

**EDGMONT TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING AGENDA  
May 22, 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\\_kvsookpdT8K3JJBkSJJynA](https://us02web.zoom.us/webinar/register/WN_kvsookpdT8K3JJBkSJJynA)

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

- 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. April 11, 2023, Joint Work Session Meeting Minutes
- c. April 17, 2023, Regular Meeting Minutes

**4. Manager’s Report**

**5. Old Business**

**6. New Business:**

- a. Willistown Township Comprehensive Plan Update
- b. 1833 & 1777 Middletown Road – Lot Line Revision
- c. Tired Hands Brewing Company Pop-up Biergarten - Edgmont Country Square, Lot B1 – Conditional Use

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

	Location of Development	Type of Application	Applicant	Application Date	Review Clock	Extension	1 <sup>st</sup> PC Mtg.	PC Recommendation	BOS Approval
1	535 Gradyville Rd.	Land Development	White Horse Village	6/2/22	90 Days	Indefinite	6/27/22		
2	1890 Middletown Rd.	Land Development	Luke Ruch	12/15/2023	90 Days 2/22/23	7/31/23	1/18/23	3/27/23	
3	o Landmark Drive	Subdivision & Land Dev.	Endress+Hauser	3/24/2023	90 Days 7/15/23		4/17/23		
4	1833 & 1777 Middletown Rd.	Lot-Line Revision	Randy Bates	3/30/2023	90 Days 7/15/23		5/22/23		

**8. Upcoming Meetings**

**a. Zoning Hearing Board:**

- May 23, 2023, at 7:00 PM

**b. Community Day Committee:**

- June 1, 2023, at 10:00 AM

**c. Board of Supervisors:**

- May 30, 2023, at 6:30 PM, Special Meeting
- June 13, 2023, at 7:30 PM, Work Session at 6:30 PM, Regular Meeting

**d. Planning Commission:**

- June 26, 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 JOINT WORK SESSION  
BOARD OF SUPERVISORS AND PLANNING COMMISSION  
MEETING MINUTES**

**April 11, 2023**

---

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

- 1. Open Meeting:** Ron Gravina called the advertised Joint Work Session to order at 5:33 p.m. In attendance were: Board of Supervisors: Ron Gravina, Chairman; James Hallam, Vice-Chairman; and Lindsey Conan, Member (via Zoom). Planning Commission: Chip Miller, Chairman; Joseph Raspa, Vice-Chairman; Tori Sheridan, Member; Ira Dunoff, Member; and Hank Winchester, Alternate Member. Township Professionals: Ken Kynett, Esq., Township Solicitor; Ellen Koopman, Esq., Planning Commission Solicitor; Michael Conrad, P.E., Township Engineer; Tom Comitta, AICP, and Erin Gross, AICP, (via Zoom) Township Land Planners. Township Staff: Neil D. Vaughn, Township Manager and Lacey Faber, Assistant Township Manager. Stuart Rosenberg, Planning Commission Member was absent. There were (2) guests present.
- 2. Public Comment:** There was no public comment.
- 3. General Discussion:**
  - a. Recreation, Open Space, and Trails Plan Update:** N. Vaughn explained that in 2021, Edgmont was awarded \$50,000 from the Delco Green Ways Open Space grant program to update its open space plan. The Plan inventories Township, state, HOA, & private owned open space; recreational facilities, programming, and trails; determines possible updates and expansions to existing facilities and programming; and provides recommendations for future needs. General discussion was held on the following items:
    - Historical and Cultural Sites – Carefully reviewing the Historical and Cultural Sites to help provide further clarification on these items.
    - Maps – Carefully reviewing maps for the proper locations of streets, properties, spelling, etc.
    - Plan approval timeline.N. Vaughn asked that the Board of Supervisors and Planning Commission provide feedback on the draft of the Plan by April 28<sup>th</sup>. No action was taken.
  - b. Endress + Houser Land Development Plan:** N. Vaughn explained that Endress + Hauser have submitted a Subdivision and Land Development application to build an office/warehouse building on five (5) vacant parcels owned by ECI (Eastern Controls) located on Landmark Drive. The project is a two-story, 95,700 sq. ft. office/warehouse building. The new campus will be a state-of-the art facility designed for sustainability, with emphasis on response to local climate, and the use of regionally authentic interior and exterior materials. The building will be designed targeting the Leadership in Energy and Environmental Design (LEED) guidelines of: LEED Gold, LEED Zero Energy, and LEED Zero Carbon certifications. General discussion was held on the following items:
    - Driveway connection for neighboring residential properties to access their homes due to difficult entry onto Providence Road and sewer connection for these properties.
    - Traffic pattern concerns / Traffic Study.
    - Street trees, tree-in-lieu, & the buffering between the neighboring residential properties.
    - Subsurface investigations for the potential of rock interference.
    - Stormwater management facilities.
    - Hours of operations.
    - NPDES Permit for disturbance.
  - c. Projects Update:** The following updates were provided by the Township Manager:
    - White Horse Village plans to be back before the Planning Commission during the summer. They have provided an indefinite extension for their application.
    - The Township received a Lot-Line Revision Application for 1835 Middletown Road, which will be on the May Planning Commission Agenda.

