



# The Edgmont Update

Winter 2009

Vol. 12 Issue 1

Brought to you by the  
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**MEETING DATES**  
**Board of Supervisors**  
3rd Wednesday of the month  
6:30 p.m. - Work Shop  
7:30 p.m. - Regular Meeting  
**Zoning Hearing Board**  
4th Tues., as needed, at 7 p.m.  
**Planning Commission**  
4th Mon. at 7 p.m.

Edgmont Twp. meetings are advertised in the Delaware County Daily Times and on our website. All Twp. meetings, except Executive Sessions, are open to the public.

## Thank You for all your help

Edgmont Township would like to extend a very deserving thank you to the several businesses that assisted this past Election Day and helped the day go as smooth as possible. The following businesses are being recognized for their generous contributions:

**Lucky Sign Shop, Beneficial Bank, Regal Cinemas, Captain Chucky, Giuseppe's, Starbucks, Edgemont Beverage, Bonefish Grill, and Upper Crust Pizza**

## Thank You for Voting

The November general elections brought record numbers of voters to the polls everywhere, but especially in Edgmont – as about 1850 voters waited in lines at the municipal building and 1325 voters cast ballots at White Horse Village's precinct.

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## Recycling Performance Award

Congratulations! The Pennsylvania Department of Environmental Protection awarded Edgmont Township \$21,461 in grant funding representing 874 tons of residential and commercial materials recycled by our residents and businesses. This is over a 100% increase year's total. Also and businesses re-of paper at the the municipal Those of you or utilizing the re-at the Township ing the environment your Township



Those of you or utilizing the re-at the Township ing the environment your Township remember that the municipal building's recycling center only accepts paper, glass, and aluminum. Please recycle your plastic, cardboard and other materials with your private hauler. Edgmont Township requires all trash companies operating in the Township to provide recycling services. Your recycling efforts are greatly appreciated by your Board of Supervisors. See page 4 for information about recycling paint and other hazardous materials. **KEEP RECYCLING!**

nesses. This is over from the previous note that residents cycled over 56 tons Abitibi drop-off at building in 2008. recycling at home cycling containers Building are help-and helping to keep taxes low. Please

## Township Manager's Report

2008 was busy, with plans for a Lowes store and Garden Center receiving preliminary plan approval last January. The project is on hold until public sewers are available.

Storage facilities are not usually as attractive as the one recently built near the corner of Providence Road and West Chester Pike. Completed in '08, Keystone Storage facility's stone façade is complimented by a creatively landscaped yard for an attractive addition to this growing community.

The Videon Family proudly opened it's newest car dealership facility and will retain their former facility for used vehicle sales. Huge underground stormwater storage areas, underground sanitary holding tanks and highway improvements were all required to complete this beautiful new building.

Expansion of facilities and additional residential dwellings at White Horse Village were made possible by the purchase of adjacent parcels. White Horse Village provided funds to upgrade the signals to LEDs at the nearby Gradyville Road intersection. Blasting and bedrock drilling delayed progress of the construction and cottages will be ready by January.

New homes built last year include several show places in Brick House Farms, a handsome log cabin style house on Slitting Mill Road, and renovations expanded an historical home on Stackhouse Mill Road. A car damaged a historical building on Middletown Road and a family abandoned a house on Wilson Avenue. Three local businesses lost their base when a fire took out a building on West Chester Pike in July.

Redevelopment of the former Dairy Queen and Sunoco buildings on opposite corners of Providence Road at West Chester Pike were approved and completion is anticipated in 2009. Look for Eagle National Bank and YBH to occupy these properties.

Officials were delighted to announce the opening of the new Edgmont Township Volunteer Fire Company building in the spring.

Snow removal and deicing services are performed by Neff Construction Company. Company owner John Neff and his drivers consistently predict weather conditions and get out early to prepare the roads for winter weather driving. The Ridley Creek State Park's annual deer hunt bagged 118 deer during both hunt days in 2008. The park continues to host great outdoor family events including full moon walks, owl spotting and orienteering. "Friends" of the park look forward to township residents volunteering to keep the park vegetation tended and the Colonial Plantation's schedule is packed with fun and educational outings for family and friends.

Township committees continue to work on ordinances providing for alternative means of energy production, including solar, geothermal and wind power. Small windmills will be allowed in Edgmont in the near future.

As we look forward to 2009 we hope that the harmony among the community, the residents and the board continues, and for volunteers to keep volunteering, and that we all stay safe and healthy.

