



FOX CHAPEL BOROUGH

ENVIRONMENTAL ADVISORY COUNCIL MEETING APRIL 14, 2025 MINUTES

PRESENT: Austin P. Henry, Chairman; Peggy Jayme, Ronald Morosky, Thomas J. Murphy, Members; Dan Moretti, Zoning Administrator; David Kovac, Borough Engineer; Kelsey Mersing, Borough Administrative Assistant

VIA ZOOM: Michael Pohl; Kento Ohmori

ALSO PRESENT: Devin Rice, Fox Chapel Golf Club; Douglas Tait, Tait Engineering Inc.; Jerry Nist, Hampton Technical Associates Inc.; Adam Livingston, LSSE; Michael Howell

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

Mr. Henry called the meeting to order at 7:02 PM.

It was moved by Mr. Murphy and seconded by Mr. Morosky that the minutes from the meeting held on February 10, 2025, be approved as submitted. The motion passed unanimously.

It was requested that the order on the agenda be changed to consider applications TR-25-28 and TR-25-30 first.

NEW BUSINESS

Tree Removal Applications: Fox Chapel Golf Club
25-28 and 25-30 426 Fox Chapel Road
Submitted by Devin Rice – *Greens Superintendent*
Proposed Removal of 6 Trees

Devin Rice, Greens Superintendent from the Fox Chapel Golf Club, was in attendance to summarize and answer questions relative to the removal requests for 6 trees over 6" DBH—one Oak located near the number 2 fairway and the other five situated behind the number 14 green.

Mr. Rice described the Oak tree at hole 2, which lost its main leader due to a weather storm and is in decline. He provided an email from Halligan Tree Service detailing the tree's declining condition. Additionally, its leaning position toward the fairway causes concern for safety, as another windstorm could result in the tree collapsing in that direction.

Ms. Jayme observed damage at the base of the tree and agreed the tree showed signs of decay.

The remaining five trees at hole 14, including one Norway Maple and four Green Vase Zelkova, are causing significant turf decline on the backside of the green and infrastructure damage to the drainpipe underneath the bunker and to the irrigation pipe and wiring.

Ms. Jayme noted that while the trees are pretty, they are not native and susceptible to storm damage. She sees no issue with the removal but would love to see another Oak added in that area.

Following review and discussion, Ms. Jayme moved that Tree Removal Applications TR-25-28 and TR-25-30 be approved as submitted, contingent upon replanting 2 Oak trees with a minimum 2" caliper in the area between Riding Meadow Road and Fox Chapel Road.

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

EAC Application: Michael Howell and Alisa Sumkin
25-02 120 W Chapel Ridge Road (Parcel No. 526-J-84)
Submitted by Douglas T. Tait – PE, *Tait Engineering Inc.*
Proposed Construction of Single-Family Dwelling

Doug Tait from Tait Engineering 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 West Chapel Ridge Road. The applicant proposes removing 2 trees over 6" DBH with the intent to replant 4 trees, including 2 White Pines, 1 Red Sunset Maple, and 1 Pin Oak.

The applicant requests a waiver for proposed disturbances of 32% of steep slopes with moderate landslide risk and a waiver for the use of a level spreader.

The infiltration study, the updated sizing of the detention facility, and its location relative to the neighboring property were discussed. It was suggested that the level spreader be pulled back closer to the tank to alleviate concerns about proximity.

Ms. Jayme addressed the two trees for removal and proposed species for replanting. She is fine with both but did recommend White Oak instead of Pin Oak due to the constant dropping of branches.

Following review and discussion, Mr. Morosky moved that Environmental Disturbance Application No. 25-02 be recommended for approval by Borough Council as submitted, including the granting of the waiver for the level spreader and waiver for the disturbance of steep slopes with moderate risk up to 32% where the ordinance limitation is 25%. And contingent upon:

- Pulling the 84" detention tank back as close to the proposed 1170 contour as possible and the level spreader outlet as close to the 1160 contour as possible.
- Satisfaction of the standard requirements set forth in the LSSE letter dated April 8, 2025.

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

EAC Application: Acri Commercial Realty
25-06 Old Indian Trail (Parcel No. 621-P-10)
Submitted by Matthew B. Schmidt – *PE, Hampton Technical Associates, Inc.*
Proposed Construction of Single-Family Dwelling

Jerry Nist from Hampton Technical Associates, Inc., was in attendance to answer questions relative to the construction of a new single-family home, driveway, and underground detention system at the southeast corner of Fox Chapel Road and Old Indian Trail. The applicant proposes removing 16 trees over 6" DBH with the intent to replant 11 trees, including 3 Red Maples, 3 Eastern Redbuds, 2 Flowering Dogwoods, and 3 Red Oaks.

The design and infiltration of the stormwater detention tank were briefly discussed.

LSSE confirmed receipt of the two-year volume calculations, satisfying the comment in the letter dated April 11, 2025.

Additionally, Mr. Henry pointed out in drawing CW502 that the orifice plate detail indicates a 6" orifice instead of 0.5", which would not function properly.

When walking the property, Ms. Jayme noticed three additional marked trees, Tree Nos. 19, 20, and 21, not included in the list of removals. This brings the total number of removals to 18, two of which are dead. She also corrected species that were mislabeled on the tree ledger. It was recommended that trees be replaced at 1:1.

Following review and discussion, Mr. Morosky moved that Environmental Disturbance Application No. 25-06 be recommended for approval by Borough Council as submitted, contingent upon:

- Adding 5 deciduous hardwood trees to the replanting plan.
- Ensuring the correction on sheet CW502 on the orifice plate detail of the lower orifice at elevation 1147 be marked as a 0.5" diameter orifice as opposed to the current designation of 6".
- Satisfaction of the standard requirements set forth in the LSSE letter dated April 11, 2025.

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

There being no other business to come before the EAC, the meeting was adjourned at 8:06 PM.

KELSEY M. MERSING
Administrative Assistant