



EDGMONT TOWNSHIP PLANNING COMMISSION MEETING MINUTES September 23, 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 September 23, 2024, with a work session beginning at 6:30 PM followed by the regular meeting at 7:00 PM.

In attendance were Vice Chairperson E. Chip Miller; Member Victoria Sheridan, Member Ira Dunoff; Member Stuart Rosenberg; Alternate Member Hank Winchester III; Township Planner Erin Gross (Virtual); Township Engineer Michael Conrad, P.E.; Township Manager Neil D. Vaughn; 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 and discussed the 2024 Road Paving Project.

- I. Call to Order & Pledge of Allegiance
 - a. Vice Chairperson Miller 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 Member Dunoff to approve the consent agenda which includes the meeting agenda approval, and the August 26, 2024, Regular 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. None.
- VI. New Business
 - a. Informal Plan Presentation – 1269 Gradyville Road, Two Lot Subdivision
 - i. The owner of 1269 Gradyville Road, Dan Prazenica, and his Engineer, Michael A. Sodl, P.E. of Wilkinson Apex Engineering Group, LLC presented a plan proposing a Two Lot Subdivision with a flag lot at 1269 Gradyville Road. Mr. Sodl noted prior to conducting a land survey and an on-lot septic test, the owner wanted to receive feedback from the Planning Commission regarding their thoughts on the project proposal. Mr. Sodl stated the property is 4.3 acres, currently has a dwelling in the center of the property with a driveway behind the home, and a cottage towards the rear of the property. Mr. Sodl noted the plan proposes to remove the cottage but keep the dwelling in its current state. Mr. Sodl stated the main concern of the owner was with the proposed location of the driveways, and that they look forward to discussing this with the Planning Commission. Vice Chairperson Miller stated the Planning

Commission typically schedules a site walk with the applicant to gain a better understanding of the project. Vice Chairperson Miller suggested combining the two proposed driveways for the first 50 feet, to eliminate two separate driveways facing the opposing driveway across the street. Alternate Member Winchester III stated he agreed with Vice Chairperson Miller, and from a traffic standpoint a combined driveway with one entrance is the most logistical approach. Township Engineer Conrad noted Gradyville Road is a PennDOT road, so PennDOT input will be needed for driveway alignment and minimum separation requirements. Township Engineer Conrad stated there may be a concern with the existing site distance looking toward Route 352, because of the way the road bends. Vice Chairperson Miller asked the owner if there were chickens or roosters on the Lot, and the owner stated he had both chickens and roosters. Vice Chairperson Miller noted the owner should read the ordinance as four acres is required for the keeping of poultry, and the Subdivision will affect this allowance. Additionally, Vice Chairperson Miller stated the ordinance prohibits the keeping of roosters. Mr. Sodl asked what the requirements were for septic replacement. Township Manager Vaughn stated the Township requires full septic replacement which would be required for both lots. Vice Chairperson Miller noted the Township’s tree replacement requirements would need to be accounted for due to the applicant’s previous clearing of the Lot. Township Engineer Conrad noted the Township may require stormwater management improvements as part of the Subdivision, because the previous tree removal changed the area from a wooded cover to a meadow cover. Township Engineer Conrad noted that because of this change, more soil testing may need to be done. Vice Chairperson Miller, Member Rosenberg, and Alternate Member Winchester III discussed the benefits of soil testing and how determining an adequate area for the placement of a seepage bed will make the Lot more marketable for the seller by providing foresight for the buyer. Mr. Prazenica and Mr. Sodl thanked the Planning Commission for their input and the time taken to discuss their informal plan presentation.

VII. Upcoming/Ongoing Applications and Expirations

	Location of Development	Type of Application	Applicant	Application Date	Review Clock	Extension	1st PC Mtg.	PC Recommendation	BOS Approval
1	535 Gradyville Rd.	Land Development	White Horse Village	6/2/2022	90 Days	Withdrawn 9/5/2024	6/27/22	N/A	N/A
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	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
5	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	8/26/24	9/10/24
6	12 Langton Lane	Conditional Use	Jeffrey Frederick	6/14/24	60 Days 8/13/24	Hearing Continued to 9/10/24	6/25/24	7/22/24	9/10/24

VIII. Upcoming Meetings

- a. Vice Chairperson Miller announced the following upcoming Township Meetings:
 - i. Quarterly Joint Work Session (Board of Supervisors & Planning Commission)
 1. October 8, 2024 – 5:30 PM
 - ii. Board of Supervisors
 1. October 8, 2024 – 6:30 PM Work Session, 7:00 PM Regular Meeting
 - iii. Planning Commission
 1. October 28, 2024 – 6:30 pm Work Session, 7:00 PM Regular Meeting
 - iv. Zoning Hearing Board
 1. October 22, 2024 – 7:00 PM

IX. 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 7:31 PM.

Respectfully submitted,

Neil D. Vaughn
Township Secretary