

EDGMONT TOWNSHIP PLANNING COMMISSION
OCTOBER 23, 2023 – REGULAR MEETING AGENDA

This meeting will be hosted at the Edgmont Township Building, 1000 Gradyville Road, Newtown Square, PA 19073 and broadcast live via the Zoom Webinar platform. Participants can register utilizing the following link: https://us02web.zoom.us/webinar/register/WN_kvsookpdT8K3JJBkSJJynA

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

- a. Agenda Items
- b. 2024 Meeting Dates

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. [September 18, 2023, Regular Meeting Minutes](#)

4. Manager’s Report

5. Old Business

6. New Business

- a. [Flight on Ice / Tired Hands Conditional Use Application \(Pop-up Ice Skating Rink with Biergarten\)](#)
- b. Pre-application Review of Mancill Three Lot Subdivision (1200 Block of Gradyville Road)

7. Upcoming/On-Going Applications & 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	o Landmark Drive	Subdivision & Land Dev.	Endress+Hauser	3/24/2023	90 Days 7/15/23	10/13/23	4/17/23	9/18/23	10/10/23
3	1737 Slitting Mill Road	Conditional Use	Julie & Peter Beale	7/5/2023	60 Days 9/2/23	9/12/23	7/24/23	9/18/23	10/10/23
4	1235 Gradyville Road	Sketch Plan	Estate of Hardie Beloff	N/A	N/A	N/A	7/24/23	N/A	N/A

8. Upcoming Meetings

a. Zoning Hearing Board:

- No October Meeting

b. Board of Supervisors:

- October 30, 2023, at 5:00 PM (Special Meeting)
- November 14, 2023, at 7:30 PM, Work Session at 6:30 PM

c. Planning Commission:

- November 13, 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
SEPTEMBER 18, 2023, REGULAR MEETING MINUTES

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, Planning Commission Solicitor, and Assistant Township Manager attended an advertised work session at 6:30 p.m. Members discussed items on the agenda. R. Linn of Linn Architects was present for the work session and explained that the owner of 1211 Gradyville Road may be interested in submitting an application for the parcel in the near future and asked the Planning Commission what they are looking to see there. The Planning Commission explained that they would like to see improvements to the intersection and a potential gateway feature at the corner of the property, something iconic, relating to Gradyville. No action was taken.

1. **Open Meeting & Pledge of Allegiance:** T. Sheridan called the meeting to order at 7:00 p.m. with the Pledge of Allegiance. In attendance were Tori Sheridan, Member; Ira Dunoff, Member; Stuart Rosenberg, Member; Hank Winchester, III, Alternate Member; Ellen Koopman, Esq., Planning Commission Solicitor; Erin Gross, AICP, Township Land Planner (via Zoom); and Lacey Faber, Assistant Township Manager. Chip Miller, Chairman; Joseph Raspa, Vice Chairman; and Neil D. Vaughn, Township Manager were absent. There were ten (10) guests present in person and via zoom.
2. **Public Comment:** There was no public comment.
3. **Consent Approval of Agenda and Meeting Minutes:** I. Dunoff made a motion to approve the September 18, 2023, meeting agenda and the August 28, 2023, Regular Planning Commission meeting minutes as presented. S. Rosenberg seconded the motion. There was no further discussion, and the motion passed unanimously.
4. **Manager's Report:** L. Faber presented the following items from the Manager's Report:
 - Edgmont Preserve: Permits and CO's continue to be processed and approved for the development.
 - Staff have been working with all stakeholders on various site issues and complaints. As the development is nearing completion, these items are being identified for repair and will be noted on the Township's punch list.
 - Runnymede Phase VII:
 - Construction continues at the site with move-ins still occurring in Building 1000.
 - The walking trail paving has occurred in some areas that are not in conflict with the ongoing PECO project.
 - Township Community Park Upgrades:
 - The bid package has been finalized and will be reviewed with the BOS at the September work session.
 - 2023 Road Project: The 2023 road projects have been completed with positive results.
 - PECO:
 - The reliability project for Runnymede Farms will be moving to the next phase in September, which is the final hook-up of the new cables to the transformers within the development. Township staff have been keeping in contact with the project managers for continued updates.
 - Township Cesspool/Septic System Replacement: The record forms were submitted and received by the County Health Department. The County will be out on September 15th to witness the test pit locations for the new septic system.
 - Low Volume Road Grant Application:
 - The grant awards that were scheduled to be announced by the end of July have been postponed to September due to a lack of quorum. This application is for drainage improvements on Pony Trail Drive.
 - Middletown Library will be hosting story time in the park in the Community Park. All residents are welcome to attend, and more information can be provided by the library. There is nothing that is needed on the Township's end, but we will certainly help advertise the event to be held on the following dates:

- o Friday, September 22
- o Thursday, October 5
- o Thursday, October 12
- o Thursday, October 19
- o Thursday, October 26

5. Old Business:

a. Endress+ Hauser Preliminary Subdivision & Land Development Application – o Landmark Drive:

Present: Robert Linn, Applicants Engineer

R. Linn explained that the application is back before the Planning Commission due to some clarifications required on the zoning data tables contained within the application plan set. He noted that nothing else has changed since the last meeting, and the applicant will still comply with the professional reviews of the previous recommendation put forth by the Planning Commission at the August 28, 2023, Planning Commission meeting.

