

EDGMONT TOWNSHIP PLANNING COMMISSION
REGULAR MEETING AGENDA
January 23, 2023

This meeting will be held in person at the Edgmont Township Building, 1000 Gradyville Road Newtown Square, PA 19073. For those unable to attend in person, the meeting will also be broadcasted via the Zoom platform. Participants must register in advance of the meeting utilizing the following link:
https://us02web.zoom.us/webinar/register/WN_SFufm1dgT9eiJwLYGMYTYg

Planning Commission Work Session – 6:30 p.m.

a. Agenda Items

1. Open Meeting & Pledge of Allegiance – 7:00 p.m.

2. Public Comment: Public Comment is limited to **2 minutes per participant** and will be stopped at that point. Please be concise. In the Zoom platform, the Q & A or Raise Hand function may be used to ask your question.

3. Consent Agenda

a. Meeting Agenda Approval

b. [November 14, 2022, Regular Meeting Minutes](#)

4. Manager’s Report

5. Old Business

6. New Business

a. [Wedgewood Gardens, 1890 Middletown Road: Preliminary/Final Land Development Application](#)

b. [Ordinance No. 251: Countywide Stormwater Management Update](#)

c. [2022 Planning Commission Annual Report](#)

7. Upcoming/On-Going Applications & Expirations

a. White Horse Village Land Development Application – Indefinite Extension

8. Upcoming Meetings

a. Zoning Hearing Board:

- January 24, 2023, at 7:00 PM (canceled due to lack of business)

b. Community Day Committee:

- February 2, 2023, at 10:00 AM

c. Board of Supervisors:

- February 14, 2023, at 7:30 PM, Work Session at 6:30 PM, Regular Meeting

d. Planning Commission:

- February 27, 2023, at 7:00 PM, Work Session at 6:30 PM

9. Adjournment

Note: The meeting of the Edgmont Township Planning Commission is electronically recorded. The recording is maintained as part of the record of the meeting until the minutes are transcribed. The tapes are for the use of transcribing minutes only. Planning Commission meetings will commence promptly at 7:00 p.m. and adjourn no later than 10:00 p.m. (may be extended if necessary). All applicants should make their presentations as brief as possible, so that there is sufficient time for discussion within the time constraints.

**EDGMONT TOWNSHIP PLANNING COMMISSION
NOVEMBER REGULAR MEETING MINUTES
November 14, 2022**

***This meeting of the Edgmont Township Planning Commission was held at the Edgmont Township Building and streamed live via Zoom Webinar.**

Work Session – Members of the Planning Commission, Township Land Planner, Township Manager, and Assistant Township Manager attended an advertised work session at 6:30 p.m. Members discussed items on the agenda and the potential for updates to the Sign Ordinance. No action was taken.

1. **Open Meeting & Pledge of Allegiance:** C. Miller called the meeting to order at 7:00 p.m. with the Pledge of Allegiance. In attendance were Chip Miller, Chairman; Ira Dunoff, Member; Stuart Rosenberg, Member; Tori Sheridan, Member (via Zoom); Hank Winchester, III, Alternate Member; Erin Gross, AICP, Township Land Planner (via Zoom); Neil D. Vaughn, Township Manager; and Lacey Faber, Assistant Township Manager. Joseph Raspa, Vice Chairman; Patrick McKenna, Esq., Planning Commission Solicitor; Michael Conrad, P.E., Township Engineer; and Thomas Comitta, AICP, Township Land Planner; were absent. There were two (2) guests present.
2. **Public Comment:** There was no public comment.
3. **Consent Approval of Agenda and Meeting Minutes:** I. Dunoff made a motion to approve the November 14, 2022, meeting agenda and the September 26, 2022, Regular Planning Commission meeting minutes as presented. S. Rosenberg seconded the motion. C. Miller abstained noting his absence at the September 26, 2022, meeting. There was no further discussion, and the motion passed with all other members in favor.
4. **Manager's Report:** N. Vaughn presented the following items from his Manager's Report:
 - **Sunoco:** Final Bond release was recommended by the Board of Supervisors pending the receipt of a letter from Thornbury Township signing off on the condition of Slitting Mill Road, the NPDES Notice of Termination approval, and an end wall repair on Slitting Mill Road. These items have been communicated to Sunoco and we are awaiting a response.
 - **Edgmont Preserve:** Permits and CO's continue to be processed and approved for the development. The Township continues to meet bi-monthly with all stakeholders.
 - Staff continue to monitor site issues with Yerkes and the Conservation District, working with the Developer to rectify any issues, including sediment build-up on the roadways.
 - Th railing instillation has begun on the East Pedestrian Bridge.
 - Settlement of the roadway has occurred in the area of Lot 78. The area was exposed and found the pipe underneath the roadway has not been compromised. The roadway was refilled and compacted and will be monitored.
 - **Runnymede Phase VII:**
 - Construction continues at the site.
 - The gas main extension has begun.
 - Development at the site has been checked during recent rain events with no reported issues.
 - The developer was awarded grant funding from the state for the Sawgrass stormwater management upgrades. It is expected that this project will start before the end of the year.
 - **Commercial Zoning Updates:** Ordinance No. 248 was approved at the October Board of Supervisors meeting. The notice of approval was advertised in the Delaware County Times.
 - **Open Space, Trails & Recreation Plan Update:** The public survey results have been reviewed by the Steering Committee and TCA. A list of key stakeholders has been established and interviews have begun with those selected individuals.
 - Working with PennDOT on various issues through-out the Township.
 - The 2022 road projects have been completed.

