



FOX CHAPEL

BOROUGH

ENVIRONMENTAL ADVISORY COUNCIL MEETING April 10, 2023 MINUTES

PRESENT: Austin P. Henry, Chairman; Brenda McEver, Thomas J. Murphy, Donald H. Newman, Members; Dan Moretti, Zoning Administrator; John Heyl, Borough Engineer; Kelsey Mersing, Borough Administrative Assistant

VIA ZOOM: Nanette Bennett, Peggy G. Jayme, Jay S. Troutman, Members; Sarah Hanna, Borough Council Liaison; Frederick Leech, Borough Council; Alice Mitinger

ALSO PRESENT: Joel Papcunik, PVE LLC; Brian Almeter, Fahringer, McCarty, Grey, Inc.; Jerry Nist, Chris Schmidt, Hampton Technical Associates, Inc.; Michael Pohl; Ellie Gaddess

Mr. Henry called the meeting to order at 7:01 PM.

It was moved and seconded that the minutes from the meeting held on March 13, 2023, be approved as submitted. The motion carried unanimously.

NEW BUSINESS

EAC Application: James and Susan Liken
23-07 Submitted by PVE LLC
121 Evergreen Road
Home addition and renovation

Joel Papcunik from PVE, LLC was in attendance to give a brief overview of the application for a small residential addition, patio, and new driveway at an existing single-family residence at 121 Evergreen Road. The applicant is seeking a waiver of the requirement to provide a geotechnical report.

An infiltration test will occur this week. With the resulting infiltration rates, the proposed stormwater facility will be adjusted as needed, and updated plans will be submitted.

The applicant will return next month for a recommendation for approval by the EAC.

Environmental Disturbance Application: Shuguang Huan and Adeline Yeo
23-08 Submitted by Fahringer, McCarty, Grey, Inc.
2 Edgemoor Lane
Tennis Court and Pond

Brian Almeter from Fahringer, McCarty, Grey, Inc. was in attendance to review and answer questions relative to the installation of a tennis court and decorative pond at 2 Edgemoor Lane. The

applicant proposes to remove four trees with the intent to replant at 1:1. Ms. Jayme suggested the replacement species be native canopy trees.

There was discussion regarding construction access to the property, as well as the design and functionality of the stormwater detention facilities.

Alice Mitinger from Dentons, Cohen, and Grigsby was present on behalf of the adjacent property owners, Caroline West and Antonio Castracani, who are requesting the EAC continue the matter to allow them the opportunity to review the proposed plans in full and raise any questions.

Following member discussion, it was moved by Mr. Henry to continue the matter until the next meeting.

The motion was seconded by Mr. Murphy and passed by unanimous vote.

Environmental Disturbance Application:
23-09

Re-Imagined Real Estate, LLC – Amy M. Kelleher,
President
Submitted by Hampton Technical Associates, LLC
280 Glen Laurel Lane
New Single-Family Dwelling

Jerry Nist and Chris Schmidt from Hampton Technical Associates, Inc. were in attendance to answer questions relative to the construction of a new single-family residence located at 280 Glen Laurel Lane. The application also includes the proposal to remove 8 hardwood trees over 6" DBH.

Mr. Schmidt described the functionality of the proposed rain garden and associated outfall structure for stormwater management.

The EAC reviewed the submitted replacement plan for the intended vegetation. With 8 canopy trees coming out, Ms. Jayme stated she would like to see 8 canopy trees replaced. Also, Mr. Newman pointed out that the tree selection should include trees that will survive and thrive within the footprint of the rain garden.

Following review and discussion, Mr. Murphy moved that Environmental Disturbance Application No. 23-09 be recommended for approval by Borough Council as submitted contingent upon the 1:1 replacement of the trees being removed with deciduous hardwoods and with the other required conditions set forth in the LSSE letter dated April 6, 2023.

The motion was seconded by Mr. Troutman and passed by unanimous vote.

Environmental Disturbance Application:
23-10

Matthew W. and Anne A. Johnson
Submitted by Hampton Technical Associates, LLC
100 Hillcrest Road
New Single-Family Dwelling

Jerry Nist and Chris Schmidt from Hampton Technical Associates, Inc. also presented the application for the construction of a new single-family residence at 100 Hillcrest Road with two large stormwater detention facilities designed to preserve tree no. 25, pool, and poolhouse. The application also includes the proposal to remove 46 trees over 6" DBH.

The applicant is requesting a waiver for the disturbance of 6.3% of very steep slopes with high risk and a waiver for the disturbance of 22.89% of very steep slopes with low risk.

In regards to the removal plan, Mr. Troutman commented on the classification of ornamental trees vs. hardwood trees. He suggested recategorizing the Hornbeams, Maples, and Willows as hardwoods as opposed to ornamental. Additionally, Ms. Bennett noted the replanting plan looks nice but should mix more canopy trees in, especially on the downslope to the uphill neighbor's property.

Following review and discussion, Mr. Troutman moved that Environmental Disturbance Application No. 23-10 be recommended for approval by Borough Council as submitted contingent upon the alteration of the proper replanting plan with 13 canopy hardwoods and 5 ornamentals, including the granting of the two soil stability waivers from the very steep slopes with high risk up to 6.3% disturbance and very steep slopes with low risk up to 22.89% disturbance. And with the remaining requirements set forth in the LSSE letter dated April 10, 2023.

The motion was seconded by Mr. Murphy and passed by unanimous vote.

OLD BUSINESS

Environmental Disturbance Application:
22-01

William C Tippins
109 Hickory Hill Road
Expiration of EAC Application

Mr. Tippins submitted an update via email to address concerns regarding the mitigation of stormwater on his property. He expects to have a plan in place for the May meeting. Mr. Nist confirmed Hampton Technical was contacted and is working to put together a proposal for Mr. Tippins. The matter will be continued next month.

OTHER BUSINESS

Mr. Moretti posed a question from an engineer involving tree markings for an upcoming project. The site is heavily wooded; therefore, the engineer wanted to know the best approach to indicate the trees for removal. It was agreed dead trees could be marked using spray paint, and the remaining trees should be marked and numbered for identification per the application requirements.

There being no other business to come before the EAC, the meeting was adjourned at 8:40 PM.

KELSEY M. MERSING
Administrative Assistant