

EDGMONT TOWNSHIP PLANNING COMMISSION
JULY 24, 2023 – REGULAR MEETING AGENDA

This meeting will be held in person at the Edgmont Township Building, 1000 Gradyville Road, Newtown Square, PA 19073 and broadcasted live via the Zoom Webinar platform. Participants can register utilizing the following link:
https://uso2web.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. June 26, 2023, Regular Meeting Minutes
- 4. Manager’s Report**
- 5. Old Business**
- 6. New Business**
 - a. 1737 Slitting Mill Road – Beale – Conditional Use Application
 - b. 1235 Gradyville Road – Sketch Plan

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	1890 Middletown Rd.	Land Development	Luke Ruch	12/15/2023	90 Days 2/22/23	7/31/23	1/18/23	3/27/23	7/11/2023
3	o Landmark Drive	Subdivision & Land Dev.	Endress+Hauser	3/24/2023	90 Days 7/15/23	10/13/23	4/17/23		
4	1833 & 1777 Middletown Rd.	Lot-Line Revision	Randy Bates	3/30/2023	90 Days 7/15/23		5/22/23	5/22/23	7/11/2023
5	1737 Slitting Mill Road	Conditional Use	Julie & Peter Beale	7/5/2023	60 Days 9/21/23		7/24/23		

8. Upcoming Meetings

- a. Zoning Hearing Board:**
 - The July ZHB meeting has been canceled due to lack of business.
 - August 22, 2023, at 7:00 PM
- b. Community Day Committee:**
 - August 3, 2023, at 10:00 AM
- c. Board of Supervisors:**
 - August 8, 2023, at 7:30 PM, Work Session at 6:30 PM
- d. Planning Commission:**
 - August 28, 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
JUNE 26, 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, Township Engineer, 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 and the July Joint Work Session. The Planning Commission did not feel it was necessary to have the July Joint Work Session due to lack of business. 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; Hank Winchester, III, Alternate Member; Ellen Koopman, Esq., Planning Commission Solicitor; Michael Conrad, P.E., Township Engineer; Erin Gross, AICP, Township Land Planner (via Zoom); Neil D. Vaughn, Township Manager; and Lacey Faber, Assistant Township Manager. Stuart Rosenberg, Planning Commission Member was absent. There were ten (10) guests present in person and via Zoom.
- 2. Planning Commission Reorganization:** C. Miller asked the Township Manager, N. Vaughn, to facilitate the meeting for the purposes of reorganization. N. Vaughn explained that in June of every year the Planning Commission reorganizes for their annual appointments.
 - a. Chairman Nomination:** J. Raspa made a motion to nominate C. Miller for Chairman of the Planning Commission. I. Dunoff seconded the motion. There was no further discussion, and the motion passed unanimously.
 - b. Vice Chairman Nomination:** C. Miller made a motion to nominate J. Raspa for Vice-Chairman of the Planning Commission. T. Sheridan seconded the motion. There was no further discussion, and the motion passed unanimously.

Chairman Miller continued with the regular business of the June meeting.

- 3. Public Comment:** There was no public comment.
- 4. Consent Approval of Agenda and Meeting Minutes:** J. Raspa made a motion to approve the June 26, 2023, meeting agenda and the May 22, 2023, Regular Planning Commission meeting minutes as presented. T. Sheridan 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.
 - Staff attended a site meeting with the developer, builders, homeowners, Conservation District, and the Township to discuss the conversions of basins #8 & #12 and various site work within this area.
 - Runnymede Phase VII:
 - Construction continues at the site with periodic inspections.
 - The Sawgrass stormwater improvements have begun with site preparations. Preconstruction meetings were held on May 23rd and June 8th with all parties.
 - Walking trail construction is ongoing.
 - Township staff will be touring the building in late June to understand the building layout and operations.
 - Initial move-ins are tentatively scheduled for July 1st.