- **PECO:** Begun work in Runnymede to correct the last cable faults within the development. The job had to be stopped due to neighbor complaints/threats. PECO is working to move up the reliability project from 2023 and begin this by the end of the year to eliminate multiple projects.
 - PECO will be resuming work to remove the temporary cables. This work will begin in late November and communications have been sent to the residents by PECO and to the HOA's by the Township.
 - The reliability project has begun with tree removal being completed on Delchester Road.
- **Training:**
 - Anne Rapposelli has taken the Building Code Official class offered by the state and has passed her certification. This provides the Township an additional BCO and retention within the office. With her BCO, Anne can now administer permits.
 - Lacey Faber has begun a seven-week Community Leadership class offered through Neumann University.
- **Building & Permit Management System:** Staff is continuing to work with Dallas Data Systems on the build-out of the Township's new computer system for financial & permit management.

5. **New Business:**

- a. **Ordinance No. 250 – Pennsylvania Local Economic Revitalization Tax Assistance Act (LERTA):** N. Vaughn explained that Eastern Controls, Inc. (ECI) has a long-standing working relationship with Endress + Houser, a family-owned Swiss company that manufactures instrumentation for process control and laboratories. Their North American headquarters is located in Indiana, and as part of their growth model, they are building regional offices in strategic locations that partner with one of their business affiliates. Eastern Controls has been identified as one of these affiliates. Both companies are looking to build a state-of-the-art office building on the vacant lots that ECI owns on Landmark Drive. As part of this construction, they have approached the Township to determine if it is willing to entertain a LERTA, which is a Local Economic Revitalization Tax Assistance. This gives the taxing authorities the ability to reduce local taxes based on an agreed upon schedule, for up to ten years. Two of the three taxing entities would have to enact this assistance, and the Township will need to be the first entity to do so. The School District and County have this under consideration and will make a decision once the Township takes action.

The Planning Commission discussed putting the property owner on notice that there would be considerations discussed during the application process for traffic improvements and police and fire protection in lieu of taxes.

S. Rosenberg made a motion to recommend that the Board of Supervisors adopt Ordinance No. 250, Pennsylvania Local Economic Revitalization Tax Assistance Act (LERTA), with the inclusion of the November 10, 2022, TCA Memorandum Comments. I. Dunoff seconded the motion. There was no further discussion, and the motion passed unanimously.

6. **Upcoming Applications:**

- a. **Wedgewood Gardens Land Development Application:** The applicant anticipated appearing at the October/November Planning Commission meeting, But no update has been provided since their initial contact with the Township.
- b. **White Horse Village Land Development Application:** An extension in place for their current application. At this time, there is no timing as to when they plan to come back to the Planning Commission.

7. **Announcements:**

a. Board of Supervisors:

- a. November 15, 2022, at 7:30 PM, Work Session at 6:30 PM
- b. December 13, 2022, at 7:30 PM, Work Session at 6:30 PM

b. Zoning Hearing Board:

- a. November 22, 2022 (canceled due to lack of business)
- b. December 27, 2022, at 7:00 PM

c. Planning Commission:

- a. December 12, 2022, at 7:00 PM, Work Session at 6:30 PM

- 8. Adjournment:** At 7:15 p.m. S. Rosenberg made a motion to adjourn the meeting. T. Sheridan seconded the motion. There was no further discussion and the motion passed unanimously.

