



## EDGMONT TOWNSHIP PLANNING COMMISSION MEETING MINUTES JANUARY 22, 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 January 22, 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 Ira Dunoff; Member Stuart Rosenberg; Township Engineer Michael Conrad, P.E.; Township Planners Thomas Comitta & Erin Gross (Virtual); Solicitor Stacey Fuller, Esquire; and Township Manager Neil D. Vaughn. There were twenty guests in attendance: seventeen in person and three via Zoom.

During the work session, those in attendance reviewed the regular meeting agenda, and finalized the discussion items from the joint work session meeting held prior to the meeting.

### I. Call to Order & Pledge of Allegiance

- a. Chairman Miller called the meeting to order at 7:00 PM with the Pledge of Allegiance. He also provided an introduction of the Planning Commission members and Township Professionals for those in attendance.

### II. Public Comment

- a. Fernando Mascioli from the 1000 Block of Arbor Way noted various concerns with the Edgmont Village Sketch Plan which included the amount of Zoning relief needed on the proposed plan, what else is due to be constructed within the shopping center in the future, traffic, environmental, littering, quality of life and property values.
- b. Mary Ellen Bonhage from the 1000 Block of Arbor Way asked what the need for the proposed Edgmont Village is and also noted the quality-of-life concerns associated with the development.

### III. Approval of Consent Agenda

- a. A motion was made by Vice Chairperson Raspa to approve the consent agenda which includes the meeting agenda approval and the December 11, 2023, meeting minutes with a second by Ira Dunoff. There were no additional comments, and the motion passed 3-0 with Chairperson Miller abstaining as he was not present for the December 11, 2023, meeting.

### IV. Township Managers Report

- a. Township Manager Vaughn presented the Township Operations Report, which is attached.

### 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., introduced the plan 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 noted that the plan was resubmitted to the Township prior to this meeting and that the landscaping plan is still being worked on. Mr. Houtmann touched on the following items from the Township professional's reviews:

1. Acknowledged the note for the wells within 200' of the properties.
  2. That the sewage facilities application will be submitted.
  3. The Highway Occupancy Permit Application has been submitted to Penn-DOT.
  4. Will submit and comply with the Stormwater Operations and Maintenance requirements.
  5. Acknowledged the comment about the driveway configuration for Lot 2 and it is being investigated.
  6. Working on the fee in lieu of information. It was noted by the Township Engineer that credit can possibly be given for cleaning up specimen trees and the various vines on the property.
  7. Requested not to enter into a trail easement due to the site characteristics.
  8. Discussion about the Environmental Impact Assessment (EIA). It was noted by Thomas Comitta that an abbreviated EIA can be submitted. This will be worked on.
- ii. All other comments are a will comply. The applicant will return for the February Planning Commission Meeting.
- b. Sketch Plan – Edgmont Village (West Chester Pike, ECF, Parcel B1)
- i. Chairman Miller provided a brief synopsis of the proposed development along with a history of what has been previously approved for this site. Mr. Miller also explained the C-3 zoning updates passed in 2022 and the history of the changes.
  - ii. Additional public comments were made about the proposed plan:
    1. David Kalman of the 100 Block of Columbus Avenue questioned the zoning and inherent rights of the property and noted that landscaping needs to be addressed.
      - a. The issue of the recent Rose Tree Media Elementary School application was mentioned as grounds to not accept the plan. Chairperson Miller noted that this property has the proper zoning for the project where the school application did not.
    2. Fernando Mascioli from the 1000 Block of Arbor Way also questioned the Zoning and noted concerns with the proposed drive-thru separation, internal circulation, and traffic signals.
    3. Robert Duffy from the 100 Block of Columbus Avenue asked if the Zoning could be changed back, since it was changed previously.
    4. Chairperson Miller explained the process for the application.
    5. Steven Bohnage from the 1000 Block of Arbor Way stated he is concerned with the hours of operation.
    6. Stuart Carle from the 3700 Block of Providence Road asked about the 2022 C-3 zoning changes and if the Township regrets changing the zoning.
    7. Kathleen Mestichelli from the 3700 Block of Providence Road stated her concerns about the area traffic with the proposed plan.
    8. Fernando Mascioli from the 1000 Block of Arbor Way also noted traffic concerns.
    9. Thos Buchanan from the 3800 Block of Providence Road also noted traffic concerns, particularly on Providence Road.
    10. David Kalman of the 100 Block of Columbus Avenue also noted traffic concerns, particularly on Columbus Avenue.

