

EDGEWORTH BOROUGH PLANNING COMMISSION
REGULAR MONTHLY MEETING
March 12, 2025

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 Martin, Mr. David Aloe, Mr. Patrick Auth, Mrs. Mary Ferris, Borough Manager Mrs. Ellen Politi, and Mr. Shawn Wingrove representing the Borough Engineer. Chairperson Keane led the reciting of the Pledge of Allegiance.

MINUTES of the Regular Meeting held on December 11, 2024 presented to the Commission. After some discussion, a motion was made by Mrs. Ferris with a second from Mr. Aloe to approve the December 11, 2024 Regular Meeting Minutes as presented. All present voted in favor of the motion.

The following visitors were present:

Mr. David Selleck – 12 Woodland Road
Ms. Julia Pflugrath – Civil and Environmental Consultants
Mr. Jacob Rodgers – ELA Sport
Mr. Dave DeNardo – Sewickley Academy
Mr. Jim Miller – Sewickley Academy

NEW BUSINESS:

REQUEST FOR LOT SUBDIVISION – 12 WOODLAND ROAD: Mr. Selleck stated that the plans now conform to Borough Ordinance and include a clearly marked area where land development is not recommended. Mr. Aloe asked if prospective buyers would be made aware of the potential geotechnical problems in the proposed new lots and if the subdivision is contingent on buildability of the proposed new lots. Mrs. Politi stated that the Geotechnical Engineer has outlined areas of the proposed new lots that should not be developed. Mrs. Politi also stated that any person wishing to build on the proposed new lots would be subject to the Borough's complete building permit review process. Mrs. Ferris expressed concerns about moving forward with sewer information from 2016 with no additional testing. Mr. Selleck stated that any future sewer work would not tap in to the injection system and can go directly into a manhole with a gravity feed. Mrs. Politi stated that she contacted Leetsdale Municipal Authority and they confirmed the information from 2016 was still correct. Mr. Wingrove stated that the Borough Engineer recommended approving the subdivision request with the condition of approval of the sewer module from the Department of Environmental Protection. After further discussion, a motion was made by Mr. Aloe with a second from Mr. Auth to approve the request for a lot subdivision at 12 Woodland Road pending the approval of the sewer module from the Department of Environmental Protection. Mr. Keane, Mr. Aloe, Mr. Auth, and Mr. Martin voted in favor of the motion while Mrs. Ferris opposed.

PRELIMINARY LAND DEVELOPMENT APPLICATION – 315 ACADEMY AVENUE: Mr. Jim Miller, representing Sewickley Academy, stated that they are still waiting on geotechnical findings to finalize their plans for a retaining wall and that their NPDES permit submission is under review and pending approval. Mrs. Ferris asked if Sewickley Academy still planned on including seating on the uphill slope. Mr. Miller stated that there would be a flat area but no permanent seating. Mrs. Ferris also asked about the proposed tree removals along Hazel Lane. Mrs. Politi stated that she had met with Mr. Miller and Mr. Robert Kruljac, the Borough Arborist, to review the Academy's planting plan. Mr. Kruljac was satisfied with the plan and recommended inspection during the replanting phase. Mr. Wingrove stated that all of the Borough Engineer's concerns, not including geotechnical reviews, had been addressed. Mrs.

Politi recommended the Commission wait for the geotechnical findings prior to making a recommendation on the proposed project. After further discussion, the land development application for 315 Academy Avenue was tabled.

There being no further business, the meeting on motion duly made was adjourned at 7:27 p.m.

-Ellen E. Politi, Borough Secretary