### Edgmont Township recognizes Eagle Scout David Malman, II

On December 6, 2008, Edgmont Township resident David Malman, II of Troop #404 received the honor of Eagle Scout. As a requirement to attain this honor, Mr. Malman had to complete a community service project. Mr. Malman worked with Edgmont Township to update their Emergency Operations Plan (EOP). He attended meetings with Delaware County Emergency Services on Middletown Road and worked with Edgmont Township Administrative Assistant Christopher Bashore, who guided him through the project.

Mr. Malman presented his completed project to the Board of Supervisors at their December 17, 2008 regular meeting. The Board thanked Mr. Malman for all his work and congratulated him on attaining the honor of Eagle Scout.

Mr. Malman was formally recognized by the Township at the January 21, 2009 regular meeting of the Board of Supervisors.



**Pictured Above:** Edgmont Township resident David Malman, II holding the Edgmont Township Emergency Operations Plan that he completed for his Eagle Scout Community Service Project.

## Zoning Hearing Board 2008 Summary

A Locust Road property owner was given permission to put an addition on their lot which does not conform to the set back requirements of the R-4 Zoning District. The application was approved in February.

A Middletown Road homeowner was granted permission to put an addition on their garage. The Edgmont Township Zoning Ordinance requires that the gross area of a detached accessory structure, such as a garage, be no larger than 25% of the gross floor area of the house. The size of the garage already exceeded the size allowed by ordinance. The application was approved in February.

The owner of a veterinary clinic/boarding kennel who wanted to move into an unfinished manufacturing space on Miller Road sought permission to run his business in a zoning district where the use is not normally allowed, and to have the kennel on a smaller property than what is required by ordinance. The board granted both requests in March.

A car dealer on West Chester Pike asked for and was granted various allowances to use an abandoned gas station on the corner of West Chester Pike and Providence Road as a used car lot. Numerous conditions were placed on the approval, which was granted in June.

A Middletown Road property owner was denied permission to run a landscaping business from his residentially zoned property. However, the Board upheld his right to have an agricultural business, as a property larger than four (4) acres. This application was approved in July.

A West Chester Pike car dealer was granted permission to erect more and larger wall signage than what the ordinance allows and to have an American flag larger than what is normally allowed. However, he was denied permission to erect a freestanding sign larger and taller than allowed. The case was heard in September.

The Board heard from NextG Networks of New York, a telecommunications company requesting to extend utility poles and attach wireless telecommunication equipment. Two of the poles are in the R-1 residential zoning district and the other is in the C-2 commercial district. The favorable decision was announced in November.

A Meadow Lane property owner requested a variance to place a swimming pool 25' from their side property line, where 40' is required in the R-1 zoning district. Permission was granted in November.

**Many thanks go out to the members of the Zoning Hearing Board—Tom Lawrie (chairperson), Tom Donatucci, Kevin Coyne, and alternate Neil Wasserstein, without whose time and effort none of these decisions would have been made possible.**

### ***Ordinance and Resolution Updates (also available on-line at [www.edgmont.org](http://www.edgmont.org))***

#### ***Ordinances***

**2008-208:** Amended the Township's Subdivision and Land Development Ordinance Article 8, Section 812 to address fees and requirements for Park and Recreational Area.

**2008-209:** Amended the Township's Zoning Ordinance to make regulating garage and/or sidewalk sales easier, allow for consistency between the commercial districts for business and professional offices, by amending parking requirements and requiring the use to satisfy certain criteria relative to the septic demand; and to allow Personal Services such as small beauticians or salons without septic impact in commercial districts with on-site sewage. Temporary uses will be permitted by 'Special Permit.'

#### ***Resolutions***

**08-29:** Accepting the bid proposal of Oceanport Industries of Claymont, DE for the rock salt contract for Edgmont Township.

**08-30:** Accepting dedication of certain fire hydrants and establishing millage for fire hydrant district #8.

**08-31:** Appointment of a Chief Administrative Officer under the Edgmont Township employee 401(A) retirement plan pursuant to the Municipal Pension Plan Funding Standard & Recovery Act, Act 205 of 1984.

**08-32:** Amending millage for hydrant district #8.

## ***Household Hazardous Waste Events***

**Date:** Sunday, March 28 (HHW ONLY, no computers or TVs)

**Time:** 9 a.m. to 3 p.m. (Rain or Shine)

**Location:** Marple Transfer Station  
Marpit Dr. & Sussex Blvd., Broomall

**Date:** Saturday, April 25  
(HHW/COMPUTERS/TVs)

**Time:** 9 a.m. to 3 p.m. (Rain or Shine)

**Location:** Emergency Services  
Training Center  
1600 Calcon Hook Road, Sharon Hill

This program is a community service and is not open to businesses, institutions, or industries.

