



## EDGMONT TOWNSHIP PLANNING COMMISSION MEETING MINUTES FEBRUARY 26, 2024

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The regular monthly meeting of the Edgmont Township Planning Commission was held at the Edgmont Township Municipal Building, 1000 Gradyville Road, Newtown Square, PA 19073 and via Zoom on February 26, 2024, with a work session beginning at 6:30 PM followed by the regular meeting at 7:00 PM.

In attendance were Chairperson E. Chip Miller; Vice Chairperson Joseph Raspa; Member Victoria Sheridan; Member Ira Dunoff; Member Stuart Rosenberg; Township Engineer Nick Cirilli, P.E.; Township Planners Thomas Comitta & Erin Gross (Virtual); Solicitor Ellen Koopman, Esquire; and Township Manager Neil D. Vaughn. There were thirty-one guests in attendance: twenty-four in person and seven via Zoom.

During the work session, those in attendance reviewed the regular meeting agenda, and discussed moving the April Planning Commission meeting due to conflicts; the meeting will now be on April 29<sup>th</sup>.

- I. Call to Order & Pledge of Allegiance
  - a. Chairman Miller called the meeting to order at 7:00 PM with the Pledge of Allegiance.
- II. Public Comment
  - a. None.
- III. Approval of Consent Agenda
  - a. A motion was made by Stuart Rosenberg to approve the consent agenda which includes the meeting agenda approval with change in agenda order for new business, the January 22, 2024, Regular Meeting Minutes, and the January 22, 2024, Joint Work Session Meeting Minutes with a second by Vice Chairperson Raspa. There were no additional comments, and the motion passed unanimously.
- IV. Township Managers Report
  - a. Township Manager Vaughn presented the Township Operations Report, which is attached.
    - i. Hank Winchester praised Neff Construction for their snow removal efforts during the recent winter storms.
- V. Old Business
  - a. Preliminary/Final Subdivision Plan for Alan Mancill, 3 Lots, 1200 Block of Gradyville Road
    - i. The applicant's engineer, Gus Houtmann of G.D. Houtman & Son, Inc., provided an update on the application to the Planning Commission. The plan is a three-lot subdivision with the intention to construct three single family dwellings following the lot averaging regulations of the Township. Mr. Houtmann reviewed the following items from the Township professional's reviews:
      1. Yerkes, Inc. review dated February 8, 2024
        - a. The NPDES permit has been submitted.
        - b. Working on the Planning Module submission and addressing comments from the Township Sewage Enforcement Officer.
        - c. The PennDOT Highway Occupancy Permit has been submitted.

- d. Will work on obtaining well and septic information for the adjoining lots, and this will be added to the plans.
- e. All other comments will be complied with.
- 2. Thomas Comitta Associates, Inc. review updated January 29, 2024
  - a. Working on the overall landscaping plan for the site, which will be submitted for review once completed. The tree replacement fee in lieu of information will be submitted as well. There will be some clean-up of specimen trees as well incorporated to the landscaping plan.
  - b. There will be landscaping plans for each lot as well. Once these are completed, they will be submitted for review and will be reviewed at the time of building permit submission.
  - c. The requested trail easement was discussed. The applicant felt this would be problematic due to the stream crossing, steep slopes, and riparian buffer within this area.
  - d. No EIA report is needed.
  - e. All other comments will be complied with.
- 3. Mr. Houtmann advised that the review comments from the Township Sewage Enforcement Officer will be complied with.
- ii. A motion was made by Vice Chairperson Raspa to recommend approval of the plan titled "Preliminary/Final Minor Subdivision Plan of Property for Alan Mancill" dated December 1, 2023, and last revised on January 12, 2024, consisting of six sheets. The approval accepts the requested waiver of allowing the subdivision as a Minor subdivision and is conditioned upon complying with the:
  - 1. Thomas Comitta Associates, Inc. review updated January 29, 2024
  - 2. Yerkes, Inc. review dated February 8, 2024
  - 3. Delaware County Planning Commission review dated January 19, 2024
  - 4. Township Sewage Enforcement Officer review memo dated February 23, 2024
  - 5. Obtaining all other regulatory agency approvals including but not limited to sewage planning module approval, NPDES permit approval, and PennDOT Highway Occupancy permit approval.

The motion was seconded by Stuart Rosenberg. There were no additional comments and the motion passed 4-0 with Chairperson Miller abstaining.

