

## EDGMONT TOWNSHIP BOARD OF SUPERVISORS MEETING MINUTES

March 11, 2025

---

The regular monthly meeting of the Edgmont Township Board of Supervisors was held at the Edgmont Township Municipal Building, 1000 Gradyville Road, Newtown Square, PA 19073 and via Zoom on March 11, 2025, with a work session beginning at 6:30 PM followed by the regular meeting at 7:00 PM.

In attendance were Chairperson Ron Gravina; Supervisor Anne Thorne; Township Solicitor Patrick McKenna, Esquire; Township Manager Kenneth D. Kynett, Esquire; and Assistant to the Township Manager Jessica Redding. There were 11 in-person guests in attendance and 1 via the Zoom Platform.

During the work session, the regular meeting agenda was reviewed, and Derek Llyod, the Director from the Middletown Free Library, presented the Library's annual report to the Township. Mr. Lloyd stated there has been development of a new park, "Mark's Park" for the community to utilize located at the library. Mr. Lloyd also noted the library has new audio/visual rooms available for community members who wish to film and record podcasts, and chrome books with new features such as Adobe, Canva, and ChatGPT available for rent. Mr. Lloyd stated the library circulation has increased, and they are soon looking to extend the hours on Thursday mornings. Mr. Lloyd noted community members are always welcome to visit the library during power outages as the building rarely loses power. Lastly, Mr. Lloyd commended his staff for their hard work and noted there are currently two open Board Member positions, to which he welcomed the residents of neighboring townships to apply.

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

- a. Chairperson Gravina called the meeting to order at 7:00 PM with the Pledge of Allegiance.

### II. Public Comment

- a. David Teter from Pritchard Place stated the Homeowners Association would like any information regarding the outstanding GMH issues to be relayed, as they feel left in the dark. Mr. Teter noted he spoke with Mr. Conrad regarding some issues, and that Mr. Conrad mentioned the issues would be addressed following road work completion. Township Manager Kynett stated he would discuss the issues with Mr. Conrad and circle back to the Homeowners Association. Mr. Teter asked that the Homeowners Association be included in future meetings, to which Chairperson Gravina stated there is a separation between Township responsibilities and Homeowner Association responsibilities. Mr. Gravina did point out the Township had requested that the HOA copy the Township Manager on its communications with GMH. Chairperson Gravina stated that issues should first be presented to the Township Manager, and that the Manager will then proceed in the appropriate direction.
- b. Michael Risser from Middletown Road noted he wanted to thank the Board of Supervisors for maintaining the Zoning in the township.

### III. Approval of Minutes

- a. A motion was made by Supervisor Thorne to approve the February 11, 2025, Regular Meeting Minutes, as presented, with a second by Chairperson Gravina. There were no additional comments, and the motion passed unanimously.

### IV. Treasurer's Report and Bills List

- a. A motion was made by Chairperson Gravina to approve the March 11, 2025, Treasurer's Report and all Edgmont Township expenditures in the amount of \$149,230.14 and \$42,765.50 for payroll for a total of \$191,995.64 with a second by Supervisor Thorne. There was no further discussion, and the motion passed unanimously.

V. Township Operations Report

- a. Chairperson Gravina announced that various summary reports are on file at the Township Building and can be reviewed by contacting the Township Manager. Township Manager Kynett presented the Township Operations Report, which is attached.

VI. Conditional Use Hearing

- a. Chamounix Ventures, LLC – Conditional Use Application for operation of a medical marijuana dispensary in the existing building at 5000 West Chester Pike. Chairperson Gravina made a motion to open the public hearing. Supervisor Thorne seconded the motion. There was no further discussion, and the motion passed unanimously.

Solicitor McKenna entered the exhibits onto the record. Chairperson Gravina made a motion to approve the exhibits as presented onto the record with a second by Supervisor Thorne. There was no further discussion, and the motion passed unanimously. Supervisor Thorne made a motion to continue the hearing until the Board of Supervisors meeting on April 8, 2025, at 7:00 PM with a second by Chairperson Gravina. There was no further discussion, and the motion passed unanimously.

VII. New Business

- a. Resolution No. 15 of 2025 – Resolution Recognizing the Sale, Assignment, and Assumption of Neff Construction Company, Inc. to Nichols Construction Co., LLC and Ratifying and Approving the Assignment of the Award of the Township Road Maintenance Contract and Township Winter Maintenance Contract from Neff Construction Company, Inc. to Nichols Construction Co., LLC.
  - i. Supervisor Thorne made a motion to approve Resolution No. 15 of 2025, Recognizing the Sale, Assignment, and Assumption of Neff Construction Company, Inc. to Nichols Construction Co., LLC and Ratifying and Approving the Assignment of the Award of the Township Road Maintenance Contract and Township Winter Maintenance Contract from Neff Construction Company, Inc. to Nichols Construction Co., LLC. Chairperson Gravina seconded the motion. There was no further discussion, and the motion passed unanimously.
- b. White Horse Village 2025 Special Event Permit
  - i. Supervisor Thorne made a motion to approve the White Horse Village Special Event Permit Application to include the outlined events submitted with the application; conditioned upon having any changes submitted to the Township for approval by the Board of Supervisors. Chairperson Gravina seconded the motion, and the motion passed unanimously.

