

**EDGMONT TOWNSHIP PLANNING COMMISSION**  
**REGULAR MEETING AGENDA**  
**April 17, 2023**

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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\\_kvsookpdT8K3JJBkSJJynA](https://us02web.zoom.us/webinar/register/WN_kvsookpdT8K3JJBkSJJynA)

**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. [March 27, 2023, Regular Meeting Minutes](#)**

**4. Manager’s Report**

**5. Old Business**

- a. [Ordinance No. 251: Edgmont Township Stormwater Management Ordinance \(County-Wide Update\)](#)**

**6. New Business**

- a. Recreation, Open Space, & Trails Plan Update**
- b. [Endress + Hauser Plan](#)**

**7. Upcoming/On-Going Applications & Expirations**

- a. White Horse Village Land Development Application – Indefinite Extension**
- b. Bates Lot Line Change**

**8. Upcoming Meetings**

- a. Zoning Hearing Board:**
  - April 25, 2023, at 7:00 PM
- b. Community Day Committee:**
  - May 4, 2023, at 10:00 AM
- c. Board of Supervisors:**
  - May 9, 2023, at 7:30 PM, Work Session at 6:30 PM, Regular Meeting
- d. Planning Commission:**
  - May 22, 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**  
**MARCH REGULAR MEETING MINUTES**  
**March 27, 2023**

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

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**Work Session** – Members of the Planning Commission, Planning Commission Solicitor, Township Land Planner (via Zoom), Township Manager, and Assistant Township Manager attended an advertised work session at 6:30 p.m. Members discussed items on the agenda. 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; Joseph Raspa, Vice Chairman; Ira Dunoff, Member; Stuart Rosenberg, Member; Ellen Koopman, Esq., Planning Commission Solicitor; Michael Conrad, P.E., Township Engineer; Thomas Comitta, AICP, and Erin Gross, AICP, (via Zoom) Township Land Planners; Neil D. Vaughn, Township Manager; and Lacey Faber, Assistant Township Manager. Tori Sheridan, Member and Hank Winchester, III, Alternate Member were absent. There were two (2) guests present in person and via Zoom.
2. **Announcements:** C. Miller announced that Emma Catherine Gravina, a long-time resident of Edgmont Township and mother of Supervisor Ron Gravina, passed away. She will always be remembered for her contributions and commitment to the Edgmont community.
3. **Public Comment:** There was no public comment.
4. **Consent Approval of Agenda and Meeting Minutes:** J. Raspa made a motion to approve the March 27, 2023, meeting agenda, January 23, 2023, Regular Planning Commission meeting minutes, and the January 23, 2023, Joint Work Session meeting minutes as presented. S. Rosenberg seconded the motion. There was no further discussion, and the motion passed unanimously.
5. **Manager's Report:** N. Vaughn presented the following items from his Manager's Report:
  - **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.
      - PA DEP has issued a violation notice to the Developer.
    - The Township has received the as-builts for the sewer system and pump station. These are currently under review by Bradford Engineering.
    - The "Ventry" flags at the development entrance have been pushed back for greater site distance.
    - Working on the Barn and Spring House area of the Township property in the front of the development. Obtained pricing for tree work to clear around both the Barn and Spring House as well as clearing of invasives.
  - **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.
    - Received the shop drawings for the basement standpipe system. Review of the drawings are currently underway.
    - Attended a site meeting regarding field changes to the walking trail. Awaiting documentation for these changes to disseminate to the Township professionals.
  - **Open Space, Trails & Recreation Plan Update:** TCA is still working on the initial draft of the plan in anticipation of a March 28, 2023, meeting with the Township Stakeholder group.

- **2023 Road Project:** Township staff and consultants have completed the annual road inspections and will begin deliberating on which projects should be completed. Continued work with Thornbury Township, Chester County on a joint road bid.
- **PECO**
  - Work continues the reliability upgrades within the Runnymede Development. This is to replace all the underground cabling within the development which has become unreliable, causing multiple outages. This work is expected to last into the fall.
  - Asplundh continues with tree trimming through-out the Township.

