

EDGEWORTH BOROUGH PLANNING COMMISSION
REGULAR MONTHLY MEETING
September 11, 2019

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. Timothy Corcoran, Mr. David Aloe, Mr. Richard McCormack, and Mr. John Schwend, Borough Manager.

MINUTES of the Regular Meeting held on August 14, 2019 were presented to the Commission. After some discussion, a motion was made by Mr. Keane with a second from Mr. Corcoran to approve the August 14, 2019 Regular Meeting Minutes as presented. All present voted in favor of the motion.

The following visitors were present:

Mr. Joseph Peduzzi	Esmark, Inc.
Mr. Steven Victor	Victor Wetzel Associates

NEW BUSINESS:

REVIEW AND RECOMMENDATION FOR A PROPOSED LAND DEVELOPMENT – 25 OHIO RIVER BOULEVARD: Mr. Keane stated that the land development application for a Taco Bell located at 25 Ohio River Boulevard presented at the August meeting was tabled due to numerous outstanding items identified in the Borough Engineer’s review. Mr. Schwend stated that many of the items had been completed, and remaining items were pending approval from other agencies. Outstanding items that the applicant must address are related to stormwater management calculations. Additionally, Mr. Schwend stated that PennDOT had approved the Traffic Impact Study submitted by the applicant. As part of their review, PennDOT recommended that the applicant upgrade the traffic signal located at the intersection of Hazel Lane and Ohio River Boulevard.

Mr. Victor Wetzel, representing the property owner, stated that stormwater management on the site would be directed into an inlet at the rear of the property. Their calculations indicate no capacity issues, and the water would be property stored and released, and that the applicant’s engineer would correct the stormwater calculations as needed. Mr. Victor also stated that the property owner would be amenable to upgrading the traffic signal on Ohio River Boulevard and Hazel Lane as recommended by PennDOT, but reiterated that PennDOT’s review did not request a “No Left Turn” sign at the driveway exiting onto Ohio River Boulevard.

Mr. Keane opened the floor for public comment. Mr. Joseph Peduzzi, representing Esmark Inc., reiterated strong opposition to the land development. Mr. Peduzzi stated that Esmark is concerned about increased traffic volume in the area, and safety of all motorists and pedestrians.

After some discussion, a motion was made by Mr. Keane with a second from Mr. Corcoran to recommend to Borough Council the land development application for 25 Ohio River Boulevard contingent upon the applicant completing all outstanding items found in the Borough Engineer’s review, the applicant receiving the Highway Occupancy Permit from PennDOT, and the applicant following all recommendations found in the landscape review letter. The motion failed with two members voting in favor and two members opposed.

Mr. Aloe stated that he is concerned about vehicles exiting onto Ohio River Boulevard and attempting to turn left, due to the volume of traffic already present in the area. Mr. McCormack agreed with Mr. Aloe, and stated that some form of control should be in place to discourage motorists from turning left. Mr. Keane suggested that the developer place a sign on their property encouraging motorists to utilize the traffic signal at Hazel Lane when turning left.

After further review, a motion was made by Mr. Keane with a second from Mr. McCormack to recommend to Borough Council the land development application for 25 Ohio River Boulevard be approved with the following conditions:

1. All outstanding items in the September 11, 2019 Lennon Smith Souleret are adequately addressed
2. The applicant address comments from August 7, 2019 letter from Joseph Hajnas Associates regarding landscaping
3. The applicant upgrade the traffic signal at Ohio River Boulevard and Hazel Lane per the PennDOT TIS review letter dated August 22, 2019
4. The applicant add private signs to their property, in the area of the exit queue of the drive through and in the parking lot, stating that northbound Ohio River Boulevard traffic shall exit to the rear to the traffic light at Hazel Lane.

All present voted in favor of the motion.

There being no further business, the meeting on motion duly made was adjourned at 7:45 p.m.
-John F. Schwend, Secretary