter issued by Herbert, Rowland, & Grubic, Inc.
10. Applicant shall enter into a development, financial security, and stormwater O&M agreement and post financial security for the Project in an amount determined to be required by the Township Engineer to be prepared by the Township Solicitor and executed prior to the recording of the final development plan.
11. Except as modified herein, Applicant shall comply with all other applicable Township ordinances, County, State and Federal rules, regulations, ordinances and statutes, and obtain all applicable permits and approvals.
12. The applicant shall provide a fee in lieu of Recreation as set forth in Section 305.51 in the Township Subdivision and Land Development Ordinance and identified in Comment #22 of the Yerkes, Inc. review letter dated August 22, 2024. The current fee per Edgmont Township Resolution No. 12 of 2022 is \$2,925 per acre.
13. The applicant shall adhere to the details of the Pedestrian Accessibility Overall Exhibit Plan dated June 17, 2024, and incorporate said details into the Final Plan submission.
14. The applicant shall adhere to the details of the Lot 1 Open Space Exhibit Plan dated June 17, 2024, and incorporate said details into the Final Plan submission.

15. The applicant shall adhere to Option #1 / Option #2 of the parking details as submitted to the Township on August 13, 2024, and the details shall be incorporated into the Final Plan submission.
16. The applicant shall submit signage details to the Township when possible. The sign design is to incorporate the general design of the proposed buildings and shall be subject to review by the Township and the Township Land Planner (TCA). If the signage is in excess of the current Zoning regulations, relief will be required from the Township's Zoning Hearing Board.
17. The Planning Commission recommends approval of the following waivers from the Township Subdivision and Land Development Ordinance:
 1. Section 305.11.K. to request Township Supervisors to recommend approval of Preliminary/Final Land Development Plan.
 2. Section 305-50.B. for partial relief from the minimum planting requirements to permit the number of plantings shown on the Preliminary/Final Land Development Plan conditioned upon Applicant making a contribution to the Edgmont Township Tree Fund for the required plantings not shown on the Preliminary/Final Land Development Plan.
 - a. The contribution of a fee in lieu of plantings to the Edgmont Township Tree Fund in the total amount of \$67,600 consisting as follows:
 - i. \$59,800 for 104 required trees not planted at \$575 per tree.
 - ii. \$7,800 for 120 required shrubs not planted at \$65 per shrub.
 3. Section 292-19.D. to permit site improvements within the riparian buffer as shown in the Preliminary/Final Land Development Plan.
18. An automatic external defibrillator (AED) will be installed and maintained within the Wawa. All staff members are to be trained in its use. All staff will also be trained in spill response operations and general emergency preparedness/first aid.
19. The proposed commercial businesses shall not accept deliveries outside of the established times of the Township's Noise Control provisions (Section 365-156.B of the Township Zoning Ordinance).

The motion was seconded by Member Dunoff. There were no additional comments, and the motion passed 4-1 with Chairperson Raspa, Member Rosenberg, Member Dunoff, and Alternate Member Winchester voting in favor of the motion and Vice Chairperson Miller voting not in favor of the motion.

- VI. New Business
 - a. None.

VII. Upcoming/Ongoing Applications and Expirations

	Location of Development	Type of Application	Applicant	Application Date	Review Clock	Extension	1 st PC Mtg.	PC Recommendation	BOS Approval
1	535 Gradyville Rd.	Land Development	White Horse Village	6/2/2022	90 Days	Indefinite	6/27/22		
2	0 Landmark Drive	Final Subdivision & Land Dev.	Endress+Hauser	12/29/23	N/A		1/22/24	2/26/24	3/12/24
3	1200 Blk. Gradyville Road	Prelim. /Final Subdivision & Land Dev.	Alan Mancill	12/1/23	N/A	4/9/24	12/11/23	2/26/24	3/28/24
4	1329 Sycamore Mill Road	Conditional Use	Racossin Enterprises, LLP	4/19/24	60 Days 6/18/24	7/9/24	5/20/24	5/20/24	6/26/24
5	4 Flyway Drive	Conditional Use	Matthew & Ashley Traister	12/12/23	60 Days 2/10/24	8/13/24	1/22/24	3/25/24	8/13/24
6	West Chester Pike (ECF, B1)	Prelim. /Final Subdivision & Land Dev.	Claude de Botton Trustee	3/25/24	90 Days 7/28/24	9/10/24	4/29/24		
7	12 Langton Lane	Conditional Use	Jeffrey Frederick	6/14/24	60 Days 8/13/24		6/25/24	7/22/24	

VIII. Upcoming Meetings

- a. Chairperson Raspa announced the following upcoming Township Meetings:
 - i. Board of Supervisors
 - 1. September 10, 2024 – 6:30 PM Work Session, 7:00 PM Regular Meeting
 - ii. Planning Commission
 - 1. September 23, 2024 – 6:30 pm Work Session, 7:00 PM Regular Meeting
 - iii. Zoning Hearing Board
 - 1. September 24, 2024 – 7:00 PM

Chairperson Raspa asked that Township Planner Comitta relay what was discussed regarding 3, 5, and 7 Knights Way with the applicant and keep the Township Manager informed.

