

BOROUGH OF JEFFERSON HILLS

PRESIDENT
Karen Bucy

925 Old Clairton Road
Jefferson Hills, PA 15025-3133
Telephone: (412) 655-7735
Fax: (412) 655-3143

MAYOR
Janice R. Cmar

VICE PRESIDENT
David T. Montgomery

BOROUGH MANAGER
John P. Stinner

COUNCIL MEMBERS
Vickie Ielase
Keith Reynolds
Nicole Ruscitto
Francis L. Sockman
Melissa Steffey

FINANCE OFFICER
Jon A. Drager

ENGINEER
Michael S. Glister, P.E.

SOLICITOR
J. Deron Gabriel

AGENDA

Regular Meeting, **TUESDAY**, February 23, 2021 at 7:00 p.m.

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Borough Resident/Taxpayer Comments**
4. **Consider approval of minutes of the regular meeting January 26, 2021**
5. **Communications**
 - A. Resolution No. 05-2021, Planning Commission approval of a preliminary and final lot consolidation known as S-6-2020, JMT Consolidation Plan approved on January 26, 2021.
 - B. Resolution No. 06-2021, Planning Commission approval of a preliminary and final lot consolidation known as S-7-2020, 6th Revision to the Castors' Farm Plan, approved January 26, 2021.
 - C. Brian Jesionowski, 358 Greene Drive, Jefferson Hills PA 15025, is requesting a variance for his property, lot and block 769-R-52. The property is zoned R-2, Low Density Residential District. The appellant is requesting a variance to Zoning Ordinance 712, Section 902.9.c – Fences on Single Family Lots (Other than Swimming Pool Enclosures). The ordinance states that fences, which are at least fifty percent (50%) see-through and which are not in excess of four (4) feet in height may be constructed in the rear and side yards if located at least one (1) foot off the property line. Appellant is requesting variances for a 54-inch (54") fence in height, without a pool or hot tub, to be constructed in the rear yard and side yard of the property at least one (1) foot off of the property lines, and also to be constructed in the front yard of a corner lot along the Hindman Drive, twelve (12) feet from the right-of-way of Hindman Drive.
6. **Pre-Application Advisory Presentations**
 - A. Richard Perkoski, Perks Solar Energy, LLC, is presenting to the Commission, their intentions to apply for a variance for a Use by Special Exception to construct a 3 MW solar array on approximately nine acres of land. Property is located at 195 Wall Road and is currently zoned R-2

7. Old Business

- A. Progress report on consideration for recommendation of adoption 2018 International Property Maintenance Code to the Borough of Jefferson Hills Council.

8. New Business

- A. Consider a recommendation to Council for a final land development known as SP-1-2021 - Southwest Greens – Century Drive, located at Century Drive, lot and blocks 1003-F-211, 1003-G-23 and 1003-L-62, owned by Southwest Green. Property is zoned B-P. Applicant is wishing to construct a prefabricated metal building with 1,800 square feet of office space and 3,600 square feet of warehouse space with associated parking, utility connections and stormwater control. **(End of the 90-Day Review Period is May 25, 2021)**
- B. Consider a recommendation to Council for a final approval for a subdivision known as S-1-2021 – Deer Hollow Plan – Phase 1 (preliminarily approved as Blackwood Plan of Lots), located off of Arnoni Drive, Antler Drive, Dale Street, Arch Street and Gillcrest Drive, lot and block 662-S-32, 769-C-100 and 769-D-290, owned by Blackwood Acres Associates, LP. Property is zoned R-4. Applicant wishes to have final approval granted on phase 1 of the previously approved Blackwood Plan of Lots to now be known as Deer Hollow Plan – Phase 1. **(End of 90-day review period is May 25, 2021)**

9. Reports

- A. Environmental Advisory Council – Thomas J. Donohue

10. General Business

None

11. Reminder: Next Meeting to be **Tuesday, March 23, 2021**

12. Adjournment