- b. Final Major Subdivision/Land Development Plan, Endress + Hauser, Landmark Drive
  - i. Robert Linn, from Linn Architects, provided an update on the application. Mr. Linn first provided an update on the status of the various external approvals needed.
    - 1. Sewer Capacity/DEP Approval
      - a. There are four collection agencies that approvals are needed from. The request is on the agenda for all four throughout the month of March.
      - b. DEP has verbally agreed upon the proposed flows.
    - 2. NPDES Permit
      - a. Working on the administrative completeness portion of the application with the Delaware County Conservation District. This will be submitted in the near future.
    - 3. PennDOT
      - a. The applicants Traffic Engineer, TPD, has submitted to PennDOT and the Township, with review responses provided to both agencies as well. A scoping meeting is still trying to be scheduled.

- b. Township Manager Vaughn noted that the Township's Traffic Engineer, Michael Schnieder had to leave, but he is in agreement with the proposed traffic improvements and is awaiting the PennDOT meeting.
- ii. Mr. Linn also reviewed the following items from the Township review letters:
  - 1. Yerkes, Inc. review dated February 21, 2024
    - a. Will handle building signage, fire alarms, and sprinkler installation with the building permit submittals.
    - b. Will provide the proper annotations for the reserved parking requirements for the future building expansion if required.
    - c. Will provide the required legal descriptions.
    - d. The centerline profiles have been added to the plans.
    - e. Acknowledged that Landmark Drive will remain private and will not be offered for dedication to the Township.
    - f. Will provide a "fee in-lieu" for the sidewalk installation along Providence Road from West Chester Pike.
    - g. The retaining walls are currently being designed. All needed information will be submitted once received.
    - h. All other comments will be complied with.
  - 2. Thomas Comitta Associates, Inc. review updated February 19, 2024
    - a. Acknowledged there will be no ground mounted PV Solar arrays.
    - b. The requested floor plans have been submitted.
    - c. The renderings for the building are being reworked. Mr. Linn stated he would help facilitate dialog with the building architect and TCA.
    - d. All other comments will be complied with.
- iii. Ashley Dowse of Gradyville Road asked what the building was intended to be used for. It was noted that it will be a regional headquarters for Endress + Hauser, which is an instrumentation company. They will also have a training facility within the proposed building for workforce development.
- iv. Karen Katz of Heather Hills Lane asked if the employees will be hourly or salary. It was noted that it will be about an even split between the two. Mrs. Katz also asked if Endress + Hauser supports the oil and gas industry. It was noted that they provide flow meter instrumentation to various industries including life sciences, and food & beverage, ultimately any industry that requires the measurement of flows.
- v. Judy Buchanan of Providence Road asked about the turn from Landmark Drive onto Providence Road. It was noted that this is being worked through with the traffic engineers and PennDOT.
- vi. Thomas Comitta stated that they are concerned about the initial building elevation renderings due to the amount of white being used. Mr. Linn acknowledged this and will work with the applicant's architect to rework the elevations.
- vii. A motion was made by Vice Chairperson Raspa to recommend approval of the plan titled "Final Subdivision/Land Development Plan Endress + Hauser, Inc. Northeast Regional Center" dated December 28, 2023, and last revised on February 23, 2024, consisting of eighteen sheets. The approval accepts the requested waivers from:
  - 1. Section 305.22.8.16 – Tree surveying
  - 2. Section 305-40.A.12, C.2, D, and F – Cul-de-sac radius and placement
  - 3. Section 305-46.B.1 – Reduction of drive isle widthand is conditioned upon complying with the:
  - 1. Thomas Comitta Associates, Inc. review updated February 19, 2024
  - 2. Yerkes, Inc. Review dated February 21, 2024

