

**ENVIRONMENTAL ADVISORY COUNCIL
REGULAR MEETING – OCTOBER 18, 2011**

The meeting was called to order at 7:01 PM by Amy Veltri at the Municipal Building in Morgan, PA 15064

PRESENT: FRANK ,VELTRI

ABSENT: COX

ALSO PRESENT: Mike Benton, Township Engineer

APPROVAL OF MINUTES: - A motion was made by Steve Frank and seconded by Amy Veltri and both members present voted AYE to approve the minutes from the August 16, 2011 meeting.

PETITION OF CITIZENS/PERSONS REQUESTING TIME - NONE

CORRESPONDENCE – NONE

STAFF REPORT – Mr. Benton

- A. Leaf pickup in the Township is scheduled for Nov. 5th and Nov. 19th. Leaves are to be bagged. There was some discussion as to how this information was getting out to the residents.
- B. Electronic recycling-the Township has partnered with eloop to start a program to recycle electronics except for Freon containing appliances. VELTRI asked if after we have so much collected do they come to pick it up and was told by Mike Benton that this is correct. FRANK asked if hard drives for computers would be smashed and was told no. There was some question about how this information was getting out to the residents also. VELTRI expressed that maybe there should be an email go out to the residents. VELTRI asked if there was any financial gain for the Township and Mr. Benton did not think so but was not sure.
- C. Mr. Benton and FRANK made a site visit to the wetlands and trail and he has been talking with Dr. Rondinelli. FRANK explained that they have noticed in the past year a few breeches in the berms and they are trying to work with the School District and the Township to minimize flow and maintain the facilities. Mr. Benton explained that there are some fixes that are not too monumental and Dr. Rondinelli is discussing it with the School Board tonight. He has suggested maybe getting some students involved and VELTRI expressed that this was a great idea, maybe as part of a class. Cindy Cox is at the School Board meeting tonight to help convey what the needs are. FRANK said that overall what the School District needs to decide to do is whether or not we can modify the basin outfall structure. There may be some risk involved but he said it would let the basin fill up and drain a little slower to the wetlands. He said we would need school approval to make any change to the structure. The wetlands are still under permit and being monitored. FRANK understands from Bob Barren (designer and monitoring consultant) that we can do maintenance on the wetlands berms without getting a new permit. Mr. Benton said that the school maintenance personnel can maybe do some things and others by the Township Public Works.

VELTRI asked about the permits and was told they were under the Army Corps of Engineers for replacement of wetlands at another project on Boyce Road in Upper St. Clair. There was discussion about the new school project and that maybe that contractor can do any major repairs needed. One area of major concern is the muddy trail up near the school.

OLD/UNFINISHED BUSINESS – FRANK said the project up on old Alpine Road is clearing trees but no other old business.

NEW BUSINESS

- A. Review and discuss SP-07-11, Newbury Village, Multi-Family Apartment Complex, Site Plan, 11 Three-Story Buildings, 250 Units, Oakridge Road, Zoned PED.

Mr. Benton first explained that he had started the review letter with comments which were very minor things on the plans. He used the plan checklist from the Township Ordinance. The location map on the front cover sheet needs a graphic scale and the total acreage looks different from what is on the site plan. The survey datum needs to be listed on the plans. We need to confirm if the environmental study done in 2007 covers any mining issues. Eric Newhouse explained the mine maps were included in the study but he has not looked at that since 2007. They did geotechnical drilling and evaluations currently to identify and conditions that they need to address. FRANK asked about acid mine drainage from that development area. Mr. Newhouse said there is not any from the Newbury Village Development but that on Presto-Sygan Road near the soccer fields but that is a preexisting condition. The Conservation Group is working on that mine discharge, but they have not been able to get the funding beyond the planning stage.

The wetlands need to have the buffer shown along with the wetlands. VELTRI asked if an environmental assessment was done and was told that it was done in 2007 for the whole site for all three major projects. There was some discussion at this point about the company that used to be located on this property.

