

BOROUGH OF JEFFERSON HILLS

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AGENDA

Regular Meeting, January 27, 2020 at 7:00 p.m.

- 1. Pledge of Allegiance**
- 2. Roll Call**
- 3. Reorganization**
 - A. Nominations for Chairman
 - B. Nominations for Vice-Chairman
 - C. Nominations for Secretary
- 4. Borough Resident/Taxpayer Comments**
- 5. Consider approval of minutes of the regular meeting December 30, 2019**
- 6. Communications**
 - A. Resolution No. 2020-01, Council approval of a final subdivision known as S-11-2019, Richard Plan of Lots Phase 3, approved on January 13, 2020.
 - B. Resolution No. 2020-02, Council approval of a final land development known as SP-11-2019, Riverlift Office and Garage Land Development, approved on January 13, 2020.
 - C. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-1-2020 to be held on January 30, 2020 at 7:00 p.m., regarding a request by Columbia Gas Transmission LLC, representing, William Stoffel Jr. and Lori L. Siemon, 3900 Bedell Road, Finleyville PA 15332, owner of Vacant property on Scheinbach Road, lot & block 1275-L-170, is requesting a variance to Zoning Ordinance 712, Section 202.2.g - Rear Yard Setbacks. The appellants wish to install a cathodic protection facility including underground cables attached to the existing gas transmission pipeline and connected to a series of underground anodes as well as a small rectifier mounted on a small pole near the road 10' from the rear property line. The required rear yard setback is a minimum of forty (40') feet for principle structures. The property is zoned R-2, Low Density Residential District.
 - D. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-2-2020 to be held on January 30, 2020 at 7:30 p.m., regarding a request by Gilbert T. & Bethany F. Kokowski, 228 Washington Drive, Jefferson Hills, PA 15025, are requesting a variance for their property, lot and block 769-S-81. The properties are zoned R-2, Low Density

Residential District. The appellants are requesting a variance to Zoning Ordinance 712, Section 902.9.c – Applicants are requesting to construct a 4’ fence in the front yard of a corner lot for a fence that is at least fifty percent (50%) see-through and which is not in excess of four (4) feet in height which ordinance requires that such fences only be located in the rear and side yards.

- E. Notice of a Public Hearing of the Zoning Hearing Board Appeal No. ZN-3-2020 to be held on February 19, 2020 at 7:00 p.m., regarding a request by Daniel P. Joyce, Joyce & Joyce LLC, representing, Glen Miske and Jennifer Russen, 925 Old Hickory Lane, Jefferson Hills, PA 15025, lot & block 1006-K-26, are appealing a determination by the Borough of Jefferson Hills Zoning Officer that their property at 925 Old Hickory Lane being zoned R-4, High Density Residential District is in violation of the Zoning Ordinance 712, Section 102.2 – Farm – which is required to have no less than ten (10) acres to be allowed to have chickens. The appellants have 2.57 acres and wish to be allowed to keep their chickens.

7. Pre-Application Advisory Presentations

None

8. Old Business

- A. Consider a recommendation to Council for a preliminary land development known as SP-9-2018 – UPMC South, located at Elliott Road and State Route 51, lot and blocks 660-S-40, 767-D-375, 767-G-200, 767-H-14 and 660-L-67, owned by AUUE, Inc. Property is zoned O-P, C-1 and R-1. Applicant is proposing a 63-bed hospital with ambulatory and inpatient care, including emergency care, surgical services and the latest diagnostic imaging technology. Loop drive, visitor parking lot, emergency department parking lot, staff parking lot & service parking lots. **(End of 90-Day Extended Review Period is April 21, 2020)**
- B. Consider a recommendation to Council for a preliminary land development plan known as SP-9-2019 – Kurt Lesker Land Development, located at 1925 State Route 51, lot and block 880-K-225, owned by Kurt Lesker Company. Property is zoned I-1. Applicant wishes to add a 49’x203’ new manufacturing addition the existing manufacturing portion of the building. The addition is into the existing parking lot. Displaced parking is made up on adjacent empty paved lot used for truck parking and temporary material storage. **(End of 90-Day Extended Review Period is February 24, 2020)**
- C. Consider a recommendation to Council for a preliminary subdivision plan known as PS-2-2019 – Blackwood Plan of Lots, located at the end of Arnoni Drive, Dale Street, Antler Drive and Arch Street, lot and blocks 662-S-32, 769-C-100 and 769-D-290, owned by Blackwood Acres Associates, LP and Community Bank. Property is zoned R-4. Applicant wishes to subdivide into 67 new lots, 2 parcels, and 6 transfer units. **(End of the 90-Day Review Period is February 16, 2010)**

9. New Business

None

10. Reports

None

11. General Business

None

12. Reminder: Next Meeting to be Monday, February 24, 2020

13. Adjournment