

**NORTH FAYETTE TOWNSHIP
PUBLIC HEARING
MUNICIPAL BUILDING
MARCH 28, 2023
6:45 P.M.**

A Public Hearing was held on Tuesday, March 28, 2023, with Board of Supervisors Chairman Jim Morosetti presiding for the purpose of taking public comment on the following:

The application of Bulldog Tree Care for Conditional Use approval to operate a wholesale landscape service in the R-1 Single Family Residential Zoning District (Allegheny County Parcel ID No. 9929-X-87652).

Following the Pledge of Allegiance, roll was called with the following present: Chairman Jim Morosetti, Vice-Chairman Bob Doddato (absent at roll call), Treasurer Mark O'Donnell, Township Manager J.R. Mangan, Assistant Township Manager Andrew Hartwell, Chief of Police Donald Cokus (absent), Solicitor Michele Cromer, and Township Secretary Marlyn Jordan

OTHERS PRESENT: Patrick Felton – Director of Public Works, Mike Wozniak – Assistant Director of Community Development, Gary Hamilton – NFTVFD Chief, Leah Attanucci – Court Reporter, Jon Anderson, Mary Anderson, Jaycob Schubert, Ronald Schubert, Matthew Frazier, Adrienne Frazier, Tom Meyers, Jr., Bugs Jurana, Frank Lap, Colleen Morris, and Rich Valent.

The Court Reporter swore in those wishing to speak.

Mike Wozniak stated that this application has been submitted to the planning commission and reviewed at their meeting on March 2, 2023. The Planning Commission has recommended approval. The Township would like to enter into the record the following exhibits:

1. Application for conditional use received January 12, 2023.
2. Supplemental application materials received February 12, 2023.
3. Proof of publication in the Post Gazette published on March 12, 2023 & March 19, 2023.
4. Pictures of the property postings.
5. Department of Community Development review letter dated February 15, 2023.
6. Engineering review letters dated February 10, 2023, and February 15, 2023.

Matthew Frazier of Bulldog Tree Care stated that they have existed for 16 years in McDonald on .79 acres on Third Street. He stated that they bought the 80 acres that has 60 acres in the front of it. The land is basically land locked. They are trying to get to a more rural area. Mr. Frazier stated that they have existed on their current land for 16 years without really having any types of complaints.

Mr. Morosetti wanted to know if there was a noise factor involved there.

Mr. Frazier said not really because the closest neighbor would be a couple thousand feet away.

Jon Anderson wanted to know, using the entrance to the cemetery as a reference, where is 3001 Hudson Street?

Mr. Frazier stated they just used that because there is no address. They are just using it as a generic address until Robinson can give us one. The actual address would be right at the corner of Stewart Road.

Mr. Morosetti wanted to know if Mr. Anderson was concerned about there being another entrance.

Mr. Anderson said no, he is just trying to understand how Hudson is being used.

Mr. Frazier said when they bought the property it was the only known address the realtors could use.

Mr. Anderson asked so you are not intending to have any access from Hudson.

Mr. Frazier said no, not at all.

Mr. Anderson stated that notices were posted on Stewart and Valley Street in Robinson Township. Was there a notice posted on Hudson Street in North Fayette?

Mr. Wozniak said no. The parcel is completely land locked.

Mr. Morosetti asked if there were any other questions or comments. Being none, he stated that this board has 45 days to make a decision on this hearing.

ADJOURNMENT

- **A MOTION WAS MADE BY DODDATO, SECONDED BY O'DONNELL, AND CARRIED TO ADJOURN THE HEARING AT 6:52 P.M.**

Respectfully submitted,

Marlyn Jordan
Township Secretary