Sponsored by: County of Delaware, Delaware County Solid Waste Authority, Covanta Delaware Valley, L.P., and PA Dept. of Environmental Protection. For information, please call 610-892-9627 or visit [www.co.delaware.pa.us/recycle/hhw.html](http://www.co.delaware.pa.us/recycle/hhw.html)

## ***Neighborhood Alert***

Edgmont Township has been made aware of a string of vehicle break-ins which have occurred in neighborhoods throughout the Township. A house on Crum Creek Road had money stolen from a wallet which was in an unlocked car parked in a driveway. Another home in Cantor Village, Runnymede Farms, had items removed from an unlocked truck.

Safety is a priority in Edgmont Township. We are asking that all residents be vigilant. Remember to lock your homes and vehicles, report any suspicious activity or individuals to the PA State Police, and consider using exterior lights on motion sensors for added protection.

## **What a Green Rooftop Can Do For You**

Finding new and innovative ways to manage stormwater is an important task for the community. One interesting way is through the addition of a green rooftop. Also called a "Living Rooftop," a green rooftop is a thin layer of vegetation installed on a flat or sloped roof, with a slope up to 30 degrees. The vegetation can range from turf grass to shrubs or even trees, depending on the climate and the load-bearing capacity of the rooftop.

Green rooftops can add to the pervious area of your land. Typically, rooftop area accounts for 30 to 35% of the total impervious area in suburban development and 70 to 75% in downtown business districts. In the summertime, green rooftops can retain from 70 to 100% of the precipitation that falls on them; in the winter, it can retain 40 to 50%. All told, green rooftops can help reduce total annual runoff by 50 to 60%.

Typically, green rooftops consist of several layers. These layers include a waterproofing membrane, insulation, protection layer, drainage layer, filter mat, soil layer, and vegetation. The thickness of the soil layer can range from 1 inch to over 75 inches, contingent on the load bearing capacity of the roof.

Prices for green rooftops can, however, be steep. Initially, the cost of a green rooftop can be 30% greater than that of a conventional rooftop. However, long term maintenance and energy cost savings can offset this cost increase by a lifespan increase of 50%. Prices exist in a wide range. For example, in Toronto, Canada, two green rooftop projects ranged cost of \$33 per square foot to \$55 per square foot for re-roofing and green rooftop installation. Sources indicate that a green rooftop can prolong the life of a conventional roof by 20 years. Typically, a green rooftop is warranted for 15 years and the planting material for one growing season.

This information has been provided by the Stormwater Manager's Resource Center. Information on green rooftops and other stormwater issues can be found on their website at [www.stormwatercenter.net](http://www.stormwatercenter.net). More information on green rooftops can be found at [www.greenroofs.com](http://www.greenroofs.com).

## **Delaware County's Compost Farm Hours for 2009**

**Location:** 2300 Concord Road, Chester

**Time:** Third Wednesday of every month from January through September 7 a.m.— 4 p.m.

Delaware County's Compost Farm will be open during 2009 on the third Wednesday of every month from January through September. The hours of operation will be from 7 a.m.— 4 p.m. Your licensed hauler may only bring waste to the farm at this time. Please **DO NOT** mix your loads (i.e. keep your leaves separate from other yardwaste). If you have any questions, please contact Sue Cordes at the Delaware County Solid Waste Authority at 610-892-9716.

## Emergency Messages Provide Warnings For Residents of Delaware County

Residents of Delaware County are invited to enroll in “Delco Alert,” a regional community alert system which transmits emergency text messages of public warnings.

County Council Vice-Chairman John J. Whelan said the alerts provide emergency information via text messages and e-mail devices of threats to security, severe weather, road closures by the Pennsylvania Department of Transportation on major highways and other dangers and emergencies.

“Delco Alert” is the identity in Delaware County of ReadyNotifyPA, which is administered by the Roan Secure Alert Network (RSAN) in the five-county southeastern Pennsylvania region which also includes Bucks, Chester, Montgomery and Philadelphia counties.

Residents can sign up to receive the alerts at [www.co.delaware.pa.us](http://www.co.delaware.pa.us), the Delaware County Government Web site, and using the “Delco Alert” link. Entire families can be enrolled in the system under a single user name. Points of interest such as residences, schools and workplaces can be marked on a map so warnings concerning those locations can be sent to the user. Residents can receive warnings which are local or regional.

Residents who work or go to school in Philadelphia or another county can sign up to receive warnings from those jurisdictions as well as from Delaware County, Whelan said. He said any information provided will remain confidential within the system and will not be used for anything other than sending emergency messages.

