



FOX CHAPEL
BOROUGH

ENVIRONMENTAL ADVISORY COUNCIL MEETING
FEBRUARY 10, 2025
MINUTES

PRESENT: Austin P. Henry, Chairman; Brenda McEver, Ronald Morosky, Thomas J. Murphy, Members; Dan Moretti, Zoning Administrator; Joshua Callender, Borough Engineer; Kelsey Mersing, Borough Administrative Assistant

VIA ZOOM: Peggy G. Jayme, Member

ALSO PRESENT: Brian Almeter, Hudson Rabenold, Fahringer, McCarty, Grey, Inc.; Alan Banks, Environmental Transformation, LLC; John Hobart Miller; Michael Pohl

ABSENT: Donald H. Newman, Jay S. Troutman, Members

Mr. Henry called the meeting to order at 6:58 PM.

Mr. Henry recognized the newest member of the Environmental Advisory Council, Ronald Morosky.

It was moved by Mr. Murphy and seconded by Ms. Jayme that the minutes from the meeting held on December 9, 2024, be approved as submitted. The motion passed unanimously.

NEW BUSINESS

EAC Application: Mark and Mitzi Hofmann
25-01 102 Woodland Farms Road (Parcel No. 439-C-95)
Submitted by Brian J. Almeter - *Fahringer, McCarty, Grey, Inc.*
Proposed Construction of Single-Family Dwelling

Brian Almeter from Fahringer, McCarty, Grey, Inc. was in attendance to present the application for the construction of a single-family residence, driveway, and associated stormwater management facilities located to the north of Woodland Farms Road. The applicant proposes removing 14 trees over 6" DBH with the intent to replant 14 trees, including 2 hardwoods, 6 ornamental, and 6 evergreen.

The applicant requests a waiver for proposed disturbances of 1,235 square feet, or 42.2%, of steep slopes with moderate risk and a waiver for proposed disturbances of 725 square feet, or 32.9%, of very steep slopes with moderate risk.

Discussions included the regrading of the steep and very steep slopes, the design and functionality of the two stormwater detention facilities, infiltration calculations, and soil stability.

The EAC will recommend as a contingency procurement of a written opinion from a soil engineer that disturbances above 25% and 15% will not negatively impact soil stability on the site since a geotechnical report was not provided specific to the slopes. This would better warrant the granting of the requested waivers.

Regarding the replanting plan, Ms. Jayme mentioned the replanted trees from a previous approval. As a result, there is no issue with the proposed removals or trees for replanting.

Following review and discussion, Ms. McEver moved that Environmental Disturbance Application No. 25-01 be recommended for approval by Borough Council as submitted, contingent upon:

- Submission before the scheduled Borough Council meeting on Monday, February 17, 2025, of an opinion from a soil engineer that granting the waivers from the limitations of disturbance for steep and very steep slopes will not negatively impact stability on the site.
- Subject to ACCD approval, road bond, and other standard requirements outlined in the LSSE letter dated February 10, 2025.

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

UNFINISHED BUSINESS

EAC Application: Robert and Christy Hofmann
23-17 21 Fairview Manor (Parcel No. 526-N-85)
Submitted by Michael Shamey – *Environmental Transformation, LLC*
Replanting Plan Submission

Alan Banks from Environmental Transformation, LLC was in attendance to answer questions on the submitted tree replanting plan for 21 Fairview Manor, which was a contingency of the application's approval. The applicant is proposing to remove 27 additional trees over 6" DBH with 31 trees intended for replanting, including 19 evergreen, 5 ornamental, and 7 hardwood trees. The goal is to clean up the perimeter of the woods and increase the ability to do additional screening from the adjacent properties.

Ms. Jayme, being familiar with the property, did not see an issue with the trees proposed for removal. Recognizing that more hardwoods are being removed than replanted, she recommended replacing at least 12 or 13 hardwoods as part of the 31.

Following review and discussion, Mr. Morosky moved that the replanting plan for Environmental Disturbance Application No. 23-17 be recommended for approval by Borough Council as submitted, contingent upon:

- An increase in the number of replanted hardwoods from 7 to 12, with at least 31 total trees replanted.

The motion was seconded by Ms. Jayme and passed by a unanimous vote.

INFORMATIONAL

Mr. Henry reported that Donald Newman, himself, and Melinda Guinn, Parks Commission member, attended a meeting hosted by the Forest Hills Borough Tree & Shrub Committee for Tree committees/commissions throughout Allegheny County. He noted how fortunate Fox Chapel is in terms of having the support of Borough Council, the different committees, and public works to accomplish projects, specifically mentioning more than 2,200 plantings that occurred in the Borough over the last two years thanks to the Parks Commission and volunteers. He also noted Ms. Guinn would be hosting a future meeting.

There being no other business to come before the EAC, the meeting was adjourned at 7:42 PM.

KELSEY M. MERSING
Administrative Assistant