IX. Adjournment

- a. Member Rosenberg made a motion to adjourn the meeting, with a second by Vice Chairperson Miller. There were no additional comments, and the motion passed unanimously. The meeting was adjourned at 9:06 PM.

Respectfully submitted,



Neil D. Vaughn
Township Secretary

EDGMONT TOWNSHIP OPERATIONS REPORT

AUGUST 2024

- **Edgmont Preserve:** Permits and CO's continue to be processed and approved for the development.
 - Continued monitoring site construction during the month.
 - Continue to work on various issues within the development as identified by the Township's site inspector.
 - Curb repairs and paving continue within the development. Infrared repairs of the asphalt were completed in the area of Lot 1 (Parkview Way).
 - Inlet filter bag installation is ongoing.
 - Working with HOA on potential landscaping improvements and initial conversations regarding their transition study.

- **Runnymede Phase VII**
 - Working on a punch list of open items to discuss with GMH.

- **American Rescue Act Funding**
 - Continued work on approved projects.

- **Township Community Park Upgrades**
 - The project is largely completed. Staff is working on grant closeout and final action items.
 - There is additional landscaping to be installed, which will be installed by volunteers in conjunction with CRC. The landscaping has been ordered and will be ready for pick-up on or around September 25th.

- **PECO**
 - The pole replacement project on Gradyville Road (from Middletown Road to Delchester Road), has been at a standstill. There are still areas to be completed but no timing has been supplied to the Township. NO FURTHER UPDATES AT THIS TIME.
 - PECO will be starting the second phase of their two-phase project on Sycamore Mills Road, Wilson Avenue, Orchard Lane, and Forest Lane, for pole replacement.

- **Open Space, Trails & Recreation Plan Update**
 - The Draft plan has been posted on the Township website and the Township is accepting formal comments on the plan.
 - Notices of plan adoption have been sent to the School District and neighboring municipalities for their comments.
 - The adoption hearing is anticipated to be held in September.

- **Public Works / Maintenance**
 - Performed various ongoing maintenance, cleaning of storm drains, and minor storm clean-up from various storms during the month, including two trees down on Slitting Mill Road in two different areas.
 - Continued coordination meetings are held with staff, Neff Construction and Thornbury Township (Chester County).
 - Biweekly Public Works Staff meetings continue.
 - The notice of award was issued to Innovative Construction, Inc. for the 2024 road projects. These are projected to begin in mid-September.
 - The Pony Trail Low Volume Road grant has been closed out and approved by the Delaware County Conservation District.
 - Inlet and curb maintenance were completed in various portions of the Township.
 - Received the road salt bid results from Newtown Township. This will be on the August Board of Supervisors meeting agenda for consideration.

- **Planning / Zoning Applications:**
 - **White Horse Village:** No update.
 - **Save Edgmont Appeal:** This application has been continued until January 28, 2025.
 - **Endress + Hauser, Landmark Drive:** The applicant is working on their final agreements and plans for recording. They have received verbal approval on their NPDES permit from the PA DEP.
 - **Marville Village at Edgmont:** The Township has received a continuance until September 10th for the application. A resubmission of the plan is expected to the Township on August 12, 2024.
 - **4 Flyway Drive, Conditional Use for Steeps Slopes:** The Planning Commission recommended approval of the plan, with conditions, at their March 25th meeting. The Zoning Hearing Board granted zoning relief for the application at their meeting on March 26th with conditions as well. The hearing for the application was continued to the August 13, 2024, Board of Supervisors meeting.
 - **12 Langton Lane Conditional Use for Steep Slopes:** The Planning Commission recommended approval of the plan, with conditions, at their July 22, 2024, meeting. The Zoning Hearing Board granted zoning relief for the application at their meeting on July 23, 2024. The Conditional Use hearing for the application will be held at the August 13, 2024, Board of Supervisors meeting.

- **Township Tenant House**
 - Continued to work with Gorski Engineering on various occasions for the creation of a project scope for the tenant house repairs. Once this is completed, it will be submitted to the Township for consideration.
 - Continued to check on the structure during the month and grass cutting has been maintained by Neff Construction.

- **Township Cesspool/Septic System Replacement:** A preconstruction meeting was held on August 1st with the Contractor and Township. Work has begun on the system by installing the needed “tubes” for the system due to weather conditions. An area of bush has been cleared for the installation of the holding tank. No estimated timeframe for final completion has been identified but the contractor knows it needs to be completed by Election Day.

- PennDOT has advised the Township that from the results of the West Chester Pike Speed Study, the speed limit from Campus Boulevard to North Chester Road on West Chester Pike will be reduced to 50 MPH. PennDOT will send official notification to the Township, but it has not been received at this time.

- The upgrades to the Township Meeting Room A/V system have been completed and all staff members have been trained on the new system.

- Staff has begun preparations for the 2025 municipal budget.

- Continued with Life Safety Inspections as needed during the month.

- Staff attended various training webinars and sessions during the month.

- The monthly Council of Governments Meeting was cancelled for the month of July.