

ENVIRONMENTAL ADVISORY COUNCIL MINUTES
FEBRUARY 1, 2016

The regularly scheduled meeting of the Hampton Township Environmental Advisory Council was held Monday, February 1, 2016, at the Hampton Township Municipal Building, 3101 McCully Road, Allison Park, PA. Mr. Heggstad called the meeting to order at 7:00 pm. Present at roll call were Mr. Heggstad, Ms. Gallogly, Mr. Meneilly, Ms. Rieger, Ms. Spence, and Mr. Wilson. Amanda Lukas, Land Use Assistant, was also present.

CHAIRPERSON ANNOUNCEMENTS

None

ADMINISTRATION

Mr. Heggstad requested an update as to whether any candidates have been proposed to fill the vacancy on the EAC.

PLAN REVIEWS

16-01 Hampton RE Revised Site Plan

Robert McCollim, with the engineering firm Red Swing Group, was in attendance representing the applicant. He summarized the project, displayed site photos, and presented the proposed site layout. Mr. McCollim described the existing vegetative conditions and noted that they will not be removing any trees that are large enough to require replacement under the Zoning Ordinance. He described the proposed landscaping plan and highlighted the areas of re-planting. Mr. McCollim reviewed the species on the planting list and stated that plantings will be placed in the parking lot islands, the buffer areas, and at the entrance to the building. Next, he reviewed the variances that have been granted by the Zoning Hearing Board. Mr. Heggstad discussed the traffic flow on W. Hardies Road with Mr. McCollim. Mr. McCollim noted that the norther entrance on W. Hardies Road will only permit right turns into the sight and it will only be an entrance. Ms. Rieger asked if there are sidewalks in that area, to which Mr. McCollim said no. Mr. Meneilly pointed out a comment from Gateway Engineers regarding a notation on the plans. He stated that the trees are supposed to be 2 1/2" but they are labeled on the plans as being 1 1/2". Mr. McCollim reported that they have updated the plans to show the trees as 2 1/2". Ms. Spence requested verification that there are no longer any underground storage tanks on this site. Ms. Gallogly asked what the response has been from the DEP. Mr. McCollim responded that they have received a letter from the DEP indicating that no further action is needed. Ms. Spence discussed the retaining wall and Mr. McCollim reported that they will be working with the adjacent property owner to find a design that is visually pleasing.

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He elaborated on the proposed building material and design of the wall. Several comments were exchanged regarding the paving material for the pad under the dumpster. Ms. Spence discussed the proposed species of the buffer trees and recommended that they select a species from the EAC's recommended planting list. She recommended native plantings for the bushes along Route 8 and noted that salt can be very harmful to boxwood shrubs. She also suggested that they consider using a variety of species as opposed to a single planting type. Ms. Spence discussed with Mr. McCollim the possibility of using pervious pavers or another type of green parking lot. Mr. McCollim reviewed the detention and filtration system that they are proposing to utilize. Mr. Meneilly asked what they plan to do with the snow when they plow their lot during the winter season. Mr. McCollim did not have a specific plan and remarked that they may just use a parking space or push it to the north side. Mr. Meneilly responded that they will be burying the buffer, and possibly killing the plantings, if they push the snow to the north. Ms. Spence noted that many of their traffic and other zoning problems have been created because of the amount of development that they are trying to fit onto a relatively small lot.

MS. RIEGER MADE A MOTION TO RECOMMEND APPROVAL OF THE HAMPTON RE REVISED SITE PLAN (16-01) SUBJECT TO THE RESOLUTION OF ALL OUTSTANDING ENGINEERING ITEMS FROM THE GATEWAY REVIEW LETTER AS WELL AS THE SUBMISSION OF REVISED PLANS SHOWING THAT ALL TREES WILL BE AT LEAST 2 ½" CALIPER. MR. MENEILLY SECONDED. VOTE WAS UNANIMOUS BY THE SIX (6) MEMBERS PRESENT. MOTION CARRIED.

OLD BUSINESS

MS. GALLOGLY MADE A MOTION TO APPROVE THE EAC MINUTES FROM THE REORGANIZATION MEETING OF JANUARY 5, 2016. MR. MENEILLY SECONDED. VOTE WAS UNANIMOUS BY THE SIX (6) MEMBERS PRESENT. MOTION CARRIED.

MS. GALLOGLY MADE A MOTION TO APPROVE THE EAC MINUTES FROM THE REGULARLY SCHEDULED MEETING OF JANUARY 5, 2016. MR. MENEILLY SECONDED. VOTE WAS UNANIMOUS BY THE SIX (6) MEMBERS PRESENT. MOTION CARRIED.

TRACKER REPORTS

None

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NEW BUSINESS

None

OPEN DISCUSSION

Ms. Spence noted that applications that require variances or modifications to the regulations have become increasingly common as the land has become more developed in Hampton. As applicants try to fit more development onto smaller and smaller lots, the zoning problems only increase. Several comments were exchanged regarding the traffic flow on and off the Hampton RE site. A short discussion was held regarding several locations in the Route 8 corridor that present difficulty when entering or exiting the properties

MR. WILSON MADE A MOTION TO ADJOURN THE MEETING. MR. MENEILLY SECONDED. VOTE WAS UNANIMOUS BY THE SIX (6) MEMBERS PRESENT. MOTION CARRIED.

The meeting was adjourned at 7:36 P.M.

Respectfully submitted,



Amanda Lukas
Recording Secretary



John Heggstad
Chairperson