

**New Beaver Borough
Planning Committee Meeting Minutes
February 13, 2023**

The New Beaver Borough Planning Committee held a meeting February 13, 2023 in the Municipal Building on Wampum-New Galilee Road. President D. Hairhoger called the meeting to order at 6:45 p.m. P. Morrison led the Pledge of Allegiance. Roll call was read with the following present: President D. Hairhoger, Councilpersons: J. Gubish, D. Badger, B. Majors and P. Morrison, Mayor R. Crawford, Solicitor R. Long and Secretary/Treasurer D. Crawford. V.P. T. Hairhoger and M. Kingman were absent.

Visitors: John LaCarte, Stonecrest Developers, Lawrence Maiello, Stonecrest Attorney, Keith Vasas and Cameron Walters, GAI Consultants.

V.P. T. Hairhoger arrived at 6:50 p.m.

Bruce Hairhoger, resident of Possum Hollow Road, arrived at 6:50 p.m.

Zayo Land Development

Council received copies of the application, plot plan, County comments and the Zayo responses to the County comments for their review.

T. Hairhoger motioned to recommend to Council that the plan be accepted as submitted, including the proposed 21'6" rear set back, J. Gubish seconded. Motion carried, 6-0.

Stonecrest Developers

Council had the opportunity to review the land development and storm water applications, plans, and comments from County Planning and R.A.R Engineering. Discussions took place on various topics.

T. Hairhoger motioned to recommend to Council that the land development plan be approved conditional upon Developer's submission and approval of a sub-division plan, Developer's compliance with County Planning and R.A.R. Engineering's comments, excepting the 1,200-foot maximum length cul de sac road requirement in the Borough Sub-division and Land Development Ordinance (Developer needs 1,700-feet) and that Council allow the Developer to submit lighting and landscaping plans at the time that the building permit applications are submitted, D. Badger seconded. Motion carried, 6-0.

D. Badger motioned to recommend to Council that the Stonecrest Developer's Storm Water Management plan be approved conditionally upon compliance with R.A.R. Engineering's comments, T. Hairhoger seconded. Motion carried, 6-0.

T. Hairhoger motioned to recommend to Council that Solicitor Long continue working with Lawrence Maiello, Stonecrest's Attorney, on a proposed Developer's Agreement incorporating discussions that took place regarding the responsibility of a proposed traffic light, two culverts and the proposed road in the development, D. Badger seconded. Motion carried, 6-0.

Solicitor Long stated that once drawn up he will present the agreement to Council for review. The issues addressed at the planning meeting regarding the responsibility for the traffic light and two culverts on Route 18 will be included in the agreement to stipulate that the Developer's responsibility for the traffic light and two culverts will end when real estate tax receipts hit \$25,000.00. In addition, verbiage regarding the Borough's acceptance for responsibility of the proposed road in the development, conditional on the road meeting and satisfying the Pennsylvania Department of Transportation standards, will be included in the agreement.

P. Morrison motioned to adjourn at 7:30 p.m., T. Hairhoger seconded. Motion carried 6-0.

Meeting adjourned at 7:30 p.m.

Drita L. Crawford
Secretary/Treasurer