

EDGEWORTH BOROUGH PLANNING COMMISSION
REGULAR MONTHLY MEETING
April 8, 2026

MEETING was called to order at 7:00 p.m. with Chairperson Keane presiding and the following members of the Commission and officials of the Borough present: Mr. Patrick Keane, Mr. David Aloe, Mr. Patrick Auth, and Borough Manager Mrs. Ellen Politi. Chairperson Keane led the reciting of the Pledge of Allegiance.

MINUTES of the Regular Meeting held on April 9, 2025 presented to the Commission. After some discussion, a motion was made by Mr. Auth with a second from Mr. Aloe to approve the April 9, 2025 Regular Meeting Minutes as presented. All present voted in favor of the motion.

The following visitors were present:

Mr. Joe Galbraith – Gateway Engineers
Mr. Dave DeNardo – Sewickley Academy
Mr. Jim Miller – Sewickley Academy

NEW BUSINESS:

SKETCH PLAN – SEWICKLEY ACADEMY – FRICK FIELD EXPANSION AND PARKING LOT REVISIONS: Mr. Jim Miller, representing Sewickley Academy, stated that the Academy has three upcoming projects that he would be presenting.

The first project he presented was plans to expand and redesign their Beaver Road parking lot. Mr. Miller explained that they plan to expand by realigning the bus route to create a loop and separate bus parking. These changes would allow approximately 10 additional parking spots to the lot. Mr. Keane asked if there was existing stormwater management infrastructure under the parking lot. Mr. Miller stated there is not currently but they would be installing underground infrastructure that would tie into their existing infrastructure under Frick Field. Mr. Miller also stated that they would be adding approximately 7,500 square feet of impervious surface and would seek a variance from the Borough to do so.

The second project Mr. Miller presented was plans to redesign their Academy Avenue parking lot. He explained that there is currently one lane of traffic coming into the lot and one lane of traffic going out. He stated the Academy would like to add a right turn only lane from Academy Avenue to avoid traffic backups on the roadway. Inside the parking lot, there would be one lane for lower school traffic and one lane for middle and senior school traffic. He stated they would add appropriate directional signage and graphics and that there would still be one lane of traffic exiting the lot onto Academy Avenue.

The third and final project Mr. Miller presented was changes to their previously approved land development plan for the Frick Field expansion. The original plans included trucking a large amount of soil out of the property to expand the field into the hillside. Mr. Miller explained that the Academy has redesigned their original plans and that they now plan on regrading the slope of the hillside away from Ohio River Boulevard. He stated that they would terrace the flat areas and create a grass walkway connecting each section. The Academy would then move activities currently held in the Secret Garden on Hazel Lane to the new outdoor area. Mr. Miller stated that he had walked the area with the Borough Arborist and there is not a lot of significant tree growth. A replanting plan approved by the Shade Tree Commission and Borough Arborist would be required. Mr. Keane asked if there were plans to have cameras in the area. Mr. Miller stated that they do plan on having cameras and additionally, that the entire

area would be fenced in for student safety. Mrs. Politi stated that these were all major modifications from their original plan and that they would also need to expand their NPDES permit.

After brief further discussion, the Commission thanked Mr. Miller for his presentation.

PROPOSED UPDATES TO ZONING AND RESIDENTIAL LIGHTING ORDINANCES: Mrs. Politi explained that the update to the Zoning Ordinance included increasing the total allowable square footage for accessory structures. She stated that this change would not affect impervious surface percentages or setbacks. Mr. Keane asked what kind of accessory structures the Borough gets questions about. Mrs. Politi stated that it is mostly garages. After brief further discussion, a motion was made by Mr. Auth with a second from Mr. Aloe to recommend adoption of the proposed update to Ordinance 564 – An Ordinance Amending Provisions of the Borough of Edgeworth Zoning Ordinance Relating to the Scale of Accessory Structures. All present voted in favor of the motion.

Mrs. Politi stated that she had worked with the Borough Solicitor to create a Draft Ordinance regarding residential lighting restrictions. She explained that the Borough receives many complaints from residents and that Council and the Property Committee had done extensive research on the subject. Mr. Keane stated that the section regarding accent lighting was not clear and that the difference between accent lighting and decorative lighting needed to be further defined. Mr. Auth questioned if a section specifically regarding pool lighting was necessary and Mr. Aloe suggested simplifying the entire Ordinance. Mr. Keane stated that if possible, the Borough should use a measurable unit to define restrictions so that enforcement can be equally and objectively dealt. After brief further discussion, Mrs. Politi thanked the Commission for their input and stated she would take their feedback to Borough Council.

There being no further business, the meeting on motion duly made was adjourned at 8:05 p.m.

-Ellen E. Politi, Borough Secretary