3. HRG, Inc. Review dated February 24, 2024 (Sewage)
4. Pennoni, Inc. Review dated August 15, 2023 (Traffic)
5. Obtaining all other regulatory agency approvals including but not limited to sewage planning module approval, NPDES permit approval, and PennDOT Highway Occupancy permit approval.
6. All intersection improvements at Providence Road & Landmark Drive are agreed upon by the Township and PennDOT.
7. A “will serve” letter from Aqua is supplied to the Township for the needed fire flows for the proposed development. The Township agrees that specific design of the fire protection systems will be part of any building permit approval.
8. Retaining wall submittals shall be provided to the Township once designed. If any portion of the approved plan has to be altered due to the construction of the walls, the applicant is to come back to the Township for amended approval.
9. An agreeable method of right-of-way clearing will be completed by the applicant along Providence Road, North of Landmark Drive, in front of 3790 Providence Road, Parcel 19-00-00323-00. If a suitable amount of clearing is not achieved, a method of financial security will be entered into with the Township for a reasonable period of time to further obtain the needed clearing.
10. Entering into all applicable developer agreements and financial security agreements.
11. The Applicant’s Architect, Stantec, shall provide updated building elevation schematics/drawings that satisfy the Township Planner’s concerns regarding building colors.
12. The proposed signage for the building shall comply with Township regulations. Before erecting any new signage on the Property, the Applicant shall apply for and obtain all required permits for same and to the extent that the proposed signage does not meet Township regulations, the Applicant will obtain all relief necessary for such signage.
13. The Applicant will include a note on the revised Final Plan stating that Landmark Drive is a private road and will not be offered for dedication to the Township.

The motion was seconded by Victoria Sheridan. There were no additional comments and the motion passed unanimously.

## VI. New Business

- a. Conditional Use Application for Tired Hands Brewing, Pop-up Biergarten, 4901 West Chester Pike
  - i. Robert Berliner, the COO of Tired Hands Brewing, provided an update on the proposed pop-up biergarten. Mr. Berliner stated that there will not be many changes from the previous year’s set-up except for live music, which they are looking to eliminate. There will be seating for 250 people with the gazebos and tables within the field area adjacent to the site. There will be security in place during the hours of operation and will maintain the barrier to the adjacent Providence Road property.
  - ii. Vice Chairman Raspa noted that the previous years set-up worked very well and was well maintained.

- iii. Karen Katz of Heather Hills Lane commented about the barrier for the Providence Road property as there are horses on said property.
  - iv. David Snyder of Arbor Way commented about the noise from live music being problematic the previous year.
  - v. Nelson Wicas of Providence Road commented that the fence/barrier is needed and appreciated eliminating any risk from the Biergarten. Mr. Wicas also noted he has spoken to Paul deBotton of National Realty (the property owner) and they are looking for long range solutions for this. Mr. Wicas also commented on the live music.
  - vi. Elaine Powell of Charter Oak Drive commented that she enjoyed the live music.
  - vii. Ashley Dowse of Gradyville Road commented that a possible “clam shell” type of barrier could be effective.
  - viii. Mr. Berliner noted that they would look at all avenues and work with the property owners on Arbor Way & Providence Road.
  - ix. Karen Katz of Heather Hills Lane asked about tree clearing. It was noted there will be no tree clearing.
  - x. Nelson Wicas of Providence Road offered access onto his property for the operators to check noise levels.
  - xi. Mr. Berliner offered better policing of the property and surrounding properties with a sound meter for noise concerns.
  - xii. A motion was made by Vice Chairperson Raspa to recommend approval of the Conditional Use Application for Rob Berliner, for the business of Tired Hands Brewing Co. Biergarten to operate at Edgmont Square Shopping Center, Parcel B-1 West Chester Pike, pursuant to Zoning Code Section 365-89.C(17), conditioned as follows:
    1. Conditioned on the Applicant satisfactory addressing the Zoning review dated, February 23, 2024.The motion was seconded by Victoria Sheridan. There were no additional comments and the motion passed unanimously.
- b. Recreation, Open Space, and Trails Plan
- i. Township Manager Vaughn provided an update on the Recreation, Open Space and Trails Plan progress. Mr. Vaughn reported that they are seeking comments from the members of the Planning Commission to be incorporated into the plan before it is sent to the Delaware County Planning Commission for their review. Once comments have been received from the Delaware County Planning Commission, then a public hearing will be scheduled for potential adoption.
    1. It was decided that comments should be returned to Township Manager Vaughn by March 11, 2024.
    2. Erin Gross asked if any of the Planning Commission members have comments on the Township’s Solicitor comments, which were previously supplied to them, to please provide those by the 11<sup>th</sup> as well.
  - ii. Karen Katz of Heather Hills Lane asked if the plan will be posted. Township Manager Vaughn noted it would be posted in advance of the public hearing.
  - iii. An unidentified resident asked where the trails would be located. It was noted that this was only planning for potential trails, and there is no impending construction of trails.
    1. Township Manager Vaughn reviewed the purpose of the Plan, particularly how it relates to potential grant funding.

