



EDGMONT TOWNSHIP PLANNING COMMISSION

MEETING MINUTES

February 24, 2025

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 24, 2025, with a work session beginning at 6:30 PM followed by the regular meeting at 7:00 PM.

In attendance were Chairperson Joe Raspa; Vice Chairperson E. Chip Miller; Member Ira Dunoff; Member Stuart Rosenberg; Member Victoria Sheridan; Alternate Member Hank Winchester III; Township Planner Tom Comitta (Via Phone); Township Planner Erin Gross (Virtual); Township Engineer Nick Cirilli, P.E.; Township Traffic Engineer Michael Schneider, P.E.; Township Solicitor Patrick McKenna, Esquire; Township Manager Kenneth D. Kynett, Esquire; and Assistant to the Township Manager Jessica Redding. There were five in-person guest in attendance.

During the work session, those in attendance reviewed the regular meeting agenda items.

- I. Call to Order & Pledge of Allegiance
 - a. Chairperson Raspa 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 Member Rosenberg to approve the consent agenda which includes the meeting agenda approval and the January 27, 2025, Regular Meeting Minutes. Member Sheridan seconded the motion. There were no additional comments, and the motion passed unanimously.
- IV. Township Operations Report
 - a. Township Manager Kynett presented the Township Operations Report, which is attached.
- V. Old Business
 - a. Conditional Use Application for Chamounix Ventures, LLC, Medical Marijuana Dispensary, 5000 West Chester Pike
 - i. The applicant's attorney Carrie B. Nase-Poust of Fox Rothschild summarized the application to the Planning Commission. The application includes Conditional Use to operate a medical marijuana dispensary in the existing building at 5000 West Chester Pike. Director of State Operations Nick Rassler was in attendance. Mrs. Nase-Poust addressed the following items discussed among the applicant and Township professionals during the site visit on February 21, 2025:
 1. Yerkes Associates, Inc. Memorandum dated February 21, 2025
 - a. The applicant will comply with the following related to Providence Road:
 - i. Relocating the 'No Left Turn' sign for greater visibility.
 - ii. Further evaluate illumination and relocate/add lighting at the parking lot entrance/exit.

- iii. Update the landscaping to comply with the approved WSFS landscaping plan.
 - iv. Repair or replace the fence.
 - b. The applicant will comply with the following related to West Chester Pike:
 - i. Install 'Driveway ahead' sign and add dual right arrow in travel lane, subject to PennDOT approval.
 - ii. Modify the existing loading area for one parallel employee parking space.
 - iii. Check curbing and implement necessary repairs/replacement.
 - iv. Update the landscaping to comply with the approved WSFS landscaping plan.
 - c. The applicant will comply with the following related to the South Side of Building:
 - i. Replace the screening and fencing around the dumpster.
 - ii. Extend the fencing along the property line in vicinity of the curb cut.
 - iii. Work with property owner to restore the eroded slope with an erosion control blanket and shrubs.
 - iv. Update the landscaping to comply with the approved WSFS landscaping plan.
- 2. Thomas Comitta Associates review dated February 24, 2025
 - a. Township Planner Comitta suggested installing three Leyland Cypress along with a swale to fill the gap on the South Side of the property but deferred to the Township Engineer.
 - b. Township Manager Kynett noted the applicant should consider what will work best for security as well, to prevent trespassing on the South Side of the property near the curb cut.
 - c. The applicant stated they will work with the property owner and engineers to determine the most effective solution to fill the gap in the buffer on the south side of the property.
- 3. Pennoni review dated January 23, 2025
 - a. Township Traffic Engineer Schneider stated there needs to be repairs to the ADA ramps and the applicant stated they would comply.
 - b. Mr. Rassler stated this location falls under a "mid-volume status" when compared to other locations. Mrs. Nase-Poust stated in high-volume locations there are typically nine trips between 8:00 – 9:00 AM and 13 trips between 9:00 – 10:00 AM, while in mid-volume locations the stores open at 9:00 AM and typically see eight trips between 9:00 -10:00 AM. Chairperson Raspa asked why the applicant is proposing store hours to begin at 8:00 AM if it is considered a "mid-volume" location. Mr. Rassler stated they are concerned high store traffic will occur in the 9:00 – 10:00 AM hour if the store does not open at 8:00 AM. Chairperson Raspa stated with the morning rush hour traffic concerns between West Chester Pike and Providence Road, he would rather see a higher amount of store traffic in the 9:00 – 10:00 AM hour, as there will be fewer cars traveling past the site during that time, reducing the likelihood of traffic instances.

