



FOX CHAPEL

BOROUGH

ENVIRONMENTAL ADVISORY COUNCIL MEETING JULY 8, 2024 MINUTES

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

VIA ZOOM: Nick Beckwith; one additional attendee

ALSO PRESENT: Greg Gorman, PVE, LLC; Jerry Nist, Matthew Schmidt, Hampton Technical Associates; Brian Almeter, Fahringer, McCarty, Grey, Inc.; Stephen and Janine Mauersberg; Sarah Hanna, Borough Council

ABSENT: Nanette Bennett, Member

Mr. Henry called the meeting to order at 6:59 PM.

It was moved by Mr. Troutman and seconded by Mr. Murphy that the minutes from the meeting held on June 10, 2024, be approved as submitted. The motion passed unanimously.

NEW BUSINESS

EAC Application: Nick Beckwith
24-14 121 ½ Springhouse Lane (Parcel No. 289-K-25)
Submitted by Gregory Gorman – PVE, LLC
Proposed Addition

Greg Gorman from PVE, LLC was in attendance to answer questions relative to the construction of a residential addition, pool, and patio areas, relocated stormwater main, and associated stormwater management facilities. The applicant proposes to remove 4 trees over 6" DBH, tree nos. 19, 21, 44, and 72. The submitted landscape plan details 10 trees and 25 shrubs for replacement.

Discussions included the communal storm sewer, the relocation of the main, and the design and functionality of the stormwater detention facility.

Regarding the tree replanting plan, Ms. Jayme stated that she was fine with it but suggested an arborist look at the property. A Silver Maple is located close to the proposed addition, which causes concern. Silver Maples are fast-growing and prone to weakness. There is also a Walnut tree that could use some pruning. With a tree that large, she believes it needs to be evaluated. Last, there is a decayed Red Bud that should go.

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Following review and discussion, Mr. Troutman moved that Environmental Disturbance Application No. 24-14 for 121 ½ Springhouse Lane be recommended for approval by Borough Council as submitted, contingent upon:

- Presentation of the recorded, fully executed easement agreement with the adjacent property owner.
- Satisfaction of the standard requirements set forth in the LSSE letter dated July 5, 2024.

With a recommendation that there be a further assessment by an arborist specifically focusing on the Silver Maple and Black Walnut, as noted by Ms. Jayme.

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

EAC Application:
24-15

Stephen G. and Janine S. Mauersberg
12 James Ross Place (Parcel No. 437-R-10)
Submitted by Chris M. Schmidt – *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 single-family residence, driveway, and associated stormwater management facilities located to the south of James Ross Place. The applicant proposes to remove 45 trees over 6" DBH. The submitted tree replacement plan proposes replanting 23 hardwoods and 15 pines.

The applicant is seeking a waiver for disturbances of very steep slopes with moderate and low risk. The plan indicates proposed disturbances of 1,756 square feet (91.12%) of very steep slopes with low risk and 422 square feet (18.93%) of very steep slopes with moderate risk.

There was a brief discussion regarding the stormwater management plan and detention facility design.

Ms. Jayme recommended protecting tree nos. 3 and 83, as they are amazing trees. She also stated she would like to see a few more significant, long-lived hardwood trees planted to maintain the canopy. Mr. Mauersberg, who was in attendance, proposed removing tree no. 6, a declining Cherry tree, located in the back corner at the edge of the limit of disturbance in exchange for replanting 2 additional hardwoods.

Following review and discussion, Mr. Murphy moved that Environmental Disturbance Application No. 24-15 for 12 James Ross Place be recommended for approval by Borough Council as submitted, contingent upon:

- Satisfaction of the standard requirements in the LSSE response letter dated July 8, 2024.
- The addition of 8 deciduous hardwoods to the replanting plan, including approval to remove tree no. 6.

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With the recommendation to grant the waiver on very steep slopes with low risk up to 1,756 square feet or 91.12% and the waiver from the 15% limitation on disturbance of very steep slopes with moderate risk up to 422 square feet or 18.93% on the property.

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

EAC Application:

24-16

Jack and Michelle Ellenberger

500 Fairview Road (Parcel No. 525-R-234)

Submitted by Chris M. Schmidt – *Hampton Technical Associates Inc.*

Proposed Construction of Garage and Pool

Jerry Nist from Hampton Technical Associates Inc. also presented the application for the construction of a building addition to an existing single-family residence, pool, patio areas, and associated stormwater management facilities located to the north of Fairview Road. The applicant proposes to remove 20 trees over 6" DBH. The submitted tree replacement plan proposes replanting 9 hardwoods and 7 pines.

The applicant is seeking a waiver for disturbances of 2,366 square feet (10.26%) of very steep slopes with low risk.

There was a brief discussion regarding the location and design of the stormwater detention facility.

Ms. Jayme reiterated concerns about including Silver Maples in the tree replanting plan. She would not recommend Silver Maples as they are prone to splitting, particularly with the storms we have been experiencing. They are shallow-rooted and tend to head for sewer lines. Sugar Maples or Red Maples would be more viable options.

Following review and discussion, Mr. Newman moved that Environmental Disturbance Application No. 24-16 for 500 Fairview Road be recommended for approval by Borough Council as submitted, contingent upon:

- Satisfaction of the standard requirements set forth in the LSSE letter dated July 8, 2024.

Along with the recommendation for the waiver as requested from the limitation on disturbance of very steep slopes with low risk to permit disturbance up to 2,366 square feet.

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

EAC Application:

24-17

Kyle and Veronica Holmberg

140 Willow Farms Court (Parcel No. 437-P-127)

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 provide an overview of the application for the construction of a single-family residence, driveway, and associated stormwater management facilities located to the south of the Willow Farms Lane cul-de-sac. The applicant proposes removing 14 trees over 6" DBH. The submitted tree replacement plan proposes replanting 3 hardwood trees, 5 ornamental trees, and 10 evergreen trees.

Mr. Almeter noted a significant Red Oak tree that was not accounted for in the original survey. As a result, the plan includes a redline change that relocates the proposed driveway away from the tree to preserve it. Additionally, the proposed level spreader will be eliminated, and instead, a private storm line will be added along or up to the driveway that connects the facility into the constructed storm system and flows to the existing inlet at the low point of Willow Farms.

It was suggested that the applicant include 5 additional hardwoods in the replanting plan.

Without the revised plan and calculations to ensure compliance, Mr. Heyl, Borough Engineer, is not comfortable with recommending the approval of the application at this time.

Following review and discussion, it was moved to table consideration of Environmental Disturbance Application No. 24-17 for 140 Willow Farms Road until the regularly scheduled meeting next month.

OTHER BUSINESS

In March, Borough Council adopted guidelines that outline resident participation in public meetings. After some thought, it was determined that it would be wise for all committees of the Borough including the EAC to follow the same policy. It was moved by Mr. Murphy to approve and adopt the policy on public speaking as recommended by Borough Council. The motion was seconded by Ms. Jayme and passed by unanimous vote.

Continuing discussion of the tree removal application from the June meeting, Ms. Jayme presented the proposed wording change for the question relating to the applicant's intentions for replanting. With consensus on the proposed change, the revision will be submitted to TRAISR for modification to the online application.

Mr. Troutman commented on a similar topic, the difficulties in identifying marked trees for removal with the applications that come before the EAC. Mr. Moretti will review the staking requirements in the application for possible specifications to help with clarity and efficiency in marking trees for future submissions.

There being no other business to come before the EAC, the meeting was adjourned at 8:45 PM.

KELSEY M. MERSING
Administrative Assistant