S. Rosenberg made a motion to recommend approval of the Preliminary Subdivision & Land Development Application and plans, submitted by Endress + Hauser, Inc., c/o Ben Scher, property owner of Lots 1 through 4 Landmark Drive, Newtown Square, PA 19073, including plans prepared by Linn Architects, consisting of twelve (18) pages, dated 3/24/23, last revised 8/31/23, titled "PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN ENDRESS+HAUSER, INC. NORTHEAST REGIONAL CENTER", conditioned as follows:

- Applicant satisfactorily addressing the Yerkes Associates review dated August 23, 2023;
- Conditioned on Applicant satisfactorily addressing the Thomas Comitta Associates, Inc. review, dated August 21, 2023;
- Conditioned on Applicant satisfactorily addressing the Systems Designs Engineering, Inc. review, dated August 22, 2023;
- Conditioned on Applicant satisfactorily addressing the Pennoni review, dated August 15, 2023;
- Conditioned on Applicant satisfactorily addressing the Bradford Engineering Associates, Inc. review, dated August 15, 2023;
- Conditioned on Applicant satisfactorily addressing the Delaware County Planning Commission review, dated April 20, 2023; and
- Conditioned on Applicant satisfactorily addressing the Pennsylvania Department of Transportation review dated August 4, 2023;
- Planning Commission recommends a partial waiver from Section 305-40.a.12, c.2, d and f to allow a cul-de-sac with a paved radius of 40 ft., in lieu of the required 50 ft, given that full access is provided around the new building to allow traffic to maneuver in and out of landmark drive, and due to the nature of the private road with limited uses on the site, pending recommendation and approval of the Township Engineer;
- Planning Commission recommends a partial waiver from Section 305-46.8.1 to reduce the minimum drive aisle width for parking facilities from 25 feet to 24 feet within the parking field only, with the goal of reducing the overall impervious coverage of the site, pending recommendation and approval by the Township Engineer;
- Planning Commission recommends a waiver from Section 305-22.b.16 to exclude surveying individual trees due to the number of invasive trees and overall access to the site, pending recommendation and approval by the Township Land Planner; and
- Conditioned on the Applicant addressing embankment improvements along the southeast portion of Providence Road to improve site distance to the satisfaction of the Township, and/or establishing escrow to address additional improvements should the property owner grant an easement to permit additional embankment improvements, and any escrow agreement must be on terms satisfactory to the Township.

T. Sheridan seconded the motion. There was no further discussion and the motion passed unanimously.

b. 1737 Slitting Mill Road – Beale – Conditional Use Application

Present: Justin Brewer, Applicants Engineer
Peter Beale, Applicant
Julie Beale, Applicant

J. Brewer explained that the plan has changed based on the fact that the applicant now understands that they do not need to stay within the original Conditional Use Decision line of disturbance. Now that they understand that the amendment of the Conditional Use Decision means they can place the pool in the desired location, they have moved the pool to the center of the back of the property and will need a waiver to disturb some of the riparian buffer for construction only, with no permanent structures to be placed in the riparian buffer, if the Planning Commission is agreeable. P. Beale explained that their landscape architect has also put together a rain garden with plantings that will enhance the stormwater management to help mitigate stormwater flows. The Planning Commission was agreeable to the waiver for the temporary disturbance of the riparian buffer, pending approval of the Township Engineer and conditioned that the area be restored to its pre-disturbed condition.

I. Dunoff made a motion to recommend approval of the Conditional Use Application for Julie and Peter Beale, for their property located at 1737 Slitting Mill Road, Glen Mills, PA pursuant to Zoning Code Article XIX Steep Slope Conservation, Section 365 – 133.A.(2)(a) & (e), conditioned as follows:

- Conditioned on the Applicant satisfactorily addressing the Yerkes Review, Dated September 12, 2023;
- Conditioned on the Applicant satisfactorily addressing the Thomas Comitta Review, Dated September 14, 2023;
- Recommending that the Applicant be granted their request for a waiver from Chapter 292, Section 292-15.D to allow the temporary encroachment and disturbance of the riparian buffer area for the proposed pool construction on the condition that the area be restored to its pre-disturbed condition, to the satisfaction of the Township; and
- Conditioned that conditions of the Decision may only be modified by a subsequent conditional use approval.

