

EDGEWORTH BOROUGH PLANNING COMMISSION
REGULAR MONTHLY MEETING
May 15, 2017

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

MINUTES of the Regular Meeting held on February 8, 2017 were presented to the Commission. After some review and discussion, the motion of Mr. Corcoran, seconded by Mr. Aloe that the February 8, 2017 Regular Meeting Minutes were approved as presented. All present voted in favor of the motion

The following visitors were present:

- Mr. Charles Jones – Mills & Henry Attorneys at Law
- Mr. Steven Victor – Victor Wetzel Associates
- Mr. Brian Fetterolf – 7 Way Hollow Road

NEW BUSINESS:

PLAN REVIEW FOR RECOMMENDATION TO THE ZONING HEARING BOARD FOR A SPECIAL EXCEPTION FOR 711 CHESTNUT ROAD: Mr. Schwend began discussion by highlighting that Mr. Matteo Gruelle of 711 Chestnut Road would need a special exception from the Zoning Hearing Board in order to build a wall and patio because his property is located within the Conservation Overlay District. Mr. Schwend stated that the most recent review letter sent by the Borough's Geotechnical Engineer had included a positive recommendation regarding the geotechnical studies that were conducted on the property. Mr. Steven Victor of Victor Wetzel Associates representing Mr. Matteo Gruelle introduced himself and began discussion regarding the proposed property improvements. Mr. Victor highlighted that 711 Chestnut Road has access to Riverview Road which is private but retains the Chestnut address due to the prior house that was located on that lot. Mr. Victor then presented the layout of the property to the Planning Commission and highlighted the need for a retaining wall to support the grade elevation change of the property to be uniform with Riverview Road. Mr. Victor stated that the retaining walls would vary between 20" and 30" in height. According to Mr. Victor, geotechnical testing conducted by ACA Engineering and confirmed by the Borough Engineer verified the presence of bedrock just below the surface of the proposed retaining wall area. Mr. Victor highlighted the unique nature of the right of way that follows along Riverview Road stating that it does not follow the actual location of the road. Mr. Victor stated that the proposed patio and retaining walls will fall within the road right of way and will require a zoning variance prior to construction. Mr. Victor stated that all abutting property owners had been notified of the proposed work and had agreed to sign a partial release of their right-of-way. Mr. Aloe inquired regarding the potential for deed language which would consist of the abutting property owners granting their right of way to the Gruelle's. Mr. Charles Jones of Mills & Henry Attorneys at Law, also representing Mr. Gruelle, stated that all neighbors affected along the Riverview Road right-of-way were in the process of signing an agreement that would grant use of the right-of-way to the Gruelle's. Mr. Schwend highlighted that the need for the final signed agreement from the abutting residents should be required before a positive recommendation by the Planning Commission be given. Mr. Keane highlighted a discrepancy in the impervious surface calculations indicated on the building permit. Mr. Victor stated that the discrepancy stems from the area of land within the right of way that wasn't required to be calculated in the final

percentage of impervious coverage. After further discussion a motion was made by Mr. Martin with a second by Mr. Corcoran that a positive recommendation be made contingent on all property owners abutting the right-of-way signing the final right-of-way agreement. The motion was carried by all in attendance.

PLAN REVIEW FOR RECOMMENDATION TO THE ZONING HEARING BOARD FOR A SPECIAL EXCEPTION FOR 524 WOODLAND ROAD:

Mr. Schwend began discussion by stating that the Borough had identified work being conducted at 524 Woodland Road in October of 2016. After the work was discovered, an order to halt further construction of the accessory structure was given by the Borough. Mr. Brian Fetterolf of 524 Woodland Road stated that he had purchased the property in 2010 and had a geotechnical survey conducted on the entirety of the property. He stated his desire to construct a large deck (80 ft. by 35 ft. in size) with the intention of using it for a hockey practice area equipped with a faux perforated ice surface. Mr. Fetterolf highlighted his desire for the structure to be temporary in use, specifically it would be used until his children of various ages are done playing hockey. Mr. Fetterolf stated that to his knowledge the work that was conducted including the weight distribution and post installation depth was safe but apologized for not following the proper permitting procedure. He stated that he would do whatever it takes to meet the requirements set forth by the Borough Engineers including increasing the weight capacity of the deck to snow bearing weight, installing more support posts, and auditing the old posts to indicate they were installed at a proper depth. Mr. Fetterolf highlighted the desire to keep the deck in its current location because of the low visibility and minimal environmental impact. Mr. Schwend inquired regarding how many additional posts would be installed. Mr. Fetterolf stated that he would be willing to install approximately twenty additional posts. Mr. Martin inquired regarding the impact of additional posts being installed. Mr. Schwend stated that the project would still need a special exception granted by the Zoning Hearing Board and a positive recommendation from the Borough Engineer. Mr. Martin stated his desire for greater reassurance in the proposed plan from the Borough Engineer prior to granting a positive recommendation. Mr. Schwend stated three potential courses of action for the Planning Commission. First, The Planning Commission could choose not to recommend approval. Second, The Planning Commission could recommend approval with conditions. Third, the Planning Commission could table the matter until the June 14th meeting date allowing more time for Mr. Fetterolf to gather the appropriate plans and approval letter. Mr. Schwend also highlighted that the Zoning Hearing Board could not approve the variance without a positive recommendation from the Borough Engineer. After further discussion a motion was made by Mr. Aloe with a second by Mr. Martin to table the decision until the June 14th Planning Commission meeting. The motion was carried by all in attendance.

There being no further business, the meeting on motion duly made the meeting was adjourned at 8:25 p.m.

- John F. Schwend, Secretary