- iv. Ashley Dowse of Gradyville Road asked if there would be a trail down Gradyville Road or through White Horse Village. It was noted that a trail down Gradyville Road was not included in the plan.
- v. Karen Katz of Heather Hills Lane commented about the Mancill Plan and trail easement discussion from earlier in the meeting.
- vi. Ashley Dowse of Gradyville Road commented on traffic speeds thorough Ridley Creek State Park.
- vii. Nelson Wicas of Providence Road commented that he was part of a trails group that cleared trails within Willistown Township and would be happy to share his experiences with the Steering Committee.

## VII. Miscellaneous Discussion

- a. Conditional Use Application for Matthew & Ashley Traister, Steep Slope Conservation District, 4 Flyway Drive
  - i. Township Manager Vaughn provided an update to the Planning Commission on the timing for this application. The applicant is working on updating their plans following initial reviews by the Township professionals and from the site walk on February 15, 2024. The proposed schedule for the application is:
    - 1. Planning Commission Meeting on Monday, March 25, 2024 for the Conditional Use request.
    - 2. Zoning Hearing Board Hearing on Tuesday, March 26, 2024, for their Variance request.
    - 3. Board of Supervisors meeting on Tuesday, April 9, 2024 for their Conditional Use Hearing.
  - ii. A review of the site walk was discussed for those who could not attend on February 15<sup>th</sup>. The following items were discussed during the site walk:
    - 1. Fencing at the retaining wall(s).
    - 2. Repositioning the house to minimize disturbance within the steep slope conservation district.
    - 3. The possibility of curbing along the driveway to minimize runoff on the neighboring property.
    - 4. The need for a possible construction access agreement.
    - 5. Tree replacement will be reviewed during the grading permit application process.
  - iii. Nancy Seweryn of Charter Oak Drive expressed concerns with runoff from Flyway Drive.
  - iv. Elaine Powell of Charter Oak Drive expressed concerns about maintenance of the stormwater management facilities after instillation.
  - v. Bruce Miller of Charter Oak Drive questioned what the stormwater management approval process was. It was explained to Mr. Miller by the Township Engineer and Township Manager.
  - vi. An unidentified resident asked how the construction would affect the below houses on Charter Oak Drive.
  - vii. Planning Commission Solicitor Ellen Koopman explained the application process and how the engineering approval occurs. Additional discussion was also had about the process and engineering standards.
  - viii. Ron Hughes of Knights Way asked about subdivisions with the Runnymede Farms Development.

VIII. Upcoming/Ongoing Applications and 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	6/2/2022	90 Days	Indefinite	6/27/22		
2	0 Landmark Drive	Final Subdivision & Land Dev.	Endress+Hauser	12/29/23	90 Days 4/21/24		1/22/24		
3	1200 Blk. Gradyville Road	Prelim. /Final Subdivision & Land Dev.	Alan Mancill	12/1/23	90 Days 2/29/24		12/11/23		
4	1235 Gradyville Road	Final Minor Subdivision	Estate of Hardie Beloff	12/5/23	90 Days 2/29/24		12/11/23	1/22/24	2/13/24
5	4 Flyway Drive	Conditional Use	Matthew & Ashley Traister	12/12/23	60 Days 2/10/24	4/9/24	3/25/24		
6	West Chester Pike (ECF, B1)	Sketch Plan	Claude deBotton Trustee	11/16/23	N/A	N/A	12/11/23	N/A	N/A
7	4901 West Chester Pike (ECF, B1)	Conditional Use	Tired Hands Brewing Company	2/14/24	60 Days 4/14/24		2/26/24		

IX. Upcoming Meetings

- a. Chairperson Miller announced the following upcoming Township Meetings:
  - i. Board of Supervisors
    1. March 12, 2024, at 7:00 PM; Work Session at 6:30 PM
  - ii. Planning Commission
    1. March 25, 2024, at 7:00 PM; Work Session at 6:30 PM
  - iii. Zoning Hearing Board
    1. March 26, 2024, at 7:00 PM

X. Adjournment

- a. Stuart Rosenberg made a motion to adjourn the meeting, with a second by Victoria Sheridan. There were no additional comments and the motion passed unanimously. The meeting was adjourned at 9:38 PM.