- c. Chairperson Raspa stated the Planning Commission is recommending the applicant adjust the operation hours to open at 9:00 AM. Vice Chairperson Miller stated the applicant can return to discuss this matter if they see necessary, following the opening of the business.
4. Mrs. Nase-Poust stated data shows throughout 21 stores in 2024, there were only three incidents. Vice Chairperson Miller asked that incidents be defined. Mr. Rassler stated incidents refer to police interaction. Multiple Members of the Planning Commission stated they were happy to be provided with this information. Mr. Rassler stated there will be between 15-30 cameras on site, with a staff member continuously monitoring, as well as an external staff member in Florida doing the same. Lastly, Mrs. Nase-Poust noted 41 gallons of sewage usage per day is estimated for the site. Alternate Member Winchester III asked if recreational marijuana is legalized, how this would affect Truleive's business in Edgmont. Mr. Rassler stated this has happened in Arizona, Maryland, and Ohio where Truleive has had crossover and supplies both medical and recreational marijuana. Member Rosenberg asked if the number of incidents increased in the locations that supply both medical and recreational marijuana, and Mr. Rassler stated he was a part of the Ohio transition, and this did not increase the number of incidents. Vice Chairperson Miller stated the Planning Commission will condition this application for approval of medical marijuana use only, and require the conditional use application to reopen, if the business plans to change their approved use to allow for recreational marijuana supply. Solicitor McKenna stated if Pennsylvania legalizes recreational marijuana, it will depend on how the legislation is written for this condition to apply. Mrs. Nase-Poust stated the applicant is open to coming back to discuss reasonable conditions based on reasonable concerns if recreational marijuana is legalized. Alternate Member Winchester III noted he is more concerned with traffic and parking at the site in the event recreational marijuana be legalized.
 - a. Vice Chairperson Miller made a motion to recommend approval of the Conditional Use Application for Chamounix Ventures, LLC, 5000 West Chester Pike, to operate a medical marijuana dispensary, pursuant to Section 365-81 (C) (15) of the Edgmont Township Code, subject to the following conditions:
 - i. Compliance with Thomas Comitta Associates, Inc. review dated January 20, 2025, as revised February 24, 2025.
 - ii. Compliance with Yerkes Associates, Inc. Site Visit Memorandum dated February 21, 2025.
 - iii. Compliance with Pennoni January 23, 2025 Review Letter.
 - iv. Traffic queues and parking shall take place entirely on and within the property and shall not encroach upon, obstruct or interfere in any of the rights-of-way of West Chester Pike or Providence Road.
 - v. Signage for the Dispensary use be limited to the signage as depicted on the architectural plans/building elevations prepared by the Cowell Group, dated 12/13/2024, subject to compliance with the Edgmont Township Zoning Code.
 - vi. Hours of Operation begin at 9:00 AM.
 - vii. ADA ramps be repaired.

- vii. Prohibition of sale of recreational marijuana, with re-examination of Conditional Use based on legislative changes allowing sale of recreational marijuana (Mrs. Nase-Poust was asked to draft language for the Conditional Use hearing to capture this condition).
- b. Member Sheridan seconded the motion. There was no further discussion, and the motion passed unanimously.

VI. Upcoming Meetings

- a. Chairperson Raspa announced the following upcoming Township Meetings:
 - i. Board of Supervisors
 - 1. March 11, 2025 – 6:30 PM Work Session, 7:00 PM Regular Meeting
 - ii. Planning Commission
 - 1. March 24, 2025 – 6:30 PM Work Session, 7:00 PM Regular Meeting
 - iii. Zoning Hearing Board
 - 1. March 25, 2025 – 7:00 PM

VII. Adjournment

- a. Vice Chairperson Miller made a motion to adjourn the meeting, with a second by Member Rosenburg. There were no additional comments, and the motion passed unanimously. The meeting was adjourned at 7:42 PM.

