

June 6, 2022

**NORTH HUNTINGDON TOWNSHIP
PLANNING COMMISSION REGULAR MEETING
Monday, June 6, 2022 @ 7:00 p.m.
11279 Center Highway, North Huntingdon, PA 15642**

CALL TO ORDER

Mr. Chapman called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

William Chapman, President	Present	Also Present:
Virginia Stump, Secretary	Absent	Ryan Fonzi
Thomas Kerber	Present	
James McHugh	Absent	
Stephen Cross	Present	
Joseph Dykta	Present	
James Flynn	Present	Nancy Bolden, Recording Secretary

APPROVAL OF MINUTES

Motion: Mr. Kerber Motioned to approve minutes of May 2, 2022.

Second: Mr. Flynn Motion Carried: 5 ~ 0 ~ 0

CITIZEN’S INPUT

None

OLD BUSINESS

None

NEW BUSINESS

S-10-2022: Brook Haven IV Revision 1 – Proposed lot consolidation on Morris Avenue

Mr. Fonzi read his memo: “This is a consolidation involving two lots on Morris Avenue in the Brook Haven IV residential development. RWS Land Company, Inc of 8958 Hill Drive currently owns both lots. Lot 480 (4.33 acres) and Lot 481 (4.60 acres) will be consolidated to form one lot totaling 8.93 acres in size.

The consolidated lot exceeds the minimum dimensional requirements for an R-3 district. There are a couple labeling errors on the plan, but once the surveyor corrects these issues, I can recommend the plan for approval with no conditions.”

Mr. Fonzi asked Mr. Robert Shuster if he was going to be removing the concrete silo?

Mr. Shuster said it would be demolished soon to build the home on this lot.

Mr. Fonzi said Ryan Jones was the surveyor on this plan and he has satisfied all of the comments and I can recommend this for approval.

Motion: Mr. Kerber Motioned to recommend approval of this subdivision

Second: Mr. Cross Motion Carried: 5 ~ 0 ~ 0

S-11-2022: JP Land Holdings Plan 2 – Proposed subdivision on Clay Pike

Mr. Fonzi read his memo: “This is a minor subdivision creating two new lots near the intersection of Clay Pike and Guffey Road. JP Land Holdings, LLC of 1490 Clay Pike currently owns 13.227 acres. This piece of property is considered non-conforming because of a commercial use (construction) that was established several years before the Township Zoning Ordinance was enacted in 1991. There is also a duplex on the property which is not permitted in the R-2 zoning district but is part of the non-conformity.

JP Land Holdings, LLC plans to create two lots for new home construction. Both lots will be 1.250 acres in size. The applicant must submit to PADEP for sewage planning approval for the new lots. The applicant also wishes to establish a private roadway that will intersect Clay Pike. JP Land Holdings, LLC must ask the Township for a waiver of construction standards for said roadway per Section 417 of the SALDO. Proposed Lot 1A will claim 370.70 feet of frontage on the private roadway while proposed Lot 1B will claim 187.41 feet of frontage. Also, in Section 417 of the SALDO, the applicant must record a declaration of covenants at the Westmoreland County Recorder of Deeds to address the matters of the private road.

All lots meet the minimum dimensional requirements for an R-2 district. There are a couple labeling errors on the plan, but once the surveyor corrects these issues, I can recommend the plan for approval with the conditions of the applicant acquiring sewage planning from PADEP for the new lots and the recording of the declaration of covenants for the proposed private road.”

Mr. Fonzi said Ryan Jones was the surveyor for this subdivision and has addressed all my comments. The private roadway they are proposing is 50’ wide and is a lot in itself. It will run from Clay Pike and meet with Lancelot Drive in the Camelot Plan. At the Lancelot Drive location, they will install a gate. The Planning Commission had the same private roadway in 2008 in the Campbell’s Plan.

Mr. Flynn asked if they would need an HOP for the Clay Pike connection.

Jake Petro, one of the applicants, said this entrance is existing.

Motion: Cross Motioned to recommend approval of this subdivision contingent upon PADEP sewage planning approval, a waiver of construction standards for their private roadway and a declaration of covenants at the Westmoreland County Recorder of Deeds to address the matters of the private road.

Second: Mr. Kerber Motion Carried: 5 ~ 0 ~ 0

ADVISORY HEARINGS

None

ITEMS FOR ACCEPTANCE

Freidhof Consolidation

Motion: Mr. Cross Motioned to recommend acceptance of the application.

Second: Mr. Dykta Motion Carried: 5 ~ 0 ~ 0

NHTMA Youghiogeny WWTP Improvements

Motion: Ms. Cross Motioned to recommend acceptance of the application.

Second: Mr. Kerber Motion Carried: 5 ~ 0 ~ 0

DISCUSSION ITEMS

None

CHAIRMAN'S REPORT

None

June 6, 2022

ADJOURNMENT

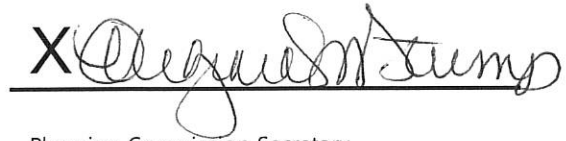
Motion: Mr. Cross Motioned to adjourn (7:10 p.m.)

Second: Mr. Kerber Motion Carried: 5 ~ 0 ~ 0

Meeting minutes of June 6, 2022 were approved by the Planning Commission on June 27, 2022.

A handwritten signature in black ink, appearing to read "Wm. J. Kerber", written over a horizontal line.

Planning Commission Chairman

A handwritten signature in black ink, appearing to read "Elizabeth Stump", written over a horizontal line.

Planning Commission Secretary