EDGEWORTH BOROUGH PLANNING COMMISSION

REGULAR MONTHLY MEETING

June 8, 2016

MEETING was called to order at 7:30 p.m. with Chairman Mario Peluso presiding and the following members of the Commission and officials of the Borough present: Mr. David Aloe, Mr. Mario Peluso, Mr. David Martin, Mr. Timothy Corcoran, and Mr. John Schwend, Borough Manager and Secretary.

MINUTES of the Regular Meeting held on April 13, 2016 were presented to the Commission. After some review and discussion, the motion of Mr. Martin, seconded by Mr. Aloe that the April 13, 2016 Regular Meeting Minutes were approved as presented. All present voted in favor of the motion

The following visitors were present:

Mr. George Morgan – 321 Nicholas Place

Ms. Nancy Patterson – 311 Myrtle Road

Mr. Richard McCormack – 314 Myrtle Lane

Mrs. Jan McCormack – 314 Myrtle Lane

Ms. Donna Amato – 309 Myrtle Lane

Mr. Sherman Bailey – 312 Challis Lane

Mr. Mark Matyger – 322 Nicholas Place.

Mr. David Selleck – 12 Woodland Road

Ms. Denise Dufour – 406 Edgeworth Lane

OLD BUSINESS:

VRG PLAN OF LOTS

Mr. Schwend introduced VRG’s Plan of Lots subdivision plan for the property located at 315 Nicholas Place. Mr. Schwend advised the Planning Commission that the most current proposal from VRG Plan of Lots was reviewed by the Borough Engineer, the plans were sent to the Allegheny County Planning Commission for review and comment and that all abutting property owners received certified mail notifying them of the proposal. Mr. Schwend stated that the County had not yet given feedback, but has 45 days to review and make comments regarding VRG’s proposal. Mr. Vescio discussed the changes from the original proposal made to the Planning Commission in April. He stated lot number 2 was initially non-confirming but after adjusting the lot sizes it now was. Mr. Vescio also discussed the questions brought up in the April Planning Commission meeting stating that all initial concerns were addressed in the current proposal. Mr. Aloe questioned the difference regarding the frontage and setbacks between the two plans and invited concerned residents to look at the lot plans. Mr. Schwend addressed concerns by some in attendance by explaining the setbacks and lot changes that were made by VRG Plan of Lots. Mr. Peluso stated that both the Leetsdale Municipal Authority and the Edgeworth Water Authority provided letters to the applicant stating that both municipal authorities had utilities available for the proposed lots. Mr. Peluso then opened the floor for residents to comment.

Mr. George Morgan of 321 Nicholas Place read a hand-written letter from Tara Alexander of 311 Challis Lane voicing her concerns of the VRG proposal, specifically regarding the increase in vehicular traffic. Mr. Richard McCormack of 314 Myrtle Lane spoke on behalf of many in attendance, stating his concerns regarding the sub division proposal, specifically regarding the traffic density of Nicholas Place. Mr. McCormack stated that he recognized that the sub division proposal was compliant with the current Borough ordinances, but wanted to bring attention to potential dangers due to an increase in traffic density. Mr. McCormack discussed the poor sight lines at the corner of Challis and Nichols, stating that the current line of sight is approximately 7 feet, and an increase in traffic could be potentially dangerous for pedestrians and motorists alike. A suggestion made by Mr. McCormack was to place signage indicating that no street parking should be allowed in areas of Nicholas Place. Ms. Denise Dufour voiced her concern regarding the project by asking Mr. Vescio where the potential homeowner’s guests would park during gatherings and that extra parking could be needed. Mr. Vescio addressed Ms. Dufour’s concerns by pointing out the additional parking could be available in constructed garages on the individual lots and in the driveways of the potential home owners. Mr. Schwend stated that the Borough ordinance requires two off-street parking spaces per residential dwelling unit. Mr. McCormack and others in attendance were concerned that the potential structures may not be consistent with the character of the neighborhood and that 3 lots as opposed to 4 would be preferable.

Mr. Aloe recommended to Mr. Vescio that he take into consideration reducing the number of lots from 4 to 3, or widening the current width of Nicholas Place from 17 feet to 40 feet. Mr. Mark Matyger asked who would be responsible for paying for the proposed widened road. Mr. Aloe addressed his concern by stating that it would be VRG’s responsibility. Mr. Matyger also recommended that a mirror be placed at the corner of Nicholas Place. After further review and discussion and based upon comments made by the majority of residents in attendance, a motion was made by Mr. Peluso with a second by Mr. Aloe that no recommendation to Borough Council was to be made regarding the proposed sub division. The motion was carried unanimously.

There being no further business, the meeting on motion duly made and seconded was adjourned at 8:25 p.m. - John F. Schwend, Secretary