S. Rosenberg seconded the motion. There was no further discussion and the motion passed unanimously.

6. Upcoming, Ongoing, & Approved Applications:

	Location	Type	Applicant	Submission 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	o Landmark Drive	Subdivision & Land Dev.	Endress+ Hauser	3/24/2023	90 Days 7/15/23		4/17/23	8/28/23	
3	1737 Slitting Mill Rd.	Conditional Use	Julie & Peter Beale	7/5/2023	60 Days 9/2/23	11/14/23	7/24/23		
4	1235 Gradyville Rd.	Sketch Plan	Estate of Hardie Beloff	N/A	N/A	N/A	7/24/23		

7. Announcements:

a. Zoning Hearing Board:

- September 26, 2023, at 7:00 PM

b. Community Day Committee:

- September 7, 2023, at 10:00 AM

c. Board of Supervisors:

- September 12, 2023, at 7:30 PM, Work Session at 6:30 PM

d. Planning Commission:

- October 23, 2023, at 7:00 PM, Work Session at 6:30 PM

- 8. Adjournment:** At 7:31 p.m. I. Dunoff made a motion to adjourn the meeting. S. Sheridan seconded the motion. There was no further discussion, and the motion passed unanimously.

Respectfully submitted,

Lacey Faber
Planning Commission Secretary

DRAFT

EDGMONT TOWNSHIP MANAGER'S REPORT

OCTOBER 2023

- **Edgmont Preserve:** Permits and CO's continue to be processed and approved for the development. Currently there are three singles remaining to be sold (no update on the carriage homes).
 - Staff have been working with all stakeholders on various site issues and complaints. As the development is nearing completion, these items are being identified for repair and will be noted on the Township's punch list.
 - Basin 1000 conversation has been completed but reseeding is required. This is tentatively scheduled for mid-October.
 - Curb and sidewalk repairs are underway within the development. Paving of various roads are slated to occur in before the end of the paving season but no schedule has been provided to the Township.
- **Runnymede Phase VII**
 - All interior areas (minus the dog washing room) of 1000 Bluebird View have been issued temporary certificates of occupancy; 2000 Bluebird View is being readied for occupancy inspections. All occupancy certificates will be temporary as well until total project completion.
 - The restoration plan for the Sawgrass Stormwater Improvements has been approved by TCA.
 - Met with GMH and Elford representatives on various outstanding items. All items are slated to be completed by the end of the year.
 - Will continue to work with these representatives to ensure that all items have been completed to the Township's satisfaction.
- **American Rescue Act Funding:** Staff is performing background information for compiling the second round ARPA Budget. It is the hope that this will be on the November Board of Supervisors agenda for consideration.
- **Township Community Park Upgrades**
 - The proposed schedule for bid, pre-bid meeting, and the rough project timeline have been completed; this was the last item needed for the bid package. The bid package will be advertised within the month.
- **Open Space, Trails & Recreation Plan Update:** No updates at this time. Staff are working to schedule a meeting in October or November to keep the project moving.
- **PECO**
 - Met with all stakeholders regarding the status of the reliability project as it relates to cutover and restoration. Cutovers are expected to be completed within the next few months in stages as certain equipment is on backorder. Staff will continue to monitor and work with PECO and their contractors on this matter.
- **Public Works / Maintenance**
 - Work has begun on the new light fixtures within the Township Building vestibule.
 - Inlet repairs continue throughout the Township.
 - Working on obtaining pricing for gutter and gutter guard repairs to the Township Building.
 - Continued roadside trimming and general clean-up throughout the Township.
 - Continued coordination meetings are held with staff, Neff Construction and Thornbury Township (Chester County).
- **Planning / Zoning Applications:**
 - **White Horse Village:** No update.
 - **Save Edgmont Appeal:** This application has been continued until January 2024.
 - **Endress + Hauser, Landmark Drive:** The Planning Commission has recommended Preliminary Plan approval of the application.

- **Township Tenant House**
 - Continued work towards the creation of a bid package for the upgrades to the units.
 - Repaired a leaking sink in Unit A.
- **Township Cesspool/Septic System Replacement:** Test pits were dug and witnessed by the County Health Department on September 15th. Mark Bryan is currently working on the design of a new system.
- **Low Volume Road Grant Application**
 - The Township was awarded a \$17,404 grant for drainage improvements on Pony Trail Drive.
- Worked with Aqua and the residents of Dream Valley Drive on increased instances of trespassing by those accessing the reservoir.
- Work has continued with the 2024 Budget. An update will be provided at the Work Session meeting.
- The Township was notified of a sinkhole that had formed on 8 Roscommon Drive. Upon investigation it was found a section of stormwater pipe has deteriorated causing the area to be eroded. Repairs will begin on Monday, October 9th and should be completed by October 12th. The Trotters Court HOA will reimburse the Township for a portion of the repairs as the pipe runs within their easement.
- Attended the 2024 PSATS Conference Planning Committee meeting.
- Met with Canter Village HOA members regarding the potential dedication of their roads. The Township is beginning the early stages of this process.
- Performed two life safety/Use & Occupancy inspections during the month of September.
- Middletown Library will be hosting story time in the park in the Community Park on the following dates:
 - ~~Friday, September 22~~
 - ~~Thursday, October 5~~
 - Thursday, October 12
 - Thursday, October 19
 - Thursday, October 26

All residents are welcome to attend, and more information can be provided by the library. There is nothing that is needed on the Township's end, but we will certainly help advertise these. UPDATE: The first two events have been very well attended.