

EDGEWORTH BOROUGH PLANNING COMMISSION  
REGULAR MONTHLY MEETING  
October 14, 2015

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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. Tim Corcoran, Mr. Patrick Keane and Mr. Martin McDaniel, Borough Manager and Secretary.

MINUTES of the Regular Meeting held on September 9, 2015 were presented to the Commission. After some review and discussion, the motion of Mr. Aloe, seconded by Mr. Corcoran that the September 9, 2015 Regular Meeting Minutes were approved as presented. All present voted in favor of the motion

The following visitors were present:

Ms. Krista Staley – Babst Calland Law Firm  
Mr. Jason Sloan – Frontier Golf  
Mr. Tom Anundson – Forester  
Ms. Alyssa Golfein – Babst Calland Law Firm  
Ms. Marisa Tobias – LSC Watershed Association  
Ms. Sarah Shockey – LSC Watershed Association  
Ms. Diane Abell – LSC Watershed Association

NEW BUSINESS:

LITTLE SEWICKLEY CREEK SEWER FORCE MAIN EXTENSION.

Mr. McDaniel presented the Commission with a document prepared by the Borough Engineer for their review regarding the sewer force main extension project proposed along Little Sewickley Creek Road. Mr. McDaniel gave a brief overview of the project and where the project stands in regard to permits required. The DEP requires that the Borough Planning Commission review the project, specifically component 4A of the Sewage Facilities Planning Module. This document has been prepared by the Borough Engineer. After review and discussion, a motion was made by Mr. Aloe with a second from Mr. Corcoran to approve component 4A of the Sewage Facilities Planning Module. All members present voted in favor of the motion.

PROPOSED GARAGE – 520 WOODLAND RD EXT. – BUSATTO RESIDENCE

A plan was received for a proposed detached garage located at 520 Woodland Rd. Ext. Since this proposed structure is located in the Conservation Overlay Zoning District, the Planning Commission must review the plan and comment on the Special Exception if necessary. Mr. McDaniel informed the Commission that based on recommendations from the Borough Geotechnical Engineer, further structural engineering needed to be done for the project and the applicant wishes to approach the Commission at a later date once the engineering is completed.

PROPOSED FOREST HARVEST PLAN – 217 SPANISH TRACT

Mr. McDaniel introduced the representatives for Mr. Edward Stack of 217 Spanish Tract. Mr. Stack has submitted plans for a proposed private golf practice facility at his residence located in the Special Use Conservation Overlay Zoning District. In order for this facility to be created, according to the plans submitted to the Borough, 367 trees will need to be cut down. According to the ordinance, a tree harvest plan must be reviewed by the Planning Commission.

Ms. Staley introduced herself to the Planning Commission as the representative for Mr. Stack, and introduced Mr. Sloan and Mr. Anundson, the engineer and the forester for the project. Mr. Sloan gave a brief description of the project. The project has been in the planning phase for a few years, and is intended to complement the existing putting green that Mr. Stack currently has at his residence. Site preparation will include tree removal and re-grading of the site. The bunkers that will be on the practice facility will be designed as storm water management devices, and a complete storm water management plan has been submitted to the Borough Engineer for review. Mr. Peluso and Mr. Aloe asked questions about irrigation, fertilization and storm water management on the facility. Mr. Sloan indicated that no irrigation and no fertilization is planned at this time. Mr. Keane asked if the trees that are cut would be used for commercial sale. Mr. Sloan stated that there is a value to the trees, however the profit from the lumber is negligible and not the reason for the project.

Mr. Aloe states that the forest harvest plan is a point of concern. He noted that 367 trees were scheduled to be removed from the property and that no replanting plan has been submitted. Mr. Aloe noted that a one-for-one tree replacement is required per Borough Ordinance and that the trees of adequate size must be replanted as approved by the Borough Arborist. Mr. Peluso agreed, and stated that he felt a replanting plan must be submitted. Mr. Anundson stated that a replanting plan should be feasible and new trees would need to take deer damage into account.

Ms. Shockey from the Little Sewickley Creek Watershed Authority voiced her concern about disturbances on the hill having an effect on the water quality in the creek below. Mr. Aloe encouraged her to review a copy of the plans for the project.

Mr. Peluso asked Ms. Staley if the applicant would be willing to propose a replanting plan and table the project until a future meeting when engineer reviews had been complete, and the discussion of the project was tabled at this time.

There being no further business, the meeting on motion duly made and seconded was adjourned at 9:00 p.m.

Martin C. McDaniel  
Secretary