Respectfully submitted,



Kenneth D. Kynett
Township Secretary

EDGMONT TOWNSHIP OPERATIONS REPORT

FEBRUARY 2025

- **Township 2024 Year End Audit** – Conducted by Lietzel and Economides on January 27 and 28th. Outstanding job by Lori McGillian in preparing the Township for the Audit.
- **Township Remote Work Connections** – Connection bugs appear to be resolved. Office personnel have been able to work remotely as needed.
- **1482 Middletown Road (Lot 2) Beloff Estate** – Deed was recorded on January 27, 2025 and submitted to County Board of Assessment for change in taxable status to exempt going forward. Township and County 2025 tax bills received.
- **Liquid Fuels Reports** – PennDOT Form 965 Actual Use Report for 2024 liquid fuels money was submitted to PennDOT prior to January 31, 2025 as required. Form 999 2024 Project Completion Report was also timely submitted and approved by PennDOT. County Liquid Fuels Allocation approved by PennDOT. These submissions and approvals should ensure that the Township's Liquid Fuels allotments will be issued on the first release date of March 1, 2025.
- **DCED Reports** – Form CLGS Record of Elected and Appointed Officials was submitted to DCED prior to the January 31, 2025 deadline. Form CLGS-69 Survey of Financial Condition Record is due by February 15, 2025.
- **Edgmont Preserve: Permits and CO's** continue to be processed and approved for the development.
 - Continued monitoring site construction during the month.
 - Continue to work on various issues within the development as identified by the Township's site inspector.
 - A final punch list of items that remain open within the development has been prepared at the request of the developer.
- **Runnymede Farms**
 - Received and circulated a draft letter from Township Traffic Engineer regarding requested addition of stop signs, speed limit signs and traffic calming devices for consideration and comment.
 - RFA provided a list of items relating largely to Phase 7 which should be considered in/or before the wrap up of Phase 7 (copy in FYI Section).
 - Neff is working on scope of work for stormwater repairs at Charter Oak and Bridle Way so that grant opportunities can be explored.
 - Stormwater pipe relining in the vicinity of Canter Drive between Horseshoe Drive took place on Friday, January 24th. Complaints were received by the Township - visited the site to confirm activity. The Canter Village HOA was notified and Township website was update.
 - Meeting to be scheduled regarding Runnymede Phase 7 remaining issues.
 - PECO - Meeting with Delaware County PECO representative scheduled for February 5th, 2025.
- **Public Works / Maintenance**
 - Township roads were plowed and salted during the snow events of January 17th – 20th. No complaints received.
 - Performed various ongoing maintenance throughout the Township.
 - Asbestos in bathroom floor tiles remediated by removal. Floors required extensive leveling before replacement. Toilet replacement delayed while floor leveling corrected. Bathrooms not yet back in service. Offices intermittently closed while work is completed.
 - Neff working on documenting scope of work needed for Brighten Way culvert repairs. There may be an opportunity to apply for a Dirt, Gravel and Low Volume Road Maintenance Grant.
 - Basement dehumidifier to be replaced.
- **Grants**
 - Grant Agreements for Cisler Tract Bamboo removal and Public Works Barn and Cisler Tract Master Plan on Agenda for approval to keep projects moving forward.
 - Jess Redding is to be congratulated for the Cisler Master Plan Grant as this was her first solo application.
- **Planning / Zoning Applications:**
 - **5000 West Chester Pike** – Applicant appeared before the Planning Commission on January 27, 2025. A site walk has been scheduled for February 21st. The Applicant will appear before the Planning Commission again at its February 24, 2025 meeting. **February 11, 2025, public hearing will be continued to March 11, 2025.**

- **3,5 & 7 Knights Way** - Property appears to be under agreement and equitable owner is seeking to present a sketch plan to the Planning Commission for informal review and comment on March 24, 2025.
- **1223 Middletown Road** – Purchaser of Gradyville United Methodist Church property would like to subdivide the property into two (2) residential lots, incorporating the original church building as an accessory structure on one of the lots. Property owner hopes to submit a sketch plan in time to appear on the Planning Commission’s March 24, 2025, Agenda. A two-lot subdivision would require some level of zoning relief as both lots would be undersized for the R-1 District.
- **Endress + Hauser, Landmark Drive:** PennDOT cleared the right-of-way adjacent to 3790 Providence Road. Property owner and E+H contractor are working toward an acceptable landscape plan.
- **Marville** – (a) The township received an informal inquiry regarding establishment of a carwash next to the recently approved Strabucks pad site. Review of sketch plans and related materials is on the Planning Commission’s March 24, 2025 Agenda.
 (b) Tenant, Peaceful Living contacted the Township asking for 3-way stop signs on N. Crum Creek Road as its program participants are picked up at that location on a daily basis. Relayed request to property owner as roads are private. Property Owner asked Township Engineer / Traffic Engineer to weigh in.
- **Arbor Day / Earth Day** – Anne Rapposelli has developed a new community program to celebrate Arbor Day and Earth Day. The Township will purchase a number and variety of tree saplings to be sold to Township residents for planting on their properties. Trees will be sold for \$5.00 with a limit of 1 tree per resident / property. The program is expected to recoup all but about \$100.00 which can be paid out of the Township tree fund or general fund.