**4. Adjournment:** No action was taken. The work session adjourned at 6:35 p.m.

Respectfully submitted,

---

Neil D. Vaughn, Township Secretary

---

Lacey Faber, Planning Commission Secretary

DRAFT

**EDGMONT TOWNSHIP PLANNING COMMISSION**  
**APRIL REGULAR MEETING MINUTES**  
**April 17, 2023**

**\*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, Township Land Planner (via Zoom), Township Traffic Engineer, 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; Tori Sheridan, Member; Ira Dunoff, Member; Stuart Rosenberg, Member; Robert Jefferson, Esq., Planning Commission Solicitor; Michael Conrad, P.E., Township Engineer; Erin Gross, AICP, (via Zoom) Township Land Planner; Michael Schneider, P.E., Township Traffic Engineer; Neil D. Vaughn, Township Manager; and Lacey Faber, Assistant Township Manager. Hank Winchester, III, Alternate Member was absent. There were fourteen (14) guests present in person and via Zoom.
2. **Public Comment:** There was no public comment.
3. **Consent Approval of Agenda and Meeting Minutes:** J. Raspa made a motion to approve the April 17, 2023, meeting agenda and the March 27, 2023, Regular Planning Commission meeting minutes as presented. I. Dunoff seconded the motion. There was no further discussion, and the motion passed unanimously.
4. **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, and work with the Developer to rectify any issues, including sediment build-up on the roadways.
      - Working with the Township Engineer and Developer on drainage issues along Aaron Court.
    - Bradford Engineering has completed their review of the sewer as-built plans, which have been submitted to the developer.
    - The tree work has been completed in the area of the springhouse and the barn.
  - **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 Spring / Summer 2023.
    - Received the shop drawings for the basement standpipe system. Review of the drawings are currently underway.
    - Field changes have been submitted for portions of the walking trail and are under review by Township professionals.
    - A temporary Use & Occupancy plan has been submitted to the Township for potential occupancy of the business center and surrounding area by May/June 2023.
  - Edgmont was awarded a PECO Green Region Grant in the amount of \$5,000 for the Edgmont Township Community Park Swing Shade Canopy and ADA Access Improvements Project. Thank you, PECO!
  - Edgmont was awarded a DCED Statewide Local Share Account Grant in the amount of \$250,000 to enhance the barn located on its property at 5180 West Chester Pike. The purpose of the enhancements is to ultimately utilize the barn as a Township Public Works facility. Thank you, DCED!
  - Staff prepared for and attended the annual CRC Streams Clean-up on March 25<sup>th</sup>. Volunteers and staff cleaned an area around the Crum Creek adjacent to Edgmont Country Fair shopping center and Castle Rock Development.

- Staff coordinated and attended the 2<sup>nd</sup> Annual Edgmont Township Easter Egg Hunt. This was another great event and a special thank you to the Edgmont Township Fire Company No. 1 for allowing us to utilize the fire station due to inclement weather.

