

EDGMONT TOWNSHIP PLANNING COMMISSION
SEPTEMBER 18, 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.

- 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. August 28, 2023, Regular Meeting Minutes

4. Manager’s Report

5. Old Business

- a. Endress + Hauser Preliminary Subdivision & Land Development Application
- b. 1737 Slitting Mill Road – Beale – Conditional Use Application

6. New Business

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	August 28, 2023	
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:

- The September ZHB meeting has been canceled due to lack of business.
- October 24, 2023, at 7:00 PM

b. Community Day Committee:

- October 5, 2023, at 10:00 AM – Continued Meeting

c. Board of Supervisors:

- October 10, 2023, at 7:30 PM, Work Session at 6:30 PM

d. Board of Supervisors & Planning Commission Joint Work Session:

- October 10, 2023, 5:30 PM to 6:30 PM

e. 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
AUGUST 28, 2023, REGULAR MEETING MINUTES

This meeting of the Edgmont Township Planning Commission was held at the Edgmont Township Building. This meeting was not streamed live via Zoom Webinar due to technical difficulties.

Work Session – Members of the Planning Commission, Planning Commission Solicitor, 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; Tori Sheridan, Member; Hank Winchester, III, Alternate Member; Ellen Koopman, Esq., Planning Commission Solicitor; Neil D. Vaughn, Township Manager; and Lacey Faber, Assistant Township Manager. There were six (6) guests present.
2. **Public Comment:** There was no public comment.
3. **Consent Approval of Agenda and Meeting Minutes:** J. Raspa made a motion to approve the August 8, 2023, meeting agenda and the July 26, 2023, Regular Planning Commission meeting minutes as presented. T. Sheridan 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 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.
 - 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.
 - **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.
 - **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 7th – Deep Meadow concrete work; Week of August 14th & 21st – Antler Drive concrete work; and August 14th – 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.
- **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.
- **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.

5. **Old Business:**

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

Present: Robert Linn, Applicants Engineer
Shawn Paul, Applicants Engineer

R. Linn explained that the Applicant is in receipt of the Township Professional reviews, and they would like to discuss a few comments on each. R. Linn continued that, except for the few comments that warrant discussion, they can and will comply with the remaining comments. The following items were discussed:

- Yerkes Review Comment No. 5 – S. Paul explained that they are not able to undertake the issue of signage at this time, because they do not know what the building will be called or what the sign will look like yet. Therefore, they will need to discuss this at a later point in the application, and it may require an application to the Zoning Hearing Board.
- Yerkes Review Comment No. 17 – R. Linn explained that the turnaround circle is for those who mistakenly enter the property to turn around before they enter further into the property. The plan is to stripe the turnaround circle, which will be constructed without curbing or an island, and only flat surface pavement. R. Linn asked if the Planning Commission is agreeable to the 40-foot-wide turn radius waiver. N. Vaughn stated he received an email from the Planning Commissions legal Counsel on the matter, and he is okay with the legalities and defers to the Township Engineer on recommending approval of the waiver.
- Yerkes Review Comment No. 40 – R. Linn explained that the parking solar panels may be eliminated; however, they will leave them on the plan with a note that they may be eliminated if they are determined unnecessary.

- Bradford Review Comments – R. Linn stated they will comply with all comments.
- Pennoni Review Comments – They will comply with all comments. N. Vaughn stated he had an opportunity to speak with the Township Traffic Engineer and a meeting is needed with PennDOT to discuss the intersection and surrounding area. R. Linn stated they will comply and will have the traffic engineers set up a meeting with PennDOT.
- Systems Design Engineering Review Comments – R. Linn stated they will comply with all comments.
- TCA Review Comments – R. Linn explained they will comply with all comments; however, the Applicant may need to consider fee-in-lieu of tree replacement because they are running out of room on the site. C. Miller suggested the Applicant meet with TCA to review his comments and determine tree replacement requirements. R. Linn stated he will reach out to TCA to set a meeting.

R. Linn explained that the Applicant is looking forward to a possible positive recommendation from the Planning Commission this evening and would like to be on the Board of Supervisors September agenda. N. Vaughn asked if they were to receive a positive recommendation this evening if they would be able to provide narrative responding to all Township professional review comments by September 6th. R. Linn stated they would be able to comply with the date of September 6th.