Chairperson Gravina asked that next year, the permit be submitted to the Township at the beginning of January.

- c. Resolution No. 16 of 2025 – Recognizing April 2025 as Pennsylvania 811 Safe Digging Month

- i. Chairperson Gravina made a motion to approve Resolution No. 16 of 2025, Recognizing April 2025 as Pennsylvania 811 Safe Digging Month with a second by Supervisor Thorne. There was no further discussion, and the motion passed unanimously.
- d. Summerhill Homeowners Association License and Indemnification Agreement
  - i. Supervisor Thorne made a motion to approve the Summerhill Homeowners Association License and Indemnification Agreement for 2025, with a second by Chairperson Gravina. There was no further discussion, and the motion passed unanimously.
- e. Reserve at Springton Woods Homeowners Association License and Indemnification Agreement
  - i. Supervisor Thorne made a motion to approve the Reserve at Springton Woods Homeowners Association License and Indemnification Agreement for 2025, with a second by Chairperson Gravina. There was no further discussion, and the motion passed unanimously.
- f. Edgmont Township Historical Society License and Indemnification Agreement
  - i. Supervisor Thorne made a motion to approve the Edgmont Township Historical Society License and Indemnification Agreement for 2025, with a second by Chairperson Gravina. There was no further discussion, and the motion passed unanimously.
- g. Resolution No. 17 of 2025 – Temporary Ban on Open Burning
  - i. Chairperson Gravina made a motion to add emergency Resolution No. 17 of 2025 to the agenda due to the four wildfires that occurred today in the Township with a second by Supervisor Thorne. There was no further discussion, and the motion passed unanimously.
  - ii. Chairperson Gravina made a motion to approve emergency Resolution No. 17 of 2025, declaring a Temporary Ban on Open Burning with a second by Supervisor Thorne. There was no further discussion, and the motion passed unanimously.
- h. Boards & Commissions Update
  - i. Zoning Hearing Board
    - 1. The Zoning Hearing Board did not meet in February and did not receive any applications for their March meeting.
  - ii. The Planning Commission met on February 24, 2025, to discuss the following business item:
    - 1. Conditional Use Application for Chamounix Ventures, LLC, 5000 West Chester Pike
      - a. The application seeks Conditional Use approval to operate a medical marijuana dispensary in the existing building at 5000 West Chester Pike.
      - b. The Planning Commission recommend approval 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. 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.
  - iv. Signage for the Dispensary use be limited to the signage on the architectural plans/building elevations prepared by the Cowell Group, dated 12/13/2024, subject to compliance with the Edgmont Township Zoning Code.
  - v. Hours of Operation begin at 9:00 AM.
  - vi. D ramps be repaired.
  - vii. Re-examination of Conditional Use based on Legislature changes for recreational marijuana.
2. Ongoing Applications

	Location of Development	Type of Application	Applicant	Application Date	Review Clock	Extension	1 <sup>st</sup> PC Mtg. For Discussion	PC Recommendation	BOS Approval
1	5000 West Chester Pike	Conditional Use	Chamounix Ventures, LLC	1/3/2025	60 Days 3/4/2025	3/11/2025	1/27/25		
2	Marville Village White Horse Auto Spa	Sketch Plan	Jarrett Gansky	N/A	N/A	N/A	Informal 3/24/25		
3	3, 5 & 7 Knights Way	Sketch Plan	John Cahill	N/A	N/A	N/A	Informal 3/24/25		
4	1223 Middletown Road	Sketch Plan	Ryan Heenan	N/A	N/A	N/A	Informal 3/24/25		

VIII. Upcoming Meetings

- a. Chairperson Gravina announced the following upcoming Township Meetings:
  - i. Board of Supervisors
    - 1. April 8, 2025, at 7:00 PM; Regular Meeting; Work Session at 6:30 PM
  - ii. Planning Commission
    - 1. March 24, 2025, at 7:00 PM; Work Session at 6:30 PM.
  - iii. Zoning Hearing Board
    - 1. Will not meet in March due to lack of business.

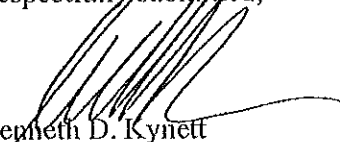
IX. Miscellaneous Discussion

- a. Township Manager Kynett discussed the current Township Escrow Policy and possible adjustments to be considered. Chairperson Gravina asked that suggestions be outlined and sent to the Board.
- b. Chris McKee from Sawgrass Lane thanked the Board for the additional Speed Limit Signs in Runnymede. Mr. McKee asked the Board to consider designating an office area for the Edgmont Historical Society on the second floor of the Township Barn. Mr. McKee noted the Society needs an official address to obtain an IRS number and feels this location is fitting. Mr. McKee asked the Board to consider this when using the grant funding awarded for renovations. Chairperson Gravina noted grant funds must be consistent with the application narrative, but will consider the request.