- 2023 Road Project: The 2023 Road project was awarded at the May 30, 2023, special meeting to A.F. Damon, Inc. The project award letter was sent to the contractor and staff will continue to work through the various items needed before construction can commence. A meeting has been set with PennDOT to review the project as it relates to the liquid fuels funding for the project.
- PECO: Work continues with the reliability upgrades within the Runnymede Development. This is to replace all underground conduit and cabling within the development, which has become unreliable, causing frequent outages. This work is expected to wrap up by the end of the Summer.
- Delaware County Health Department Septic Program
 - Staff met with representatives of the County Health Department regarding their septic program which began on June 1st.
 - The Health Department will begin processing permits for new construction, additions, and subdivisions on this date; any project submitted to the Township before the June 1st date will continue with the Township.
 - Staff has begun to update permit forms and the website to reflect these changes.
- Planning / Zoning Applications:
 - White Horse Village: No update to provide.
 - Save Edmont Appeal: This application has been continued until October.
 - Tired Hands Beer Garden: The Conditional Use application for the pop-up biergarten was approved by the Board of Supervisors at the Special Meeting held on May 30, 2023.

6. New Business:

a. Endress+ Hauser Subdivision & Land Development Application – o Landmark Drive, Newtown Square, PA 19073:

Present: Robert Linn, Linn Architects
Adam Powell, Linn Architects
Shawn Paul, Linn Architects
Stephen Linn, Linn Architects

C. Miller explained that the time clock for the application is nearing its expiration, and the Applicant may want to consider a request for an extension of time. R. Linn stated he will review what is required for an extension with N. Vaughn. A. Powell explained that the Applicant has gone through the Township professional review letters, and they have outlined the items in which they will comply with and identified a few items in which require further discussion. R. Linn asked if the Township would entertain a small work group meeting to work through some of the items that require further discussion. C. Miller replied that a meeting can be accommodated. The following items were discussed:

- Applicant proposed installing pedestrian sidewalks on the Southern side of Landmark Drive.
- Applicant proposed the extension of the sewer main along Providence Road in the R-O-W.
- Applicant investigated installing a turnaround circle, but it became problematic with impeding on neighboring parking and meeting current Ordinance requirements. They are proposing a modified 40-foot turn around circle and/or the possibility of some type of access easement. They asked for consideration to modify the turnaround circle since Landmark Drive is a private road and there is access around the entire building. M. Conrad suggested moving the turnaround circle closer to Providence Road.
- Applicant will provide elevations and site profiles with the next submission.
- Applicant plans to apply to the Zoning Hearing Board to address signage for the business.
- Applicant provided a letter from Aqua stating they will provide water to the site.
- Applicant will provide details of the solar array design.
- Applicant's traffic engineer has prepared a traffic impact study, which has been submitted to PennDOT, and will be provided to the Township.

- The Applicant will reach out to the property owners to the south of the property to discuss embankment improvements. Applicant plans to work with property owners to clear the embankment and improve site distance on Providence Road.
- Applicant is requesting a waiver from 24-foot drive isles in the parking lots, which will allow for the required parking length, or conversely a waiver from the required parking stall lengths to allow for the required parking isles width. Applicant contends that this will help manage impervious surfaces and stormwater.
- Planning Commission suggested using roll curb at the turnaround circle and throughout other areas of the site, except for the back of the site and where sidewalk is located.
- Applicant will work with TCA on the Landscape Plan to ensure they comply with the review letter comments and Ordinance requirements.
- Applicant is requesting a waiver from a tree inventory plan and for the Township to accept their tree inventory based on the report provided by their professional. E. Gross explained that the report does not document the size and type of trees that will require replacement. A. Powell stated they will submit the full report which documents the size and type of each tree.
- Applicant plans to demo and replace all trees on the site due to its overgrown nature and the amount of invasive and dying trees.
- Applicant will check with the Delaware County Planning Department for their review of the Application.

A. Powell stated he will reach out to the Township to set up a meeting to address the remaining outstanding items. There was no further discussion. No action was taken.

7. Upcoming 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	6/2/22	90 Days	Indefinite	6/27/22		
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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		7/11/23

8. Announcements:

a. Zoning Hearing Board

- June meeting cancelled due to lack of business. Next meeting on July 25, 2023, at 7:00 PM

b. Community Day Committee

- July 6, 2023, at 10:00 AM

c. Board of Supervisors

- July 11, 2023, at 7:30 PM, Work Session at 6:30 PM

d. Planning Commission

- July 24, 2023, at 7:00 PM, Work Session at 6:30 PM

e. Joint Work Session of the Planning Commission & the Board of Supervisors

- July 24, 2023, Cancelled due to lack of business.