VI. New Business

- a. Final Minor Subdivision Plan for the Estate of Hardie Beloff, Lot Line Change, 1235 Gradyville Road
  - i. The applicants engineer, Gus Houtmann of G.D. Houtman & Son, Inc., introduced the plan to the Planning Commission and noted that a site walk had previously been completed on the property in August of 2023. The plan is for a lot line change between 1235 Gradyville Road and 1482 Middletown Road. There is no construction or improvements associated with this plan. The Gradyville Road lot will go from 5.173 acres to 3.570 acres and the Middletown Road lot will go from 4.011 acres to 5.614 acres.
  - ii. Mr. Houtmann touched on the following items from the Township professional's reviews:
    1. Will comply with noting the water line along Middletown Road on the plan.
    2. Will comply with the well information requirements.
    3. Will comply with the driveway notes and permits.
    4. Will add the address of the Middletown Road parcel on the plan.
    5. The septic replacement area will be added to the plans.
    6. Will amend the section numbers of the plan as needed.
  - iii. Jonathan Sokoloff, the Executor of the Estate, asked if the trail easement was required. It was advised that it was preferred but not required. Mr. Sokoloff stated they would not agree to a trail easement on the property.
  - iv. A motion was made by Vice Chairperson Raspa to recommend approval of the Final Minor Subdivision Plan for the Estate of Hardie Beloff contingent upon complying with the latest and subsequent review letters from Yerkes, Inc. dated January 5, 2024, Thomas Comitta Associates, Inc. dated January 17, 2024, Pennsylvania DEP Planning Module Letter dated September 26, 2023, and the Delaware County Planning Commission, dated January 18, 2024, with a second by Stuart Rosenberg. There were no additional comments and the motion passed unanimously.
- b. Conditional Use Application for Matthew & Ashley Traister, Steep Slope Conservation District, 4 Flyway Drive
  - i. Township Manager Vaughn reported that this matter will be tabled due to the applicant requesting additional time to address review comments. To keep the process moving forward, a site walk will be scheduled with the Planning Commission in the coming weeks.
- c. Final Major Subdivision/Land Development Plan, Endress + Hauser, Landmark Drive
  - i. Robert Linn, from Linn Architects provided an update on the plan and noted that the updated review letters from the Township professionals have been received and are working through them. Mr. Linn noted that he would like to discuss some items of interest in those letters with the Planning Commission.
    1. Reserved Parking – Mr. Linn provided a plan for a reserved parking proposal for the main parking area of the building. The plan would put 56 parking spaces in reserve as well as one of the parking isles. Following a discussion of the proposal, the Planning Commission felt it was not appropriate and would like the applicant to construct all the required parking.

2. Zoning Interpretation for the North Stair Tower – Mr. Linn noted that the Township Engineer’s review letter had a comment about the North stair tower as it relates to the required zoning district setbacks. It was noted that there will be no structure underneath this stair tower, and that there would not be an encroachment. It was decided that Mr. Linn, the Township Engineer and Township Zoning Officer would discuss this further and provide a determination.
  3. Will comply with the reserved parking note for the potential addition in the warehouse area.
  4. Acknowledged that if the signage for the building does not conform to the Township Zoning regulations, Zoning relief would be sought.
  5. Acknowledged that a sprinkler & fire alarm system will be installed within the building and will be part of the building permit application. Mr. Linn also advised that an emergency responder radio system repeater will be installed.
  6. The solar canopies have been removed from the plan and will remove the note on the plan.
  7. Mr. Linn questioned when the Township would prefer to see the retaining wall details as they are still being designed. Township Engineer Conrad noted he would prefer that they are part of the Land Development process.
  8. The final NPDES permit is in progress.
  9. The final EDU calculations have been completed and the information has been sent along to the Pennsylvania DEP for their input.
  10. Mr. Linn had a question about the maps required as part of the EIA report. Thomas Comitta noted that the maps do not have to be recreated if there is an existing map that provides the needed details.
  11. The traffic engineers have been discussing the plan and the traffic details are being updated. A scoping meeting with PennDOT will be scheduled once this is completed.
- ii. Stuart Carle from the 3700 Block of Providence Road noted the existing traffic issue in the area and is concerned about the additional traffic.

