

NORTH FAYETTE TOWNSHIP
PUBLIC HEARING
APRIL 28, 2020
6:00 P.M.

A public hearing was held on Tuesday, April 28, 2020 with Board of Supervisors Chairman, Jim Morosetti presiding for the purpose of taking public comment on the following:

The proposed amendment to the Township zoning map to rezone parcel 1039-B-1, located at 520 Seabright Road from R-1 (Low Density Residential) to R-1 (Low Density Residential) with the Planned Residential Development (PRD) Overlay.

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

OTHERS PRESENT: Andrew Hartwell – Community Development Director, Kevin Brett – Township Engineer, Anthony DePretis, Dana Klann, Matt Gilley, Eduardo Intriago, Vincenzo Matarazzo, Bill Moldovan, Ryan Klousnitzer and Andy Gullone.

All people wishing to speak were sworn in by the Township Manager.

COMMENTS FROM THE FLOOR

Ryan Klousnitzer with NVR and Ryan Homes stated that they want to put in a residential development at 520 Seabright Road. The property is approximately 163 acres. They are looking to put in a mix of single family homes and empty nester aged homes. There will be 403 total units. One side will be empty nester homes and the other side will be for first time home buyers. These homes will be attracting a different type of market than Fayette Farms. They are offering a different type of product that they haven't offered before.

Bill Moldovan with Civil Environmental Consultants wanted to give a brief history of what they have done. Mr. Moldovan stated that they have been in discussion with the Township since December 2019. They presented their plan to the Board of Supervisors at their regular monthly

board meeting in January of 2020. They have had continued discussions with Andrew Hartwell and the Township Engineer to determine the best approach for rezoning the property for development. The plan was presented to the Planning Commission at their regular meeting in February 2020. They determined PRD Overlay was the appropriate approach. If this is approved they will submit a Plan Residential Development application to the Township for approval.

Andrew Hartwell stated that the purpose of tonight's hearing is to take comment on adding PRD Designation to the property which would allow someone to apply for development. If the PRD is approved the planning team will come in with an application to the planning commission. There would then be another public hearing on the merits on the specific development application at that time.

Mr. Morosetti asked if there were any comments from the floor. Being none, he stated that the Board has up to 45 days to render a decision.

ADJOURN

- **A MOTION WAS MADE BY MANGAN, SECONDED BY DODDATO AND CARRIED TO ADJOURN THE MEETING AT 6:13 P.M.**

Respectfully submitted,

Marlyn Jordan
Township Secretary