Respectfully submitted,

Lacey Faber
Planning Commission Secretary

EDGMONT TOWNSHIP MANAGER'S REPORT

January 2023

- **Sunoco:** Final Bond release was recommended by the Board of Supervisors pending the receipt of a letter from Thornbury Township signing off on the condition of Slitting Mill Road, the NPDES Notice of Termination approval, and an end wall repair on Slitting Mill Road. These items have been communicated to Sunoco and we are still awaiting a response from Sunoco after multiple attempts – **STILL PENDING.**
- **Edgmont Preserve:** Permits and CO's continue to be processed and approved for the development. The Township continues to meet bi-monthly with all stakeholders.
 - Staff continue to monitor site issues with Yerkes and the Conservation District, working with the Developer to rectify any issues, including sediment build-up on the roadways.
 - The odor issue previously reported has been rectified and no other issues have been reported.
 - The Township has received the as-builts for the sewer system and pump station. These are currently under review by Bradford Engineering.
- **Runnymede Phase VII:**
 - Construction continues at the site with periodic inspections being completed at the site. No major issues have been noted or reported to the Township.
 - The Sawgrass stormwater improvements are set to begin in early 2023.
 - Met with GMH, Elford and the Fire Company regarding various fire operations components of the building including a dry standpipe system for the garages, Knox Boxes and an emergency radio repeater system.
- **Rose Tree Media School District Application:**
 - The special meeting on the application has been scheduled for January 19th beginning at 6:30 PM at Penn State Brandywine.
- **American Rescue Act Funding:** Staff have begun working through the approved budget from the first allotment of ARPA funds. The second allotment has been received and staff will be working on an amended budget for these additional funds to be approved by the BOS.
 - The radar sign has arrived and will be installed in the near future.
 - Staff continue to work on details for the monument sign.
 - Staff are currently working on a budget for the second round of funding.
- **Trotters Court Emergency Access:** The additional sod has been installed at the emergency access. Rockwell has requested their final escrow to be released, and is on the agenda for the January 10, 2023 Board of Supervisors meeting.
- **Open Space, Trails & Recreation Plan Update:** Interviews of key stake holders are ongoing by TCA. Once completed, the Committee will meet again for a status update.
- **2022 Road Project:** The damage that occurred to Wilson Avenue from Carlton Pools has been repaired and Carlton has been invoiced for the repairs.
- **PECO**
 - The removal of the temporary lines within Runnymede is ongoing. The Flyway portion is expected to be completed the week of January 9th and the Charter Oak portion is expected to be completed by January 20th.
 - Asplundh has been contracted to perform tree trimming in various areas within the Township. This is expected to take place over the next several months.

- **Public Works / Maintenance**
 - Icy road signs have been installed on Delchester Road.
 - Neff has requested that the Township utilize another vendor for the Township Building painting due to staffing levels.
 - Checked roads during recent weather events; salt has been restocked at the salt shed.
- **Planning / Zoning Applications:**
 - **White Horse Village:** Extension in place for their current application. They are expecting to be back to the Planning Commission in the first quarter of 2023.
 - **Save Edgmont Appeal:** This application has been continued until the February 21, 2023 Zoning Hearing Board meeting.
 - **Wedgewood Gardens:** Submitted their Land Development application which follows a sketch plan submission from late 2021.
- Staff is continuing to work with Dallas Data Systems on the finance and permit management computer software. Staff will be utilizing the system for 2023 operations and utilizing Freedom for any existing permits.
- Staff has successfully worked through the payroll transition with our new vendor.
- Prepared all needed documents for the annual Supervisors and Auditors organizational meetings.

PLANNING COMMISSION 2022 ANNUAL REPORT

Planning Commission Members: Chip Miller, Chairman; Joseph Raspa, Vice Chairman; Ira Dunoff, Member; Victoria Sheridan, Member; Stuart Rosenberg, Member; and Hank Winchester, III, Alternate Member all served the Planning Commission throughout 2022.

Planning Commission Professionals/Administrators: Patrick McKenna, Esq., Planning Commission Solicitor; Robert Jefferson, Esq., Planning Commission Assistant Solicitor; Michael Conrad, P.E., Township Engineer; Thomas Comitta, AICP, Township Land Planner; Erin Gross, AICP, Township Assistant Land Planner; Michael W. Schneider, PE, Township Traffic Engineer; Mark Bryan, Township SEO; Neil D. Vaughn, Township Manager; and Lacey C. Faber, Assistant Township Manager and Planning Commission Recording Secretary all served the Planning Commission throughout 2022.

Election of Officers: Chip Miller was elected as Chairman and Joseph Raspa was elected as Vice-Chairman of the Planning Commission for the 2022-2023 year.

