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## **BOROUGH OF JEFFERSON HILLS**

925 OLD CLAIRTON ROAD · JEFFERSON HILLS, PA 15025-3133  
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### **AGENDA**

**Regular Meeting, TUESDAY, October 24, 2023 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 August 22, 2023.**
- 5. Communications**
  - A. Resolution No. 23-2023, Planning Commission rescinding the approval of a preliminary and final consolidation plan known as S-16-2022, Griffiths and Williams Lot Line Revision, originally approved November 22, 2022.
  - B. Resolution No. 24-2023, Planning Commission approval of a preliminary and final lot line revision known as S-3-2023, Graham/Villa Lot Line Revision Plan, approved on August 22, 2023.
  - C. Resolution No. 25-2023, Planning Commission approval of a preliminary and final lot line revision plan known as S-2-2023, Ludwig/Fox Lot Line revision Plan, approved on August 22, 2023.
- 6. Pre-Application Advisory Presentations**

Robert Bednar from Maronda Homes is presenting to the Planning Commission their intentions to apply for a land development of the Zora Property. This property is located at the southeastern corner of the intersection of Old Clairton Road and Elliot Road being lot and blocks 767-B-275 and 767-B-140.
- 7. Old Business**

None

**7. New Business**

- A. Consider a recommendation to Council for a preliminary subdivision plan known as S-4-2023 – 2<sup>nd</sup> Revision to the Deer Hollow Plan Phase 1, located at intersection of Arnoni Drive and Arch Street, Jefferson Hills, PA 15025, lot and blocks 769-R-322, 769-C-321 and 769-C-320, owned by MSD Deer Hollow, LLC. Property is zoned R-2. Owner wishes to subdivide lots 21, 68 and 69 into five new lots. **(End of 90-day review period is January 23, 2024)**
- B. Consider approval for a preliminary and final consolidation plan known as S-5-2023 – James Consolidation Plan, located at 9000 and 9004 Independence Drive, Jefferson Hills, PA 15025, lot and block 1006-F-53 and 1006-F-51, owned by Jeffery S. and Heather L. James. Property is zoned R-2. Owner wishes to consolidate two single family lots into a single residential lot. **(End of 90-day review period is January 23, 2024)**
- C. Consider approval for a preliminary and final consolidation plan known as S-6-2023 – Arnoldt Consolidation Plan, located at 3045 Thomas Jefferson Drive, Jefferson Hills, PA 15025, lot and block 662-H-64 and 662-H-68, owned by Peter J. and Laura M. Arnoldt. Property is zoned R-2. Owner wishes to combine previously recorded lot 314-R and parcel 1 into a single lot to be known as lot 1, a 12-acre parcel of ground. **(End of 90-day review period is January 23, 2024)**

**9. General Business**

**10. Reminder: Next Meeting to be **Tuesday**, November 28, 2023.**

**11. Adjournment**