

**EDGMONT TOWNSHIP PLANNING COMMISSION**  
**August 28, 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](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. July 24, 2023, Regular Meeting Minutes

**4. Manager’s Report**

**5. Old Business**

- a. Endress & Hauser – o Landmark Drive Preliminary Subdivision & Land Development Plan

**6. New Business**

**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 Road	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		
3	1737 Slitting Mill Road	Conditional Use	Julie & Peter Beale	7/5/2023	60 Days 9/2/23	11/14/23	7/24/23		
4	1235 Gradyville Road	Sketch Plan	Estate of Hardie Beloff	N/A	N/A	N/A	7/24/23		

**8. Upcoming Meetings**

**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:**

- September 18, 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**  
**JULY 24, 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 discussed scheduling site walks for 1235 Gradyville Road and 1737 Slitting Mill Road to visually observe the sites. 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; Erin Gross, AICP, Township Land Planner (via Zoom); Neil D. Vaughn, Township Manager; and Lacey Faber, Assistant Township Manager. Tori Sheridan, Member and Hank Winchester, III, Alternate Member were absent. There were eleven (11) 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 July 24, 2023, meeting agenda and the June 26, 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, 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. A meeting was held with their HOA representative on the matter. A site meeting is tentatively scheduled for 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<sup>th</sup> to understand the layout and operations.
    - Initial move-ins (2) occurred on July 1 following a TEMPORARY Occupancy permit issued for the 1<sup>st</sup>, 2<sup>nd</sup>, and 4<sup>th</sup> floors of the 1000 Building.
  - **Township Community Park Upgrades:** Township Staff continue to work on the bid package and plans for the project.
  - **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.
  - **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, and they have accepted the Townships Septic requirements.

• **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 10<sup>th</sup>.
- 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).
- 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.

5. **Old Business:**

- a. **Endress+ Hauser Subdivision & Land Development Application – o Landmark Drive:** C. Miller explained that 2 members of the Planning Commission will meet with the Applicants of Endress + Hauser in a small working group to work through a few outstanding items on the application. There will be no quorum and no action will be taken.

6. **New Business:**

- a. **1737 Slitting Mill Road – Beale – Conditional Use Application:**

Present: Justin Brewer, Engineer  
Julie & Peter Beale, Applicants & Property Owners

J. Brewer explained that Julie and Peter Beale, the owners of 1737 Slitting Mill Road, are seeking Conditional Use approval to disturb steep and very steep slopes for the construction of an in-ground pool, spa, greenhouse, retaining walls, and stormwater management. Conditional Use approval is required to disturb steep and very steep slopes for recreational uses and their related accessory uses. This Application seeks to amend the Conditional Use Decision of July 11, 2007. The following items were discussed:

- **Tree Inventory:** The Applicants explained that they have planted numerous trees over the years since the tornado struck their property in 2019, and asked if the trees planted would be sufficient for tree replacement. E. Gross asked for a tree inventory of the trees destroyed and trees planted since 2019. J. Beale stated they will supply a tree inventory for the property.
- **Retaining Walls:** M. Conrad asked that calculations be provided for the retaining walls. J. Brewer stated they will provide calculations.
- **Construction Entrance:** M. Conrad asked that the site distance for the construction entrance be verified and that the distance of the construction entrance from the drip system in the

front yard be verified to ensure it will not be compromised. J. Brewer stated they will review the construction entrance.

The Planning Commission scheduled a site walk of the property for August 8<sup>th</sup> at 10:00 AM. There was no further discussion. No action was taken.

**b. 1235 Gradyville Road – Sketch Plan:**

Present: Matthew Houtmann, Engineer  
Jonathan Sokoloff, Esq., Power of Attorney

M. Houtmann explained that the Estate of Hardie Beloff would like to take a portion of 1235 Gradyville Road and add it to 1482 Middletown Road, both owned by the Hardie Beloff Estate. The will of Mr. Beloff stipulates that the Middletown Road parcel is to be donated to a non-profit, conservancy group, or something of the like, and the Estate has expressed interest in donating the property to Edgmont Township. J. Sokoloff explained that the will stipulates that the property is to remain as recreation / open space. J. Sokoloff continued that the Estate is interested in moving forward with the lot-line revision as soon as possible. The Planning Commission scheduled a site visit for the property on August 8<sup>th</sup> at 9:00 AM. There was no further discussion. No action was taken.