Eric Newhouse gave an overview of the proposed Newbury Village Apartments Site and how they avoided wetlands and streams. Newbury Village is a high quality multi-family development and in the overall approvals they did include this site along Oakridge Road. Similar to what they are doing with the single-family development, they are planning to build high quality, high end development with high quality construction and architectural design. Through additional planning the facility will have a pool, a clubhouse, a fitness center, and all the amenities that go along with a community with high end rent. In order to accommodate this, around 250 units are required. There will be eleven buildings. The second page of the presentation documents showed the floor plans, architectural design and high quality of design that they intend to achieve. The next two pages did not pertain to environmental issues but we showed the quality of the design and they summarized points made by a third

party market analysis. The analysis showed that there is a very strong market and that the property would sustain the rent that they are proposing. The next page summarized the number of buildings and the acreage of the site. Many of the buildings are two-story on the uphill side and three-story on the downhill side because they are configured along the slope. There are two existing conditions plans and the streams and wetlands are identified (Mr. Newhouse pointed out on the plans). The streams and slopes were shown on the overhead slide. This is all in compliance with the Township requirements. FRANK asked if there will be any playgrounds where there could be potential issues and was told there would not be playgrounds because there is going to be very few kids according to the market analysis. Therefore the amenities are geared to adults although there is a wading pool. The parcel size is just over 37 acres and is a low density development so it far over the open space requirements. The sidewalk areas and the walking trails through the woods are part of the open space. They will add the wetlands buffers to the drawings per the Engineer comments. The site plan was developed so that there is no impact on the streams by adding retaining walls and the other resources are completely avoided and there is no impact on them. Mr. Newhouse mentioned the things that were already approved by the Planning Commission, setbacks to the buildings, buffers around the site and offered to explain them to you if needed. One of the waivers that was approved by the Planning Commission was the slope issue. He pointed this out to the EAC on the map. He did a quick overview of the slope data and noted that the bulk of the steep slopes are not being impacted. VELTRI said from an environmental standpoint it sounds like a pretty easy one to look at. FRANK asked about a steep slope/road on the plans and was told it is an easement for an existing gas line. The gas company uses it to do occasional inspections. People also have been riding dirt bikes on this road. As part of our prior approval they needed to relocate a high pressure gas line for Equitable and Columbia Gas. Equitable Gas was replacing the line through the remainder of the site and so they moved it at the same time. FRANK asked about the stormwater management. Eric pointed out the stormwater basins on the northern half of the site. Also there are rain gardens with existing culverts and building downspouts flowing into them. The rain gardens were discussed while referring to the site map. Eric said they are in compliance and KLH Engineering has fully reviewed the plans.

They continued to look at the slides, the basins and inlets. They also looked at the retention area and the underground retention area. He pointed out the overflow that connects to the riser. The southern half has another underground retention structure which is picking up all of the paved areas. He pointed out where the water flows. FRANK asked if they had any plans for landscaping around the streams or if they were just going to be left as is and was told they are nice natural amenities as they are. They are doing landscaping around the ponds and most of the landscaped areas would be between the buildings and Oakridge Road. The stormwater systems are discharging to the larger stream as opposed to overloading the smaller stream.

Mr. Benton asked him to go over the trail. VELTRI asked if the trail was going to be paved and was told that in response to the comments from the Planning Commission,

that it would be a crushed limestone path. It will be approximately five feet wide and the configuration of the trails follows the natural terrain and contours. You will be able to get to the retail areas or the Newbury Ridge family development. The outer ten feet of the entry road to Newbury Ridge will be painted for walkers but can be used for vehicles during an emergency. FRANK asked if the trail was part of the residential project and was told it was a part of all three of the major projects. FRANK also asked if there was a plan to build bridges to cross the stream and was told they will probably build small pedestrian bridges.

VELTRI explained that as a follow up to this meeting if either one of the EAC members has any questions that they will email to Mike Benton by the end of the week. The members need a day or two to review the project. FRANK had one additional question about when the swimming pool is drained if the water would go to sanitary sewage and was told it would. In addition, he asked if there was any ordinance about de-chlorinating the water before they did. VELTRI wondered what other pool owners in the Township did and Mike Benton said that he would ask Mark Brooks at the Municipal Authority. VELTRI explained again that if she or FRANK did not need anything further that Mike would get the review letter out to Eric early next week.

OPEN FORUM - NONE

ADJOURNMENT

VELTRI made a motion to adjourn the meeting at 7:53 and everyone agreed.

Marshall W. Bond, Interim Township

Amy Veltri, Chairman

Date

Date