

BOROUGH OF JEFFERSON HILLS

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AGENDA

Regular Meeting, November 18, 2019 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 October 28, 2019**
5. **Communications**
 - A. Facts & Conclusions for a Public Hearing of the Zoning Hearing Board Appeal No. ZN-14-2018 that was held on January 17, 2019 and continued on February 20, 2019, February 21, 2019, February 26, 2019, March 12, 2019, April 17, 2019, April 30, 2019, May 16, 2019, June 11, 2019, June 18, 2019 and September 16, 2019 at 7:00 p.m., regarding an appeal by a Group of 104 Jefferson Hills Residents, in care of Marcus and Shapira, LLP, 301 Grant Street, 35th Floor, Pittsburgh, PA 15219, appealing the Jefferson Hills Borough Zoning Officer's granting of a Zoning Permit to AUUE, Inc., with its principal offices located at 600 Grant Street, 60th Floor, Pittsburgh, PA 15219, and with a business name of UPMC, for the building of a Medical Center comprised of a Hospital, Medical Clinic, Medical Professional Offices and a Helipad as an Accessory Use, for property located at the corner of State Route 51 and Elliott Road, Jefferson Hills, PA 15025, Block and Lot Nos. 767-G-200; 767-D-375; 767-H-14; 660-L-67; and, 660-S-40. A portion of the property is zoned O-P, Office Park District and a portion of the property zoned R-1, Residential-Agricultural, with said Zoning Permit limited to the parcels and portions of parcels in the O-P, Office Park District pursuant to 712, Sections 701.1 thru 701.8 of the Jefferson Hills Borough Zoning Ordinance. **APPEAL WAS GRANTED IN FAVOR OF THE APPELLANTS**
 - B. Resolution No. 43-2019, Council approval of a preliminary land development known as SP-7-2019, Clairton Slag, Inc. DBA Riverlift Industries New Office and Garage Land Development, approved on November 11, 2019.
6. **Pre-Application Advisory Presentations**

None

7. Old Business

- A. SP-9-2018 ó 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 Review Period is January 22, 2020)**
- B. Consider a recommendation to Council for a preliminary land development plan known as SP-9-2019 ó 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 49øx203ønew 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. **(90-day extension until February 24, 2020)**
- C. Consider a recommendation to Council for a final subdivision plan known as S-10-2019 ó Hunters Preserve Plan No 2, located at West Bruceton Road, lot and block 563-H-410, owned by Maronda Homes Inc. Property is zoned R-2. Applicant wishes to subdivide one parcel into 55 single family lots. **(End of 90-day review period is December 23, 2019)**

8. New Business

- A. Consider a recommendation to Council for a preliminary subdivision plan known as PS-2-2019 ó 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. Reports

None

10. General Business

- A. Meeting dates for 2020

11. Reminder: Next Meeting to be Monday, December 30, 2019

12. Adjournment