

**NORTH FAYETTE TOWNSHIP  
PUBLIC HEARING  
MUNICIPAL BUILDING  
SEPTEMBER 27, 2022  
7:00 P.M.**

A Public Hearing was held on Tuesday, September 27, 2022, with Board of Supervisors Chairman Jim Morosetti presiding for the purpose of taking public comment on the following:

The application of Bateman NFIA & Associates, Inc., for revised approval of a tentative application for a planned non-residential development (conditional use) on 164.254 acres of land located on International Drive and Bateman Road in the B-2 General Business Zoning District (Allegheny County Parcel ID Nos. 799-P-140, 799-L-160, & 799-R-150).

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

**OTHERS PRESENT:** Pat Felton - Public Works Director, Gary Hamilton - NFTVFD Chief, Darlene Hildebrand - Recreation Director, Kevin Brett - Township Engineer, Leah Attanucci - Court Reporter, Robin Gardocki, Marybeth Bielewicz, Rick Bielewicz, Chuck Gardocki, Kristin Gardocki, Colleen Morris, Cheryl O'Donnell, and Mark Schmidt.

All people wishing to speak were sworn in by the Court Reporter.

Mark Schmidt, from Hampton Technical Associates stated that they had received a tentative master site plan approval in 2021 for an entire development. He stated that they are here tonight because they have added a small strip center at the bottom of Rosslare Drive. Phase 1 has received final approval and is currently under construction.

Phase 2 is going to be a small center, 11,000 square feet with parking in the front and loading in the rear. There will be access to the site off Rosslare Drive. They are asking for 9 modifications. Mr. Schmidt said the reason for the modifications is because the Township modified the ordinance after they had received their original tentative master plan.

Modifications being requested:

10-foot-wide strip between the road and parking area: They can not expand the area because there are wetlands and a water source directly behind the building. There is no room for the 10-foot strip.

Require street trees on the drive: Ordinance requires trees 35 foot on center on both sides of the road. They have provided trees on both sides of the road, but it has 70-foot centers. With that they feel they are still meeting the spirit of the ordinance.

Trees on engineered slopes of 25% on the fill slope: They took the trees that were on the steep slope and spread them out over the site in lieu of just having them on the steeper slope. They are still providing the trees; they are just in a different location.

Parking: The new ordinance requires a significant amount more parking than the original ordinance. They are asking that with the new Phase 2 that they be under the requirement of the old ordinance, in which they would meet.

Requiring sidewalks on both sides of the road: They provided sidewalks on both sides of the road on International Drive. They are asking to only go with sidewalk on one side of Rosslare Drive. There is only development on one of the roads and they are placing the sidewalk along the side where the development is. They have also extended the sidewalk along Bateman, and it is 85 feet past our property.

Benches for pedestrians: According to the ordinance 8 benches would be required. They are furnishing one in the pedestrian pod. This is an industrial park, and they don't feel there will be a lot of pedestrian traffic.

Trash Receptacles: They have provided some, but don't feel it's a necessity to provide as many as are required in the ordinance.

Pedestrian Pockets: They have provided one in the middle. The ordinance is requiring one every 1,000 feet.

Mr. Morosetti wanted to know if it would be a shopping center or a small shopping plaza.

Mr. Schmidt stated a little shopping plaza.

Mr. Schmidt stated that they are not meeting 100% of the ordinance, but they feel they are meeting the spirit of the ordinances.

Mr. Hartwell stated that the Planning Commission did recommend approval of the development along with approval of the modification requests. The modification requests will be entered into the record as Exhibit A.

Mr. Doddato stated that the parking area of lot 10 has an 8-foot setback. He wanted to know if they were only talking about adjusting the setbacks for the industrial building and not the retail plaza.

Mr. Schmidt stated that was correct.

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

**ADJOURNMENT**

- **A MOTION WAS MADE BY DODDATO, SECONDED BY O'DONNELL, AND CARRIED TO ADJOURN THE HEARING AT 7:15 P.M.**

Respectfully submitted,

Marlyn Jordan  
Township Secretary

DRAFT