Respectfully submitted,



Neil D. Vaughn  
Township Secretary

# EDGMONT TOWNSHIP OPERATIONS REPORT

## FEBRUARY 2024

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- **Edgmont Preserve:** Permits and CO's continue to be processed and approved for the development.
  - Continued monitoring site construction during the month.
  - Conducted a stakeholder's meeting with developers, builders, and Township representatives on January 19, 2024.
- **Runnymede Phase VII**
  - Working on bid package for base repairs and leveling course for Runnymede Drive.
  - Erosion was found to be occurring in the area where the stormwater management upgrades were completed behind Sawgrass Drive. A site meeting was held, and the contractor will fix the areas of concern when the weather cooperated.
- **American Rescue Act Funding:** Continued work on executing the agreements/contracts for the projects approved at the November Board of Supervisors meeting.
- **Township Community Park Upgrades**
  - The bid for the project has been awarded to Albert Cipolloni Jr. & Sons, Inc. All associated paperwork for the project and grant is currently being completed.
  - All products for the project have been ordered with an estimated 12-week turnaround.
- **PECO**
  - An area of paving was found to have opened up along Runnymede Drive, near Mallard Drive where the paving restoration was completed. Met with PECO representatives onsite, and they will repair the area.
  - PECO contractor Valiant Energy Service will be completing pole replacement on Gradyville Road (from Middletown Road to Delchester Road), and Delchester Road beginning January 8, 2024. This project is expected to last 2-3 months and there will be lane closures in the work areas from 9:00 AM to 3:00 PM.
- **Open Space, Trails & Recreation Plan Update**
  - Continuing to make progress on plan update.
  - It is anticipated to have the Township Planning Commission review at their February meeting, followed by review of the County Planning Commission.
  - A Public Hearing for adoption will be scheduled at a later date.
- **Public Works / Maintenance**
  - Snow removal operations were completed for the two winters storms experienced thus far. The salt supply has been restocked.
  - Performed necessary clean-up and supported PennDOT / PECO following the January 9<sup>th</sup> wind and flooding event.
  - Continued coordination meetings are held with staff, Neff Construction and Thornbury Township (Chester County).
  - Annual fire extinguisher inspection and service was completed at the Township Building.
- **Planning / Zoning Applications:**
  - **White Horse Village:** No update.
  - **Save Edgmont Appeal:** This application has been continued until July 23, 2024.
  - **Endress + Hauser, Landmark Drive:** The final plan has been resubmitted to the Township and is currently under review by the Township professionals. This will be on the agenda for the February Planning Commission Meeting.
  - **Edgmont Village:** Following up on comments at the January Joint Work Session.

- **Mancill Subdivision, Three Lots (1200 blk. of Gradyville Road):** The applicant has submitted updated plans following Township professional reviews. This will be on the agenda for the February Planning Commission Meeting.
- **Estate of Hardie Beloff, Lot Line Change (1235 Gradyville Road):** The Planning Commission has recommended approval of this application and is on the Board of Supervisors agenda for their February meeting.
  
- **Township Tenant House**
  - Continued work towards the creation of a bid package for the upgrades to the units.
  - Checked at various times to ensure that there are no issues / frozen pipes.
  
- **Township Cesspool/Septic System Replacement:** The bid package is nearing completion. Will be meeting with the Township SEO once completed for review.
  
- **Staff Update**
  - The first round of interviews has been completed for the Assistant to the Township Manager position. Staff will present a short list of candidates to the Board of Supervisors on who to bring back for second interviews.
  
- The Ordinance Committee continue their work on the Gradyville Master Plan, Historical regulations, and general clean-up of various items. The Committee will reconvene to follow up on the comments received at the January Joint Work Session.
  
- Continued work on the Canter Village Road dedication request.
  
- Continued with Life Safety/Use & Occupancy inspections during the month.
  
- The in-house portion of the 2023 Township Financial Audit has been completed. The appointed auditors will follow up with a formal report in the coming weeks.
  
- The firewall and managed continuity devices have been updated by the Township's IT provider.
  
- Assisted with securing the newly installed Knox Boxes at White Horse Village. These boxes are master key boxes that a facility can securely place items that are needed in a emergency.
  
- Staff have attended various training courses throughout the month including municipal finance, code enforcement and operations, and township administrative updates.
  
- Staff have been working on planning and preparation for the 2024 Township Community Events.