Whelan encouraged residents to enroll to receive text or e-mail messages from as many counties as necessary to fully benefit from the system.

“We live in a region with nearly 3.5 million people who cross county lines regularly to travel to and from their homes, jobs, schools and to pursue other interests,” he said.

“Whether we are dealing with floods, severe storms or threats to homeland security or other threats or dangers, we recognize that emergencies don’t stop at our borders.”

There is no cost to enroll in “Delco Alert.” However, recipients of the messages may be charged a fee by their service providers if there is a charge to them for such messages.

If having difficulty understanding the instructions to enroll in the system, contact the Delaware County Emergency Services Department from 9 AM-4 PM Monday-Friday at 610-565-8700 or send an e-mail to [rsan-help@icdc.com](mailto:rsan-help@icdc.com) for assistance.

More information is available at the Township office during regular business hours.

## *Subdivision and Land Development*

### Recently Approved Plans:

**3859 Providence Road**—YBH re-development of the former Sunoco property

**1080 Stackhouse Mill Road**—Consolidation of residential properties located at 1080 and 1090 Stackhouse Mill Road

**3954 Miller Road**—Cricket Communications additional cell tower ground equipment

**1010 Gradyville Road**—Cricket Communications additional cell tower antennae and ground equipment

**1288 Sycamore Mills Road**—Forest Estates Minor Subdivision

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## ATTENTION EDGMONT TOWNSHIP EQUESTRIANS

**Date:** January 21, 2009

**Location:** Back to Nature 1176  
Middletown Road

“Back to Nature” will be hosting a meeting of the Township’s equestrians on Wednesday, January 21. For more information, contact Dawn at “Back to Nature” or Lori Rosenberg.

## Edgmont Fire Company’s 3rd Annual Vendor Night

**Date:** March 20, 2009

**Time:** 6:00 p.m.

**Location:** Edgmont Fire Co. Fire House (1010 Gradyville Road)

Edgmont Township Vol. Fire Company presents their Third Annual Vendor Night at the Fire House on Gradyville Road. Local vendors will be on hand selling kitchen items and other home goods. The event begins at 6:00 p.m.

## The Edgmont Update

Your Edgmont Twp. Newsletter  
Edgmont Township  
P.O. Box 267  
Gradyville, PA 19039



### *Comprehensive Plan Task Force*

Edgmont Township is currently looking for volunteers to update the Township's Comprehensive Plan. The last time that this was done was in 2000. The Township is looking for residents who are flexible and would be able to meet in the evening once a month. Please contact the Township office at (610) 459-1662 if you are interested in participating on this committee.

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### *Organizational Meeting*

Recognizing a 'good thing' was the tone at the annual organization meeting of the elected Board of Supervisors of Edgmont Township. Ronald Gravina will continue as Chairman, Joseph Conan will continue as Vice Chairman, with board member William "Chip" Mackrides acting as liaison between the various committees and the board members. Township Manager Samantha Reiner was reappointed as Manager, Secretary, Treasurer, Emergency Management Coordinator, Zoning Officer, Roadmaster, Building Code Official and Open Records Officer. The only change in appointments came with the official Fire Police, and those receiving duties for 2009 are Randy Bates, Harry Salter, Curt Roehrig and Ronald Gravina.

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### **Edgmont Township Presents: An appreciation of the arts night at the Edgmont Township municipal building**

**Date:** March 25, 2009  
**Time:** 5:30 p.m.—8:00 p.m.  
**Location:** Edgmont Township  
Municipal Building  
1000 Gradyville Road

Edgmont Township is pleased to present a multi-cultural art exposition in celebration of the arts. Art students from area universities will have their work on display at the municipal building from 5:30 p.m.-8 p.m. on March 25, 2009. This event is free to all and light refreshments will be served. If you have any questions, please contact the Township office.

### **Chester—Ridley—Crum Watersheds Association Winter Activities**

Register: [info@crcwatersheds.org](mailto:info@crcwatersheds.org) or  
610-892-8731

**Event:** Dr. Doug Tallamy  
"Creating a Sanctuary for Wildlife  
in your Garden"  
**Date:** Sunday, February 8, 2009  
**Location:** Penn State Brandywine  
Main Auditorium  
**Time:** 2:00 p.m.— 3:30 p.m.

Acclaimed speaker and author Dr. Doug Tallamy will be speaking on Sunday, February 9 at 2:00 p.m. in Penn State Brandywine's Main Auditorium. Professor Tallamy is chair of the Department of Entomology and Wildlife at the University of Delaware. This event is co-sponsored by CRC, Habitat Resource Network, and Penn State. Registration is recommended due to limited space.