X. Adjournment

- a. At 7:47 PM, Chairperson Gravina made a motion to continue the meeting until March 20, 2025, at 9:00 AM to discuss traffic calming in Runnymede Farms with a second by Supervisor Thorne. There was no further discussion, and the motion passed unanimously.

Respectfully submitted,



Kenneth D. Kynett  
Township Secretary

# EDGMONT TOWNSHIP OPERATIONS REPORT

## MARCH 2025

---

- **Township 2024 Year End Audit** – Outstanding job by Lori McGillian in preparing the Township for the audit and for her work all year long. The audit was clean and without findings.
- **Winter Storms:** The Township experienced a number of winter storms within a few days. The most serious was a windstorm on Sunday, February 16<sup>th</sup> lasting into Monday, February 17<sup>th</sup> and leaving a number of residents, WHV, the firehouse and Township building without power. The Fire Company, Road Master and Public Works group did a phenomenal job removing trees so that all roads remained open. They also identified trees and other obstacles preventing power from being restored. A home in Castle Rock suffered significant damage when two large trees fell on a home on Spruce Street. Thankfully no one was hurt. Power was restored to most of the Township by Tuesday afternoon.

In like a lion...a second windstorm, bringing far less damage rolled through on March 1<sup>st</sup>. A downed tree was removed from Charter Oak Drive. No injuries or power losses reported. Third windstorm on March 6<sup>th</sup>, tree down on Pheasant Lane, quickly removed by Township Public Works.

- **Police Activity:** There was considerable police presence along Gradyville and Delchester Roads. Little information was available on the incident. WHV was locked down. Given the unknown nature of the incident, the Township Building was also locked down. Notice to stay indoors was posted on the Township website and Facebook at the onset and later lifted. The Township park was repeatedly cleared. The incident lasted approximately 2½ hours and ended without notice. Activity turned out to be related to a car stolen in Newtown Township and abandoned along Delchester Road. Police search resulted in apprehension in the Ventry section of Edgmont Preserve. Meeting with PSP to see if there isn't a mechanism for better realtime notice. Suggest residents sign up for our email list and check website and Facebook for information.
- **Edgmont Preserve:** Permits and CO's continue to be processed and approved for the development.
  - One (1) single-family home remains to be constructed.
  - Met with Preserves HOA on February 13, 2025 to discuss close out process for development.
  - Receiving complaints from residents over condition of infrastructure. Arranging a meeting with the developer and builders.
  - Seven foot section of stormwater pipe at Baker's Close and Morris Street needs replacement. Sixty foot damaged section of stormwater pipe across Parkview Way is under way. Yerkes is monitoring both.
  - Site meeting will be scheduled with developer and home builders to discuss status.
- **Runnymede Farms**
  - Two additional stops being added to Pritchard Place. Board to discuss traffic calming strategies within Runnymede Farms.
- **Public Works / Maintenance**
  - All toilets have been replaced in the Township Building bathrooms and both facilities are back in operation. They still need to be cleaned and have the paint touched up. Final payment adjustments are pending.
  - Meeting with Swerp, Inc. (pipelining company) to assess work needed for Brighten Way culvert repairs. There may be an opportunity to apply for a Dirt, Gravel and Low Volume Road Maintenance Grant.
- **Grants**
  - Jessica Redding prepared and submitted annual recycling report – Township should receive approximately \$7,000.00.
  - Working with Yerkes to create specification package for bidding Cisler Tract Bamboo removal and Public Works Barn.
  - Cisler Master Plan Grant Agreement has been executed. Scope of work to be determined.
  - Received Notice - 2025 liquid fuels allocation will be approximately \$134,000 and expected to be paid to Township in the first week of March.
- **Planning / Zoning Applications:**
  - **5000 West Chester Pike** – February 11, 2025, conditional use hearing continued to March 11, 2025. Hearing readvertised and re-posted. Site visit conducted on Friday, February 21, 2025. Applicant appeared before the Planning Commission on February 24, 2025.
  - **3,5 & 7 Knights Way** - Equitable owner wishes to discuss previous efforts for construction of three (3) single family homes with Planning Commission on March 24, 2025. No new plans have been prepared.
  - **1223 Middletown Road** – Purchaser of Gradyville United Methodist Church property owner has submitted sketch plans for a two (2) lot residential subdivision and is scheduled to appear before the Planning Commission on March 24, 2025.

- **Endress + Hauser, Landmark Drive:** Developer encountered rock and topographical survey issues and has submitted revised plans to address. Revisions scheduled to be reviewed by Planning Commission on March 24, 2025. They will need to also be reviewed and approved by the Board.
- **Marville – (a)** Sketch plan for carwash proposal has been submitted and is scheduled for discussion at the Planning Commission's March 24, 2025, meeting.