Meetings: January 24, 2022; February 28, 2022; April 19, 2022; May 17, 2022; May 23, 2022; June 21, 2022; June 27, 2022; July 25, 2022; August 22, 2022; September 26, 2022; and November 14, 2022.

Joint Work Sessions: January 24, 2022; April 12, 2022; & July 25, 2022.

SUMMARY OF ACTION ITEMS & AGENDA ITEMS:

ZONING TEXT AMENDMENTS:

Sleighton Farms, Rocky Run Development, LLC. and Elwyn of PA & DE: Zoning Text Amendments and Land Development Application

PC Meetings: January 24, 2022, February 28, 2022, & September 26, 2022

- Rocky Run Development, LLC. and Elwyn of DE & PA submitted an application for Zoning Text Amendments of the PRD-4 for the Sleighton Farms School property located on Valley Road, partially in Edgmont Township and partially in Middletown Township. The proposed plan and Zoning Text Amendments are to seek approval for the development of 193 duplex and triplex homes spanned across both municipalities.
- ✚ The Planning Commission recommended that the Board of Supervisors deny the application for the proposed Zoning Text Amendments on September 26, 2022, and was subsequently denied by the Board of Supervisors on October 13, 2022

ZONING TEXT AMENDMENTS & SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS:

Middletown Road, Rose Tree Media School District: Zoning Text Amendments and Preliminary Land Development Application

PC Meetings: May 17, 2022, May 23, 2022, & June 21, 2022

- The Rose Tree Media School District submitted an application for Zoning Text Amendments and Land Development for land located at 1501 & 1519 Middletown Road. The proposed plan and Zoning Text Amendments are to re-zone for the potential construction of an elementary school. The current R-1 Zoning does not allow for a school use.
 - ✚ The Planning Commission recommended that the Board of Supervisors not approve the Zoning Text Amendments and Land Development application on June 21, 2022.

SUBDIVISION / LAND DEVELOPMENT APPLICATIONS:

1620 Meadow Lane, Bruce & Marianne Allen: Minor Subdivision Application

PC Meetings: January 24, 2022 & February 28, 2022

- Bruce and Marianne Allen submitted a Minor Subdivision application for their property located at 1620 Meadow Lane, Glen Mills, PA 19342, comprising of 4.0467 acres, to create 2 separate lots.
 - ✚ This item was recommended for approval with conditions at the February 28, 2022, Planning Commission meeting, and was subsequently approved with conditions at the April 12, 2022, Board of Supervisors meeting.

535 Gradyville Road, White Horse Village: Preliminary Land Development Application (Master Plan)

PC Meetings: February 28, 2022 & June 27, 2022

- White Horse Village, Inc. submitted a Preliminary Land Development application for the property located at 535 Gradyville Road. The applicant is seeking to expand and replace facilities including the healthcare building, coach homes, maintenance building, harvester's garden, walking trails, outdoor sports and activity center, clubhouse entry, and auditorium.
 - ✚ This item is still ongoing before the Planning Commission with an active extension in place.

CONDITIONAL USE APPLICATIONS:

3954 B Miller Road, John Smith and Andrew McDonnell, Philadelphia Baseball Training: Conditional Use Application

PC Meeting: February 28, 2022

- John Smith, property owner of 3954 B Miller Road, and Andrew McDonnell, owner of Philadelphia Baseball Training, applied for Conditional Use under XVI, Section

365-106(C)(7), Physical Arts and Education. The applicants sought Conditional Use to operate the business Philadelphia Baseball Training, which offers private and small group training for youth.

✚ This item was recommended for approval with conditions at the February 28, 2022, Planning Commission meeting, and was subsequently approved with conditions at the April 12, 2022, Board of Supervisors meeting.

1581 Meadow Lane, Steve Smith: Conditional Use Application

PC Meeting: April 19, 2022

- Steve Smith, property owner of 1581 Meadow Lane, applied for Conditional Use under Section 365-127.C.3.a. and b. The applicant sought relief for the construction of stormwater management structures and facilities, sediment and erosion control structures and facilities, and on-lot sewage disposal system facilities within a flood prone area for the construction of a single-family dwelling.
- ✚ This item was recommended for approval at the April 19, 2022, Planning Commission meeting, and was subsequently approved at the May 10, 2022, Board of Supervisors meeting.

