

EDGEWORTH BOROUGH PLANNING COMMISSION  
REGULAR MONTHLY MEETING  
July 8, 2020

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MEETING was called to order at 7:00 p.m. with Chairman Patrick 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. David Martin, and Mr. John Schwend, Borough Manager.

MINUTES of the Regular Meeting held on June 10, 2020 were presented to the Commission. After some discussion, a motion was made by Mr. Corcoran with a second from Mr. Martin to approve the June 10, 2020 Regular Meeting Minutes as presented. All present voted in favor of the motion.

The following visitors were present:

Mr. Jeff Neff	Three Rivers Trust – 446 Beaver Road
Mr. Chris Jackson	MDM Engineers
Mr. and Mrs. Charles Moser	43 Little Sewickley Creek Road

NEW BUSINESS:

REVIEW AND RECOMMENDATION FOR A PROPOSED LOT CONSOLIDATION – 446 BEAVER ROAD: Mr. Jeff Neff, representing Three Rivers Trust, stated that the proposed lot consolidation concerns parcels 602-F-280 and 602-F-310. The property owner wishes to consolidate the lot fronting Beaver Road with the half-acre parcel abutting the rear. Mr. Neff explained that the two lots would be consolidated to establish one parcel located at 446 Beaver Road. Mr. Chris Jackson stated that property setbacks on the plan have been adjusted to conform with Borough requirements. Mr. Schwend stated that all engineering issues have been addressed, however the Borough is still awaiting review from the Allegheny County Planning Commission. After further discussion, a motion was made by Mr. Aloe with a second from Mr. Keane to recommend Borough Council approve the proposed lot consolidation application for 446 Beaver Road on the condition that a favorable review is received from the Allegheny County Planning Commission. All present voted in favor of the motion.

PLAN REVIEW AND RECOMMENDATION FOR A SPECIAL EXCEPTION – RETAINING WALL LOCATED AT 43 LITTLE SEWICKLEY CREEK ROAD: Mr. Charles Moser stated that a retaining wall in the rear of his property was under stress, and landscaping contractors began to replace the wall. Mr. Moser explained that after construction began, he was contacted by the Borough. Mr. Schwend stated that work on the property began prior to a permit being issued, and that Mr. Moser was unaware that a permit was necessary to construct a retaining wall in the Conservation Overlay Zoning District. Mr. Schwend stated that the Borough’s Geotechnical Engineer has visited the site, and has reviewed plans submitted by Pennsylvania Soil and Rock (PS&R) on behalf of the applicant. The Borough Engineer recommends approval of the special exception with two conditions: that the project must be completed with structural requirements detailed by PS&R in the plan, and that a representative from PS&R must field verify that the project meets those requirements and issue a sealed letter to the Borough upon completion. After further discussion, a motion was made by Mr. Aloe with a second from Mr. Corcoran to render a positive recommendation for the construction of a retaining wall in the Conservation Overlay District with the conditions outlined by the Borough Engineer in his letter dated July 6, 2020. All present voted in favor of the motion.

There being no further business, the meeting on motion duly made was adjourned at 7:13 p.m.

-John F. Schwend, Secretary