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# BOROUGH OF JEFFERSON HILLS

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## AGENDA

### Regular Meeting, **TUESDAY**, July 26, 2022 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 June 28, 2022.**
5. **Communications**
  - A. Resolution No. 26-2022, Council approval of a final land development plan known as SP-2-2022, Solar Farm Development Plan, approved on July 11, 2022.
  - B. Resolution No. 27-2022, Council approval of a final subdivision plan as S-5-2022, Millstone Village Phase Two, approved on July 11, 2022.
  - C. Facts and Conclusions for Zoning Hearing Board Appeal No. ZN-6-2022, that was held on June 29, 2022 at 7:00PM, regarding a request by Greg & Kristen Vanscoy for their property located at 350 Vine Street, lot and block 881-G-60. The property is zoned R-1, Residential-Agricultural District. The appellants are 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 property line. Appellant is requesting a six-foot (6') fence in their right-side yard, without a pool, that would also extend past the front of the house into the front yard. **VARIANCE WAS GRANTED**
  - D. Facts and Conclusions for Zoning Hearing Board Appeal No. ZN -7-2022 that was held on June 29, 2022 at 7:30PM, regarding a request by Chalimar Dy Buco, 433 Spaniel Lane, Jefferson Hills, PA 15025, lot & block 562-J-18, 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 a variance for a five (5) foot fence in height, to be constructed on both sides of the property and a four and a half (4.5) foot fence in height to be constructed along the back side of the property, without a pool or hot tub, at least one (1) foot off of the property lines. The property is zoned R-2, Low Density Residential District. **VARIANCE WAS GRANTED**

**6. Pre-Application Advisory Presentations**

None

**7. Old Business**

- A. Consider a recommendation to Council for a preliminary & final minor subdivision known as S-6-2021 – Nath Subdivision Plan of Lots, located at Bedell Road with a small part located in Union Township, lot and block 1137-S-310, owned by Daryl R. Nath. Property is zoned R-1. Applicant wishes to create one 10-acre parcel with house, garage and pond out of an 89-acre parcel of land. **(End of the extended 90-day review period is November 21, 2022)**
- B. Consider approval for a preliminary and final consolidation plan known as S-4-2022 – John J. Scott Consolidation Plan No. 1, located in Floreffe, lot & blocks 1421-C-58 and 1421-C-90, owned by John J. Scott. Property is zoned R-2. Applicant wished to consolidate parcel 1421-C-90 and 1421-C-58 into one lot. **(End of the 90-Day Review Period is September 26, 2022)**

**8. New Business**

- A. Consider a recommendation to Council for a preliminary & final minor subdivision plan known as S-6-2022 – Phillip DiMarco Subdivision, located at Wray Large Road, lot & block 659-P-10, owned by Phillip & Mary Catherine DiMarco. Property is zoned R-2. Applicant wishes to subdivide an existing parcel of ground into two lots for the construction of two single family homes. **(End of the 90-Day Review Period is October 24, 2022)**

**9. Reports**

- A. Environmental Advisory Council – Thomas J. Donohue

**10. General Business**

**11. Reminder: Next Meeting to be **Tuesday**, August 23, 2022.**

**12. Adjournment**