**VII. 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
<b>1</b>	535 Gradyville Rd.	Land Development	White Horse Village	6/2/2022	90 Days	Indefinite	6/27/22		
<b>2</b>	0 Landmark Drive	Final Subdivision & Land Dev.	Endress+Hauser	12/29/23	90 Days 4/21/24		1/22/24		
<b>3</b>	1200 Blk. Gradyville Road	Prelim. /Final Subdivision & Land Dev.	Alan Mancill	12/1/23	90 Days 2/29/24		12/11/23		
<b>4</b>	1235 Gradyville Road	Final Minor Subdivision	Estate of Hardie Beloff	12/5/23	90 Days 2/29/24		12/11/23		
<b>5</b>	4 Flyway Drive	Conditional Use	Matthew & Ashley Traister	12/12/23	60 Days 2/10/24	3/12/24	1/22/24		
<b>6</b>	West Chester Pike (ECF, B1)	Sketch Plan	Claude deBotton Trustee	11/16/23	N/A	N/A	12/11/23	N/A	N/A

VIII. Upcoming Meetings

- a. Chairperson Miller announced the following upcoming Township Meetings:
  - i. Board of Supervisors
    1. February 13, 2024, at 7:00 PM; Work Session at 6:30 PM
  - ii. Planning Commission
    1. February 26, 2024, at 7:00 PM; Work Session at 6:30 PM
  - iii. Zoning Hearing Board
    1. January 23, 2024, at 7:00 PM

IX. Adjournment

- a. Vice Chairperson Raspa made a motion to adjourn the meeting, with a second by Ira Dunoff. There were no additional comments and the motion passed unanimously. The meeting was adjourned at 9:00 PM.

Respectfully submitted,



Neil D. Vaughn  
Township Secretary

# EDGMONT TOWNSHIP MANAGER'S REPORT

## JANUARY 2024

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- **Edgmont Preserve:** Permits and CO's continue to be processed and approved for the development.
  - Drainage in the area of Aarons Court was found to be non-functioning due to a pipe issue. The area has since been repaired and has been draining properly.
  - Next stakeholder's meeting with developers, builders, and Township representatives has been scheduled for January 19, 2024.
- **Runnymede Phase VII**
  - Proof rolling was completed by the Township to determine the extent of base repairs needed prior to the paving of Runnymede Drive. Yerkes will compile a summary report to the Township.
- **American Rescue Act Funding:** Staff is working 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**
  - The final cutover work for the Runnymede reliability project has been completed.
  - 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:** Work continues on the plan update. It is anticipated that this will be a topic of discussion at upcoming meetings in early January '24.
- **Public Works / Maintenance**
  - Monitored roadways and inlets following the recent weather events.
  - Continued general clean-up throughout the Township along with various projects.
  - The pipe replacement was completed at Stackhouse Mill Road and Beverly Lane.
  - Continued coordination meetings are held with staff, Neff Construction and Thornbury Township (Chester County).
- **Planning / Zoning Applications:**
  - **White Horse Village:** No update.
  - **Save Edgmont Appeal:** This application has been continued until January 2024.
  - **Endress + Hauser, Landmark Drive:** The final plan has been submitted to the Township. It is currently under review by the Township professionals and will be on the agenda for the January Planning Commission Meeting.
  - **Edgmont Village:** A sketch plan was submitted for Edgmont Country Fair, Parcel B-1 and was discussed at the December Planning Commission Meeting. The proposed plan includes a convenience store with fuel pumps, and two eateries with drive through. There will be a site walk with the Planning Commission and the applicant on January 8, 2024.
  - **Mancill Subdivision, Three Lots (1200 blk. of Gradyville Road):** The applicant has submitted a proposed Preliminary/Final Minor plan for a three-lot subdivision. The site is in the 1200 block of Gradyville Road.
  - **Estate of Hardie Beloff, Lot Line Change (1235 Gradyville Road):** The applicant has submitted a plan for a lot line change.
- **Township Tenant House**
  - Continued work towards the creation of a bid package for the upgrades to the units.

- **Township Cesspool/Septic System Replacement:** The system design has been completed and submitted to the County Health Department, which has been approved. The project will exceed bidding thresholds, and a bid package is being created for advertisement.
- **Staff Update**
  - The job announcement has been posted on the PSATS website, Township website and Indeed. Thus far, 52 resumes have been received. Interviews will be conducted after January 15<sup>th</sup>.
- The Ordinance Committee met on December 5<sup>th</sup> to continue their work on the Gradyville Master Plan, Historical regulations, and general clean-up of various items. The Committee will meet again in January to continue progress on these items.
- Continued work on the Canter Village Road dedication request.
- Continued with Life Safety/Use & Occupancy inspections during the month.
- PennDOT completed the pipe replacement project on Gradyville Road at the Township Building.
- Attended a welcome reception for the new White Horse Village CEO. We will be scheduling a time to sit down in the coming weeks to discuss various items of interest for both entities.
- 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.
- Attended the Flight on Ice tree lighting ceremony.
- Board members and staff prepared the food that was collected for the annual food drive and it was delivered to the Media Food Bank on December 22<sup>nd</sup>. The “official” totals were two pick-up trucks and two SUV’s full of items.
- Attended the monthly Delaware County COG meeting.
- Prepared for the annual organization meetings for the Board of Supervisors and Elected Auditors.