

**NORTH FAYETTE TOWNSHIP  
PUBLIC HEARING  
March 22, 2016  
7:00 P.M.**

A public hearing was held on March 22, 2016 with Board of Supervisors Chairman Jim Morosetti presiding for the purpose of taking public comment on 2 separate issues:

Application 2016-02 CU filed by Ladani Ukani Hospitality LLC

and

Application 2015-26 PRD filed by Bright Oaks Associates LP

Following the Pledge of Allegiance, roll was called with the following present: Chairman Jim Morosetti, Vice-Chairman J.R. Mangan, Township Manager Robert Grimm, Police Chief Mark O'Donnell, Solicitor Vince Tucceri, and Township Secretary Cindy Turner.

**OTHERS PRESENT:** Raymond Yerkey, Jr. – Maintenance Supervisor; Patrick Felton – Public Works Director; David Lodovico – Director of Fiscal and Administrative Services, Laura Ludwig – Community Development Director, Recreation Director – Darlene Hildebrand, Leah Attanucci – PRS Court Reporter; Gary Hamilton – NFVFD; Anthony Morante, Jim Jarrett, Sara Moore, Jason Kambitsis, Geoff Campbell, Chuck Friend, Mark Perry, Richard Mamula, Debbie Midgley, Tom Butz, Dan Sleva, Mike Terry, Mike McCormack, Leon Cheri, Cheryl Glowark.

These public hearings were recorded by a court reporter, who swore in all attendees planning to speak at these hearings.

**1. New Business – Ladani Ukani Hospitality LLC**

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

Application 2016-02 CU filed by Ladani Ukani Hospitality LLC for a conditional use to deviate from the bufferyard requirements outlined in the Township's Zoning Ordinance, Chapter 27 of the Township Code of Ordinances, Ordinance No. 418, as amended, to allow parking spaces, access drives, and utilities to encroach into the required Bufferyard B associated with the land development of the Comfort Inn at/ adjacent to 7011 Steubenville Pike in a B-2 General Business Zoning District..

**2. Comments from the Floor on Ladani Ukani Hospitality LLC**

Sara Moore presented plans for the parking lot at the new Comfort Inn, asking for conditional use to deviate from the 25 ft. Bufferyard.

Jim Morosetti asked if there were any questions.

Laura Ludwig commented that it is a modification, not a variance and does not need approval from the Zoning Hearing Board. She also stated that the Planning Commission reviewed and recommended approval.

Vince Tucceri asked Laura if conditions would be placed on the approval.

Laura Ludwig replied that the only condition would be that everything be installed as per plan.

Vince Tucceri reminded everyone that the board has 45 days to make their decision.

There were no other comments from the floor.

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

### **3. New Business – Bright Oaks Associates LP**

Mr. Morosetti stated that the North Fayette Township Board of Supervisors was holding this Public Hearing to discuss the following:

Application 2015-26 PRD filed by Bright Oaks Associates LP for revised tentative approval of a Planned Residential Development (PRD) on 66.6401 acres of land to consist of 200 apartment units and 44 townhome units located in 5 apartment buildings, 44 townhomes, a clubhouse, and 40.3447 acres of preserved open space along North Branch Road in a R-2 Suburban Residential/ PRD Zoning District.

### **4. Comments From The Floor On Bright Oaks Associates LP**

Kim Gales presented an outline for plans and asked for modification to allow 16' wide units to the ordinance requiring 20' width units.

Jason Kambitsus said that these modifications were allowed in NF in the past.

Jim Morosetti asked if they were for sale or rentals.

Mr. Kambitsus replied that they will be rentals.

Kim Gales and Jason Kambitsus said that the townhomes would offer 3 BR with garages. And that the outside of the townhomes will be similar to the existing apartments.

Jim Morosetti asked if the open space is the same as was originally presented.

Kim Gales and Jason Kambitsus replied that they will gain open space.

Laura Ludwig commented that they have a draft of the easement agreement, confirmed the increased open space and that certain conditions would be attached. She also stated that the Planning Commission has reviewed and discussed. They are comfortable with the overall concept of townhomes, but have concerns with the modification of the width of the townhomes and are recommending to not approve the width modification.

Jim Morosetti asked if there are any comments/questions from the floor.  
Chuck Friend asked if the minimum open space requirement will be satisfied.  
Laura Ludwig replied that they far exceed the minimum space requirement.  
Chuck Friend asked what the outside building materials will be.  
Jason Kambitsus replied that they are brick and vinyl siding, the same as the apartments.  
Tom Butz asked to clarify his understanding of the footprint of the townhomes, that they are the same as to what was approved prior as apartments and that no further development will be occurring after this last phase of building.  
Laura Ludwig confirmed.  
Chuck Friend asked if decision item 2K will be the only change which is increasing the open space.  
Laura Ludwig confirmed.

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 MOROSETTI, AND CARRIED TO ADJOURN THE MEETING AT 7: 21 P.M.**

Respectfully submitted,

Cheryl Glowark  
Township Secretary