3932 Miller Road, Nicole Sigda, Kedron Youth Association: Conditional Use Application

PC Meeting: June 27, 2022 & July 25, 2022

- Nicole Sigda of Kedron Youth Association applied for Conditional Use under Article XVI, Section 365-106(C)(7), Physical Arts and Education. The applicant sought Conditional Use to operate a part-time, non-profit youth cheerleading organization.
- ✚ This item was recommended for approval at the July 25, 2022, Planning Commission meeting, and was subsequently approved at the August 9, 2022, Board of Supervisors meeting.

3, 5, & 7 Knights Way, Jacqueline Christman: Informal review of plan

PC Meeting: August 22, 2022 & September 26, 2022

- Jacqueline Christman obtained initial feedback from the Planning Commission for the potential development of two new construction single-family homes at 5 and 7 Knights Way. These are heavily wooded lots with significant steep and very steep slopes.

ORDINANCE REVIEWS & RECOMMENDATIONS:

Ordinance No. 248: Commercial Zoning District Amendments

PC Meetings: January 24, 2022, February 28, 2022, April 19, 2022, July 25, 2022, August 22, 2022, & September 26, 2022

- Due to the affects of COVID-19 on the economy and businesses around America and within Edgmont Township, Edgmont has been working over the last two years to support the local business community. This includes a review its current Commercial Zoning to ensure it is up to date and includes required uses and current trends in Zoning. The C-1, C-2, C-3, & L-I Districts were all reviewed and

revised, and the R-3 corridor along West Chester Pike was revised to create the R-4A, Suburban Residential Transition District.

- ✚ This Ordinance was recommended for a public hearing at the July 25, 2022, Planning Commission meeting, and was subsequently adopted at the October 11, 2022, Board of Supervisors meeting.

Ordinance No. 250: Pennsylvania Local Economic Revitalization Tax Assistance Act (LERTA)

PC Meetings: November 14, 2022

- Endress + Houser approached Edgmont Township to determine if it was willing to entertain a LERTA, which is a Local Economic Revitalization Tax Assistance. Ordinance No. 250 updates Chapter 313, Taxation, of the Edgmont Township Code, as amended, establishing a new Article IV to implement the Pennsylvania Local Economic Revitalization Tax Assistance Act (LERTA). The LERTA District designation entitles the property owners within the district to apply for an exemption from Township real property taxes for new construction and improvements made to their properties on a graduated 10-year schedule.
- ✚ This Ordinance was recommended for a public hearing at the November 14, 2022, Planning Commission meeting, and was subsequently adopted at the November 15, 2022, Board of Supervisors meeting.

Ordinance No. 251: Stormwater Management Ordinance Update

PC Meetings: August 22, 2022

- Delaware County is requiring municipalities county-wide to update their stormwater ordinance based on DEP requirements. The new provisions address riparian buffers, inspections, Best Management Practices (BMP's), maintenance requirements, water quality, tree planting, and evapotranspiration.
- ✚ This item is ongoing before the Planning Commission.

MISCELLANEOUS DISCUSSIONS / ACTION ITEMS:

Marijuana Dispensaries

PC Meeting: January 24, 2022

- The Planning Commission looked Edgmont's current regulations as it relates to marijuana dispensaries and determined that the Ordinance Committee needed to incorporate the Use into Ordinance No. 248 Commercial Ordinance revisions.
- ✚ The Planning Commission added this to the list of uses to review while evaluating the commercial zoning districts associated with Ordinance No. 248.

Middletown Township: Park, Recreation, and Open Space Plan

PC Meeting: February 28, 2022

- Middletown Township has completed a Park, Recreation, and Open Space Plan that will be an amendment to the Middletown Comprehensive Plan, adopted in October 2020. Per the Municipalities Planning Code, Middletown submitted the amendment to Edgmont as an adjacent municipality for review and comments.

- ✚ The Planning Commission offered general comments to the Board of Supervisors on February 28, 2022. The Board of Supervisors approved the comments of the Planning Commission on March 8, 2022, which were submitted to Middletown Township.

Westtown Township: Comprehensive Plan Minor Amendment

PC Meeting: May 23, 2022

- Westtown Township completed a Minor Comprehensive Plan Amendment - Chapter Seven: Open Space, Parks, Recreation and Trails; adopted in 2019. Per the Municipalities Planning Code, Westtown submitted the amendment to Edgmont as an adjacent municipality for review and comments.
 - ✚ The Planning Commission offered general comments to the Board of Supervisors on May 23, 2022. The Board of Supervisors approved the comments of the Planning Commission on June 14, 2022, which were submitted to Westtown Township.

Respectfully submitted,

**Lacey C. Faber ,
Planning Commission Secretary**

DRAFT