

BOROUGH OF JEFFERSON HILL
RESOLUTION NO. 20-2024

A RESOLUTION OF THE BOROUGH OF JEFFERSON HILLS,
GRANTING PRELIMINARY PLAN APPROVAL TO THE ZORA
ESTATES PLAN DESIGNATED AS S-4-2024

WHEREAS, Applicant Maronda Homes, LLC , has submitted for preliminary approval, ZORA ESTATES Plan designated S-4-2024, located at 504 Old Clairton Road, Lot and Blocks 767-B-140 and 767-B-275 zoned R-1.

WHEREAS, Applicant proposes to subdivide the aforementioned property into 68 single family lots.

WHEREAS, at its regular public meeting held on August 27, 2024 the Planning Commission of the Borough of Jefferson Hills recommended preliminary approval of the Plan to Borough Council with conditions set forth herein.

NOW, THEREFORE BE IT RESOLVED by the Council of the Borough of Jefferson Hills that the ZORA ESTATE PLAN designated S-4-2024 is hereby granted preliminary plan approval, subject to the following conditions:

1. The Emergency Access Path shall be paved to Borough standards and emergency Preemption shall be provided for first responders by the developer
2. The developer shall provide the Borough acknowledgement of acceptance of the Transportation Impact Assessment by Allegheny County and receipt of the highway occupancy permit once received.
3. Developer shall provide the Borough with a copy of the approved NPDES permit once received.

RESOLVED AND ADOPTED by the Council of the Borough of Jefferson Hills in regular meeting and public session this 9th day of September 2024.

ATTEST: BOROUGH OF JEFFERSON HILLS BY:



Michael S. Glister
Interim Borough Secretary



Melissa Steffey
President of Council