9. Adjournment: At 8:18 p.m. J. Raspa 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

July 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.
 - **UPDATE:** The funds for the end wall repair have been received and Neff Construction will place this on their schedule of work.
- **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.
 - Staff attended a follow-up site meeting with the developer, builders, homeowners, Conservation District, and the Township to discuss the conversions of basins #8 & #12 and various site work within this area.
 - Investigated a sink hole issue on Sill Overlook. It was found to be from settling in the area of the garage; the area was repaired by the builder.
- **Runnymede Phase VII:**
 - Construction continues at the site with periodic inspections.
 - The Sawgrass stormwater improvements are in progress.
 - There has been concern on the restoration portion of the project by the immediate neighbors on Sawgrass and met with their HOA representative on the matter. A site meeting will be scheduled (tentative July 25, 2023) for residents to attend.
 - Walking trail construction has been delayed due to the PECO reliability project.
 - Township staff toured Building #1 on June 29 understand the building layout and operations.
 - Initial move-ins (2) occurred on July 1 following a TEMPORARY Occupancy permit issued for the 1st, 2nd, and 4th floors of the 1000 Building.
- **American Rescue Act Funding:** Staff continue 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.
 - No updates at this time; awaiting additional information to compile the second-round budget.
- **Township Community Park Upgrades:** Township Staff continue to work on the bid package and plans for the project.
- **Open Space, Trails & Recreation Plan Update:** No updates at this time.
- **2023 Road Project:** Met with PennDOT regarding the liquid fuels reports and documentation for this year's project. All requested information has been supplied to them. A preconstruction meeting will be scheduled with A.F. Damon soon.
- **PECO**
 - Work continues with the reliability upgrades within the Runnymede Development. This is to replace all underground conduit and cabling within the development, which has become unreliable, causing frequent outages. This work is expected to wrap up by the end of the Summer.
- **Delaware County Health Department Septic Program**
 - The Township has not received any feedback on any applications submitted to the Health Department at this time.
 - The Health Department will be starting well inspections and permits on August 1, 2023.

- **Public Works / Maintenance**

- The new drainage pipe and inlet have been installed on Green Lane (this was an approved ARPA project). The paving of this area will be completed with week of July 10th.
- The televising of the stormwater management pipes in the Okehocking, Deep Meadow, & Deer Run Developments; Runnymede Drive, Langton Lane, Valley Road, & Cold Springs Road has been completed. The results have been recently received and will be analyzed.
- Neff has performed vegetation trimming 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 to provide.
- **Save Edgmont Appeal:** This application has been continued until October.
- **Endress + Hauser:** Presented an updated plan at the June Planning Commission meeting. They will be working on the additional comments generated at that meeting and will be back to the Planning Commission in August.
- **Tired Hands Beer Garden:** Inspected the property on 7/7/23 for a soft opening. They are hopeful for a grand opening on July 14th, or close to that date.

- Inspected the Township Tenant house following the move-out of the current tenants. No major damage was noted. As part of the inspection, an initial list of upgrades was worked on, and will be part of a potential bid package to update the unit.
- Met with a sewage consultant to get a second opinion about the cesspool at the Township Building. He notes deterioration of the system at the lid and recommends not driving over this system as it is under the driveway. Neff will install delineators to block traffic from doing this in the near future. A meeting will be set up with Mark Bryan to discuss the design of a new system.
- Met with the Delaware County Conservation District to do a site review of our Low Volume Road Grant application for Pony Trail Lane; this will be for drainage improvements. The grant awards are scheduled to be announced by the end of July.
- Compiled the Public Works Bid package for authorization to bid at the July BOS meeting.
- Received the arborists report on the condition of the Oak Tree at the Township Building, which recommends removal of the tree. Met with tree removal companies to price removal of this tree, and various others that are declining on the Township Property. This will be presented to the BOS for consideration at the July meeting.
- Attended the PECO Green Regions Grant award ceremony. This was to receive the \$5,000 grant that was awarded by PECO for the Community Park upgrades in conjunction with the DCNR grant.
- Attended the Emergency Management for Elected Officials training held by the County Emergency Services Department.