E. Koopman asked the Planning Commission to confirm that they are happy with the plan and the number of outstanding comments. The Planning Commission discussed general concern regarding traffic mitigation measures, noting they only had so much oversight due to the fact that both roads in question are owned by PennDOT. The Planning Commission determined that the Applicants compliance with requirements set forth by PennDOT and the Township Traffic engineer will ensure that proper traffic improvements are implemented. The Planning Commission confirmed they were comfortable moving forward after this evening's discussions and with confirmation of the Applicants commitment to comply with the Township Professional reviews. T. Sheridan asked how the Township can secure funds for the embankment improvements of neighboring properties on Providence Road. E. Koopman explained that there can be funds held in escrow pending the execution of an easement agreement with whomever the current property owner is at the time of the proposed agreement. The Planning Commission generally agreed to make this item a condition on their recommendation to the Board of Supervisors.

J. Raspa 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 (12) pages, dated 3/24/23, last revised 8/4/23, 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. C. Miller explained that he would like to see Endress + Hauser give back to the community, especially with their approved LERTA, and asked that R. Linn relay that information to the Applicant. R. Linn stated he would convey the information. 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		
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:

- September 18, 2023, at 7:00 PM, Work Session at 6:30 PM

8. Adjournment: At 8:25 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

SEPTEMBER 2023

- **Sunoco:** Final bond release has been processed following the recommendation by the Board of Supervisors.
- **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 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 and will be noted on the Township's punch list.
 - Basin 1000 conversation has been completed with additional touch-up work needed in the coming weeks.
 - Preparations are underway for curb and sidewalk repairs in the fall, and paving will follow.
 - Presented to the HOA at a meeting held at the Township Building on August 21.
- **Runnymede Phase VII:**
 - Construction continues at the site with move-ins still occurring in Building 1000.
 - Met with the Developer, Township Consultants and Residents regarding the creation of the restoration plan for the Sawgrass Stormwater Improvements. The Developer has submitted their plan on August 30th for review by the residents and Township.
 - The walking trail paving has occurred in some areas that are not in conflict with the ongoing PECO project.
- **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 October Board of Supervisors agenda for consideration.
- **Township Community Park Upgrades**
 - The bid package has been finalized and will be reviewed with the BOS at the September work session. If acceptable, it is on the agenda for permission to advertise.
- **Open Space, Trails & Recreation Plan Update:** No updates at this time. Staff is working to schedule a meeting in September or October to keep the project moving.
- **2023 Road Project:** The 2023 road projects have been completed with positive results. Staff will begin closing out the project once all inspection reports and invoices have been received.
- **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.
 - Communicated with PECO regarding outage reporting problems following the August 7th straight line windstorms. For any partial power situation, residents are reminded to call the emergency number rather than report them online.
- **Delaware County Health Department Septic Program**
 - The Township has learned that the County Health Department will NOT be reviewing plans for additions, pools, etc. for conflicts with existing septic systems. Mark Bryan will continue to review these moving forward.
- **Public Works / Maintenance**
 - Staff & the Public Works Committee have reviewed the results of the Stormwater Televising. An updated quote is being submitted to the Township for repair costs.
 - Various inlet repair work has been completed through-out the Township.
 - The parking lot at the Township Building has been restriped.

- Working on obtaining pricing for gutter and gutter guard repairs to the Township Building.
 - Working on pricing for additional upkeep and strengthening of the Cisler Track wall.
 - 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:** The Planning Commission has recommended Preliminary Plan approval of the application.
 - **1737 Slitting Mill Road Conditional Use:** The applicant is working on an updated application to be submitted to the Township.
- **Township Tenant House**
 - Continued to compile information to compile the bid package for the upgrades to the units.
 - Repaired a leaking sink and drainpipe in Unit A.
- **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.
- Prepared the Winter Maintenance Bid Contract. Bids were due on August 31st and were opened the same day. The bid award is on the September Board of Supervisors Meeting agenda.
- The Township had it's 2021-2022 Liquid Fuels Audit on August 22nd. There were no findings and copies are available at the Township building if anyone wishes to review this.
- The Township Building experienced an IT issue on August 22nd, which caused disruption in phone service at the building. Go2 investigated the problem which was found to be the switch for the phone system and was replaced later in the week. As part of our IT Hardware upgrades, Lacey's computer was replaced with a new computer (the Township budgets to replace 1-2 machines per year).
- Work has commenced on the 2024 Budget. This will be discussed at the Board of Supervisors meeting September work session. There will be a public budget workshop meeting scheduled for early October that will be advertised once a date is selected.
- Attended the August Delaware County Council of Governments meeting. The County's Department of Human Services presented on their "No Wrong Door" program.
- 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.