**5. Old Business:**

- a. Ordinance No. 251: Countywide Stormwater Management Update:** N. Vaughn explained that the Planning Commission made a motion at the March meeting to recommend the Board of Supervisors adopt Ordinance No. 251; however, the Ordinance needed to be reformatted and language added to repeal and replace Chapter 292, Stormwater Management, of the Edgmont Code. Therefore, it is now before the Planning Commission again for recommendation. C. Miller made a motion to recommend the Board of Supervisors adopt Ordinance No. 251 of 2023, Edgmont Township, Delaware County, Stormwater Management Ordinance, repealing and replacing Chapter 292, Stormwater Management, of the Edgmont Township Code. T. Sheridan seconded the motion. There was no further discussion, and the motion passed unanimously.

**6. New Business:**

- a. Edgmont Township Recreation, Open Space & Trails Plan Update:** N. Vaughn explained that this Plan updates the Townships current Open Space Plan. A draft has been prepared for comments to be provided by the Board of Supervisors and the Planning Commission as discussed at the April 11<sup>th</sup> Joint Work Session. Please provide comments back to Township staff by April 28<sup>th</sup>. There was no further discussion, and no action was taken.

**b. Endress+ Hauser Subdivision & Land Development Application:**

Applicants:

Robert Linn, RA, Linn Architects  
Adam Powell, PE, Linn Architects  
Jessica Kavanagh, RA, Stantec  
John Laprocido, RA, Stantec

Ben Scher, Endress & Hauser  
Bill Poland, Genesis Property Dev.  
Cliff McLaughlin, Eastern Controls

R. Linn explained that Endress+Hauser have submitted a Subdivision & Land Development application for the development of 9.3 acres on Landmark Drive. B. Scher explained that Endress+Hauser is a family owned, Swiss based company, specializing in measurement instrumentation, services, and solutions for industrial process engineering. A. Powell provided the Planning Commission with the required Certified Mail Notices and gave a presentation noting the following items:

- An overview of existing public utilities, including fire hydrants;
- Stormwater facility locations, including a stormwater basin on the lot next to Eastern Controls;
- The installation of solar panels and EV charging stations;
- The potential of tree-in-lieu of replacement trees depending on street tree configuration;
- The location of the dumpsters and trash compaction facilities inside the building;
- The installation of a backup generator to be located on the commercial side of building; and
- An overview of the construction of the building, which will be completely LEED Gold, LEED Zero Energy, and LEED Zero Carbon certified from start to finish, including building procedures such as cleaning.

The Planning Commission discussed the following items:

- Showing the existing grade, proposed grade, how the retaining walls relate to the existing grade and the proposed grade, and providing elevations;
- The possibility of encountering rock;
- Providing more information on the current tree inventory;
- The configuration of the main drive, turn around access, and sidewalk access;
- Public utility access and location, including fire hydrants;

- Lighting and the potential impact on residential neighbors;
- Traffic concerns and the potential of site distance improvements at the entrance of the neighboring residential properties; and
- Hours of operation and delivery hours.

Public Comment:

- Tracey Mestichelli, a resident of Providence Road, expressed concerns about the site distance exiting her driveway due to the overgrown vegetation and asked if the developer could assist with improving the situation.
- Kathleen Mestichelli, a resident of Providence Road, expressed overall appreciation for the project, but was concerned with the size of the solar panels. She asked for help improving the site distance of her property that abuts the project and asked to hear more about the buffering.
- Steve Papa, a resident of Papa Boulevard, expressed appreciation for the project and asked if the applicant can do anything to help improve the site distance and embankment to the right of the site.

The applicant stated they would resubmit a revised application for the June Planning Commission meeting. No action was taken.

**7. Upcoming Applications:**

- a. White Horse Village Land Development Application – Indefinite Extension
- b. Bates – 1835 Middletown Road – Lot-Line Revision

**8. Announcements:**

**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:** At 8:52 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