

EDGEWORTH BOROUGH PLANNING COMMISSION  
REGULAR MONTHLY MEETING  
April 20, 2015

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MEETING was called to order at 5:30 p.m. with Mr. Dave Martin presiding and the following members of the Commission and officials of the Borough present: Mr. David Aloe, Mr. Patrick Keane, Mr. Dave Martin and Mr. Martin McDaniel, Borough Manager and Secretary.

MINUTES of the Regular Meeting held on March 11, 2015 were presented to the Commission. After some review and discussion, the motion of Mr. Keane, seconded by Mr. Aloe that the March 11, 2015 Regular Meeting Minutes were approved as presented. Two members voted in favor of the motion; Mr. Martin abstained.

The following visitors were present:

Ms. Maureen Sweeny – Bluming & Gusky – Developer’s Legal Counsel  
Mr. Mark Brashear – PA Soil and Rock – Developer’s Engineer  
Mr. Brent Fosdick – GML Construction – Property Owner  
Mr. Mark Wolper  
Mr. Ron Casper  
Mr. Mike Tomana  
Mrs. Bonnie Casper

NEW BUSINESS:

PRELIMINARY AND FINAL LAND DEVELOPMENT PLAN – VACANT LAND

LOCATED BETWEEN 737 AND 741 CHESTNUT ROAD. The Developer of the property came before the Planning Commission seeking their recommendation for three special exceptions that are needed from the Zoning Hearing Board in order to move forward with their proposed single family residence located in the Conservation Overlay Zoning District. Per Borough Ordinance, the Planning Commission is required to review the special exceptions and make recommendations to the Zoning Hearing Board prior to these special exceptions being granted. The three special exceptions needed are as follows: relocating a sanitary line in the CO zoning district, creating an access drive in the CO zoning district, and developing on a slope greater than 15% in the CO zoning district. Mr. Aloe addressed concerns about land slide conditions in the area, and asked that the highest standard of care be taken in protecting the hillside which he felt to be a retaining wall modification from a versa-lok style wall to a soldier beam and lagging wall. Ms. Sweeny and Mr. Brashear addressed this comment, stating that they have met all requirements in the Borough ordinance and that they were concerned with over excavation for the drilling rig if they were to install the soldier beam wall. Mr. Casper spoke with concerns as a property owner who relies on the private drive that passes through the up-slope portion of the property. Mr. Casper reminded the Planning Commission that the road is their only access to emergency vehicles and the road has been stable for many years. He is concerned that work down-slope will affect the stability of the roadway, and requests that a bond be required that protects the residents who rely on the private drive. After discussion, Mr. Aloe made a motion to recommend approval

of the special exceptions needed from the Zoning Hearing Board with the conditions that the developer provide a certification letter conforming to the Borough Ordinance stating that there will be no adverse impact on the neighboring properties or the Borough community in general, the retaining wall will be constructed using a soldier beam and lagging construction, and that a 10 year bond be required with an amount of the bond to be determined by the Borough Engineer in order to protect the existing private drive. Mr. Martin seconded the motion, and all present voted in favor of the motion.

There being no further business, the meeting on motion duly made and seconded was adjourned at 6:35 p.m.

Martin C. McDaniel  
Secretary