

**BOROUGH OF JEFFERSON HILLS
REGULAR MEETING OF THE PLANNING COMMISSION**

MINUTES OF January 25, 2022

Presiding Officer: David Montgomery, Chairman

Secretary: Christopher Hynes

The scheduled regular meeting of the Planning Commission was held on January 25, 2022. Chairman David Montgomery called the meeting to order at 7:00 p.m., in Council Chambers of the Municipal Center, 925 Old Clairton Road, Jefferson Hills, PA 15025. Following the Pledge of Allegiance, roll call was taken.

PRESENT:

Seven members of the Planning Commission were in attendance at the meeting and included: Messrs. Alvi, Dean, Donohue, Hynes, Montgomery, Ripley and Ruscitto.

ABSENT: Mr. Reckard

ALSO IN ATTENDANCE:

Kerry Fraas, Solicitor
Mike Glistler, Borough Engineer
Mark Reidenbach, Gateway Engineer
Jenni Easton, Planning Consultant

BOROUGH RESIDENT/TAXPAYERS COMMENTS:

None

REORGANIZATION MEETING:

Mr. Montgomery asked for nominations for Chairman. Mr. Hynes nominated Mr. Montgomery, seconded by Mr. Donohue and carried unanimously. Mr. Montgomery accepted the nomination.

Mr. Montgomery asked for nominations for Vice-Chairman. Mr. Montgomery nominated Mr. Reckard, seconded by Mr. Dean and carried unanimously.

Mr. Montgomery asked for nominations for Secretary. Mr. Montgomery nominated Mr. Hynes, seconded by Mr. Donohue and carried unanimously. Mr. Hynes accepted the nomination.

MINUTES APPROVED:

- A. The minutes of the regular meeting of December 28, 2022 were approved on a motion by Mr. Donohue seconded by Mrs. Ruscitto and carried unanimously.

COMMUNICATIONS:

- A. Notice of Public Hearing before the Council of the Borough of Jefferson Hills to be held on February 9, 2022 at 6:00 p.m. in the Council Chambers of the Municipal Center, 925 Old Clairton Road, Jefferson Hills, PA 15025, to consider the application for conditional use CU-2-2021, Xposure Ads, LLC wishes to install a standard billboard at 2240 State Route 51, Jefferson Hills PA 15025.

PRE-APPLICATION ADVISORY PRESENTATIONS:

None

OLD BUSINESS:

- A. On a motion by Mr. Hynes, seconded by Mr. Dean, and carried unanimously, a recommendation to Council for a preliminary & final minor subdivision known S-6-2021 – Nath Subdivision Plan of Lots, located at Bedell Road with a small part located in Union Township, lot and block 1137-S-310, owned by Daryl R. Nath, was tabled until the February Planning Commission meeting. **(End of the 90-Day Review Period is February 22, 2022)**
(Applicant requested a 90-day extension until May 24, 2022)

NEW BUSINESS:

- A. On a motion by Mr. Dean, seconded by Mr. Ripley and carried unanimously, a recommendation to Council for a conditional use application known as CU-2-2022, located at 2240 State Route 51, Jefferson Hills PA 15025, lot and block 1134-C-155, owned by Anthony Bekavac, was tabled until the February Planning Commission meeting. **(End of 60-day review period is February 25, 2022)**
- B. On a motion by Mr. Donohue, seconded by Mr. Hynes and carried with a 6-1-0 roll call vote with Messrs. Alvi, Dean, Donohue, Hynes, Montgomery, Ripley voting yes and Mrs. Ruscitto voting no, a recommendation to Council was approved for a final subdivision plan known as S-1-2022 – Pleasant Gove Plan of Lots, located at 104 Old Clairton Road, lot and block 562-P-55, owned by Scoobyx2, LLC, subject to the following conditions:
1. Applicant shall provide an update on the status of the sewage planning module.
 2. Applicant to provide a disclosure statement regarding the findings of a geotechnical or soils report if any and the implications for the proposed development. The plans shall reference the approved Geotechnical Report.
 3. Applicant to supply evidence of application to Allegheny County Conservation District for an erosion and sedimentation control plan and an NPDES permit.
- (End of the 90-day review period is April 25, 2022)**
- C. On a motion by Mr. Hynes, seconded by Mrs. Ruscitto, a recommendation to Council for a preliminary land development known as SP-1-2022 – Solar Farm Development, located at 195 Wall Road, Jefferson Hills PA 15025, lot & block 658-M-50, owned by Port Vue Plumbing was tabled until the February Planning Commission meeting. **(End of the 90-day review period is April 25, 2022)**
- D. On a motion by Mr. Donohue, seconded by Mrs. Ruscitto and carried unanimously, a recommendation to Council for a final subdivision known as S-2-2022 - Millstone Village Phase One, located on Gill Hall Road, lot & blocks 1137-S-120, 1137-H-25, 1137-S-110, 1137-M-85, 1137-M-60 and 1137-M-48, owned by Millstone Development LLC was tabled until the February Planning Commission meeting. **(End of the 90-Day Review Period is April 25, 2022)**

REPORTS:

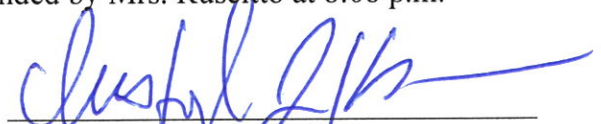
A. Environmental Advisory Council – Thomas J. Donohue stated that he has nothing to report due to the meeting not taking place until tomorrow night.

GENERAL BUSINESS:

None

ADJOURNMENT:

The meeting was adjourned on a motion by Mr. Dean, seconded by Mrs. Ruscitto at 8:08 p.m.



Christopher Hynes, Secretary