**7. Upcoming, Ongoing, & Approved Applications:**

	Location	Type	Applicant	Submission Date	Review Clock	Extension	1 <sup>st</sup> PC Mtg	PC Recommendation	BOS Approval
1	535 Gradyville Rd.	Land Development	White Horse Village	6/2/2022	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	7/11/23
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		7/11/23
5	1737 Slitting Mill Rd.	Conditional Use	Julie & Peter Beale	7/5/2023	60 Days 9/2/23	9/12/23	7/24/23		
6	1235 Gradyville Rd.	Sketch Plan	Estate of Hardie Beloff	N/A	N/A	N/A	7/24/23		

**8. Announcements:**

**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: At 7:45 p.m. S. Rosenberg made a motion to adjourn the meeting. I. Dunoff 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

## AUGUST 2023

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- **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 has completed the 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 has been working with all stakeholders on various site issues and complaints. As the development is nearing completion, these items are being identified for repair.
  - Had an initial walk of the roads on 7/27/23 to identify paving, sidewalk, and curbing repairs to be made by the developer. They would like to start these repairs in August to prepare for paving in the Fall.
- **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. The Township, Township Professionals, and the Developer met with the HOA representatives and residents on the matter on July 25, 2023, to address questions and concerns.
      - Additional site visits have been scheduled and/or completed in cooperation with all stakeholders in the creation of an amended restoration plan.
  - Walking trail construction has been delayed due to the PECO reliability project.
  - PECO paved a large portion/one lane of Pritchard Place as a part of the gas line installation put in for Phase VII.
- **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:**
  - 7/24/23 – Edgmont received permission from DCNR to move forward with the advertisement and execution of construction/material contracts.
  - Currently, staff are working with Township professionals to review all documents before advertising for bids to confirm compliance with design standards, contract laws, and the Grant Agreement.
- **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.
  - 7/21/23 - A preconstruction meeting was held with A.F. Damon and MOR Construction.
  - 7/28/23 - Notices have been sent out to residents providing them with the schedule for the Road project.
  - Tentative Road Project Schedule: Week of August 7<sup>th</sup> – Deep Meadow concrete work; Week of August 14<sup>th</sup> & 21<sup>st</sup> – Antler Drive concrete work; and August 14<sup>th</sup> – Tentative Start Date for paving (not sure of sequence yet).
- **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 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.
  - Various inlet repair work has been completed through-out 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, Landmark Drive:** Have resubmitted their plan and will be on the August Planning Commission Meeting agenda.
  - **1737 Slitting Mill Road Conditional Use:** This application is to construct a pool and related improvements in the areas of Steep Slopes on the property. The Planning Commission will perform a site walk on 8/9/23 and this will be on their August agenda for consideration.
- **Township Tenant House:** Met with the contractor who did the previous repairs for an initial consultation and potential cost impact of the project. He will work up some preliminary numbers for the Township to prepare a bid package.
- **Township Cesspool/Septic System Replacement:** On 7/31/23, infiltration testing was conducted at the Township building to start the process of designing a new system. Worked with Mark Bryan on next steps following this testing and he has provided a proposal to do additional soils testing with a soils scientist and to design a new system. The expenditure request has been placed on the agenda.
- **National Night Out:** The Township hosted a table and provided food for the Fire Companies National Night Out on August 1, 2023. The night was a great success with numerous families coming out to meet the emergency service providers in the area. The Fire Company did a great job putting on the event and it was well received by the community!
- **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.
- Prepared the Winter Maintenance Bid Contract, which is on the August BOS agenda for bid authorization.
- The trees on the Township property, including the large oak tree, have been removed.
- Met with Go2 (the Township IT provider) for our annual review. As part our replacement program, we will be replacing one computer, which was budgeted. This was spec'ed and ordered through Go2 and will replace Lacey's PC.