

**NORTH FAYETTE TOWNSHIP
PUBLIC HEARING
June 28, 2016
7:00 P.M.**

A public hearing was held on June 28, 2016 with Board of Supervisors Chairman Jim Morosetti presiding for the purpose of taking public comment on:

Application 2016-06 seeking Tentative Approval of the Princeton Place PRD, a Planned Residential Development comprised of 63 single-family lots on 53.95 acres (Tax I.D. No. 913-S-1) on Seabright Road in an R-2/PRD Overlay District.

Following the Pledge of Allegiance, roll was called with the following present: Chairman Jim Morosetti, Township Manager Robert Grimm, Police Chief Mark O'Donnell, Solicitor Tom McDermott, and Township Secretary Cheryl Glowark.

OTHERS PRESENT: Raymond Yerkey, Jr. – Maintenance Supervisor; Patrick Felton – Public Works Director; David Lodovico – Director of Fiscal and Administrative Services; Darlene Hildebrand – Parks & Recreation Director; Laura Ludwig – Community Development Director; Leah Attanucci – PRS Court Reporter; Donald Housley, PLS – R.F. Mitall & Associates, Inc., Matt Dickun, Donald Housley, Jr. – R.F. Mitall & Associates, Inc., Laurie Mann, and Craig Senovich.

This public hearing was recorded by a court reporter, who swore in all attendees planning to speak at the hearing.

1. New Business – Tentative Approval of Princeton Place PRD

The North Fayette Township Board of Supervisors is holding this Public Hearing to discuss the following:

Application 2016-06 seeking Tentative Approval of the Princeton Place PRD, a Planned Residential Development comprised of 63 single-family lots on 53.95 acres (Tax I.D. No. 913-S-1) on Seabright Road in an R-2/PRD Overlay District.

2. Comments from the Floor on Tentative Approval of Princeton Place PRD

Donald Housley PLS, R.F. Mitall & Associates, Inc. presented plans and asked for modifications to develop property on Seabright Road into single-family homes.

Laura Ludwig commented that the Planning Commission reviewed and recommended overall approval of the PRD application and their waiver requests at their May 17, 2016 meeting, including approval of a waiver request to Section 607.a.7.A of the Zoning ordinance with a condition that in lieu of the second access for the PRD that the plan

leaves a connection point to the Westerly side of the neighboring property. Ms. Ludwig also clarified that the developers have requested four waiver requests related to the subdivision and land development ordinance; Section 404.2 which the developers would pay the fee in lieu for the one side where they are not putting in sidewalks, Section 405 street lighting development limited to yard lamps, Section 504.3.D and Section 504.4.B in regards to the grading of street and cul-de-sac lengths, respectively.

Jim Morosetti asked for clarification on the width of the roads and confirmed the access of the school busses and the township's largest fire trucks into the plan's cul-de-sacs.

Laurie Mann stated that she lives in Seabright and that the busses do not go on every road inside the plan.

J.R. Mangan asked for clarification on the grading issues.

Laura Ludwig replied that the developers are still meeting the minimum construction requirements.

Donald Housley clarified the waiver requests on the grading and stated that LSSE agrees with the changes.

Craig Senovich asked the developers to clarify the borders of the development in conjunction with his property.

Donald Housley showed him the plans and verified the borders.

There were no other comments from the floor.

Mr. Morosetti announced that the Board would render their decision within 45 days.

ADJOURN

- **A MOTION WAS MADE BY MANGAN, SECONDED BY DODDATO, AND CARRIED TO ADJOURN THE MEETING AT 7:28 P.M.**

Respectfully submitted,

Cheryl Glowark
Township Secretary