

BOROUGH OF JEFFERSON HILLS

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AGENDA

Regular Meeting, **TUESDAY**, May 19, 2020 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 April 27, 2020**
5. **Communications**
 - A. Resolution No. 08-2020, Council approval of a final land development known as SP-2-2020, Kurt Lesker Final Land Development, approved on May 11, 2020.
 - B. Notice of a Rescheduled Public Hearing of the Zoning Hearing Board Appeal No. ZN-8-2020 to be held on June 2, 2020 at 7:00 p.m., regarding a request by Jeffrey Westlund, 655 Weigles Hill Road, Elizabeth, PA 15037, representing Lorigan LLC, owners of vacant property located at 1371 State Route 51, Jefferson Hills, PA 15143, lot & block 766-E-100, requesting a Use By Special Exception to Zoning Ordinance 712, sections 401.1.c.1.(a) subject to subsection 1004.32. The property is zoned C-1, Highway Commercial District. The appellant is requesting to be allowed to sell used vehicles.
 - C. Letter dated from the Planning Commission to the Zoning Hearing Board recommending approval of a request by Jeffrey Westlund, 655 Weigles Hill Road, Elizabeth, PA 15037, representing Lorigan LLC, owners of vacant property located at 1371 State Route 51, Jefferson Hills, PA 15143, lot & block 766-E-100, requesting a Use By Special Exception to Zoning Ordinance 712, sections 401.1.c.1.(a) subject to subsection 1004.32. The property is zoned C-1, Highway Commercial District. The appellant is requesting to be allowed to sell used vehicles with the recommended condition of requiring them to install low level buffer along Route 51.
6. **Pre-Application Advisory Presentations**

None
7. **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. **NO OFFICIAL ACTION TO OCCUR DUE TO ONGOING ZONING HEARING BOARD ZN-14-2018 MATTER-INDUCED COURT ORDERED STAY.**
- B. 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 Extended 90-Day Review Period is June 9, 2020)**
- C. Consider a recommendation to Council for a preliminary land development plan known as SP-1-2020 – Quality Landscapes Equipment Building, located at 1229 Peters Creek Road, lot and block 765-R-125, owned by Quality Landscapes and Hardscapes LLC. Property is zoned I-1. Applicant wishes to install a 60’x40’ steel storage garage with one bathroom. **(End of the 90-Day Review Period is June 22, 2020)**

8. New Business

- A. Consider recommending preliminary and final approval for a subdivision to a previously-recorded plan known as S-1-2020 - Trbovich Consolidation Plan, located on Oak Street, lot and blocks 881-P-117 and 881-P-121, zoned I-1, Industrial, owned by Ned Trbovich, to extinguish the old lot line and combine into one lot to build a warehouse. **(End of the 90-Day Review Period is August 17, 2020)**

9. Reports

- A. Environmental Advisory Council – Thomas J. Donohue

10. General Business

None

11. Reminder: Next Meeting to be **Tuesday, June 23, 2020**

12. Adjournment