**6. Old Business:**

**a. 1890 Middletown Road - Wedgewood Gardens – Land Development Application:**

Present: Justin Brewer, P.E., Applicants Engineer

J. Brewer explained that the Applicant will comply with the reviews of the Township professionals. C. Miller explained it was observed that the access driveway on Slitting Mill Road has ongoing drainage issues, which need to be addressed and asked if the Applicant will correct these issues as a part of the application. J. Brewer stated they will comply with addressing the drainage issues. M. Conrad asked that the Applicant note their Act 2 requirements on the plan. J. Brewer stated they will note the requirements on the plans. J. Brewer asked that the plans be considered as Preliminary / Final Plans. C. Miller stated the Planning Commission is in agreement that there are no issues with the plans being considered as Preliminary / Final plans.

J. Raspa made a motion to recommend approval of the Land Development Application for **Luke Ruch, Wedgewood Gardens, 1890 Middletown Road, Glen Mills, PA 19342**, Land Development Application and plans, prepared by D. L. Howell & Associates, Inc., titled, “*The Preliminary Land Development Plan of Wedgewood Gardens*”, consisting of eighteen (18) sheets, dated, December 14, 2022, last revised March 3, 2023, with the recommendation that the plans be considered as Preliminary / Final Plans, and conditioned as follows:

- Conditioned on the Applicant satisfactorily addressing the Yerkes Associates, Inc. review, dated March 21, 2023;
- Conditioned on the Applicant satisfactorily addressing the Thomas Comitta Associates, Inc. review, dated March 21, 2023;
- Conditioned on the Applicant satisfactorily addressing the Pennoni review, dated March 22, 2023;
- Conditioned on the Applicant satisfactorily addressing the Delaware County Planning Commission review, dated January 20, 2023;
- Conditioned on the Applicant, to the satisfaction of the Township Engineer, addressing the drainages issues at the base of the Wedgewood Gardens Slitting Mill Road Access Driveway;
- Conditioned on the Applicant satisfactorily recording final plans within ninety (90) days of approval by the Board of Supervisors;
- Conditioned on the Applicant, in addition to providing paper copies, submitting the final recorded Plan and other documentation required by this recommendation, in electronic format acceptable to the Township; and
- Conditioned on the Applicant amending the plans to include the Title 25, Chapter 253, Act 2 Standards for remediation.

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

- b. Ordinance No. 251: Countywide Stormwater Management Update:** N. Vaughn explained that Ordinance No. 251 has been discussed over the last year or so and it is now ready for adoption. J. Raspa made a motion to recommend Ordinance No. 251 - Edgmont Township,

Delaware County, Stormwater Management Ordinance to the Board of Supervisors for adoption. I. Dunoff seconded the motion. There was no further discussion and the motion passed unanimously.

**7. New Business:**

- a. Thornbury Township Comprehensive Plan Update:** N. Vaughn explained that Thornbury Township, Delaware County, has prepared a Comprehensive Plan Update. Per the Municipalities Planning Code, they are sending it along for Edgmont's review as an adjacent municipality and asked that the Planning Commission provide comments by April 6<sup>th</sup>. There was no further discussion, and no action was taken.

**8. Upcoming Applications:**

- a.** White Horse Village Land Development Application – Indefinite Extension  
**b.** Endress+Houser Land Development Plan – Landmark Drive

**9. Announcements:**

**a. Zoning Hearing Board:**

- March 28, 2023, at 7:00 PM

**b. Community Day Committee:**

- April 6, 2023, at 10:00 AM

**c. Board of Supervisors:**

- April 11, 2023, at 7:30 PM, Work Session at 6:30 PM, Regular Meeting

**d. Joint Work Session:**

- April 11, 2023, 5:30 – 6:30 PM

**e. Planning Commission:**

- April 17, 2023, at 7:00 PM, Work Session at 6:30 PM

- 10. Adjournment:** At 7:39 p.m. J. Raspa made a motion to adjourn the meeting. S. Rosenberg seconded the motion. There was no further discussion and the motion passed unanimously.

Respectfully submitted,

Lacey Faber  
Planning Commission Secretary