



**TOWNSHIP OF NORTH FAYETTE  
RESOLUTION NO. 38-24**

**A RESOLUTION OF THE TOWNSHIP OF NORTH FAYETTE, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, GRANTING PRELIMINARY AND FINAL PLAN APPROVAL TO ROBERT AND HEATHER CERCIELLO FOR A SIMPLE SUBDIVISION APPLICATION.**

**WHEREAS**, Act 247 of 1986, The Pennsylvania Municipalities Planning Code, empowers the governing body of a municipality to regulate subdivisions and land developments within the Municipality; and

**WHEREAS**, the Township of North Fayette (the "Township") is desirous of orderly and appropriate land use and development to protect the health, safety, and welfare of Township residents; and

**WHEREAS**, Robert and Heather Cerciello (hereafter referred to as "Applicant") are the owners and authorized agents of the properties located in the Township at 2005 and 2011 North Road, McDonald, PA 15057, in the R-1 Single Family Residential Zoning District and referred to as Allegheny County Tax Parcel Nos. 585-M-1, 585-S-1 and 585-S-2 (the "Property"); and

**WHEREAS**, the Applicant submitted to the Township an application (File No. 2024-5-SU) seeking approval of a land development (simple subdivision) to which the Applicant proposes to consolidate three existing lots into two (the "Development"); and

**WHEREAS**, the Applicant submitted to the Township the following materials in support of the application for simple subdivision approval:

1. A Final Plat, prepared by Liadis Engineering & Surveying, Inc., dated November 15, 2023 (last revised March 26, 2024);

All the materials submitted by Applicant shall be referred to herein as the "Plans"; and

**WHEREAS**, the Township Engineer, LSSE, Inc., reviewed the Plan and based upon this review, issued a review letter dated March 25, 2024 ("Engineer Review Letter"), attached as Exhibit 'A', that provided various comments with regard to the Plan; and

**WHEREAS**, the Township Department of Community Development also reviewed the Plan and provided review letters dated March 26, 2024 ("Township Review Memorandum"), attached as Exhibit 'B', that also provided comments with regard to the Plan; and

**WHEREAS**, the Allegheny County Planning Agency also reviewed the Plan and provided a review letter dated April 11, 2024 ("County Review Letter"), attached as Exhibit 'C', that also provided comments with regard to the Plan; and

**WHEREAS**, the Applicant presented the Plan to the Township of North Fayette Planning Commission at its April 11, 2024 public meeting; and

**WHEREAS**, Applicant now desires the Board of Supervisors consider its simple subdivision submission and its Plans for *preliminary* and *final* approval pursuant to Section 508 of the Municipalities Planning Code.

**NOW, THEREFORE, BE IT RESOLVED** by the Township of North Fayette Board of Supervisors that the simple subdivision plan for the lot line revision at 2005 and 2011 North Road, McDonald, PA 15057 as submitted by Jeremy Miller and prepared by Liadis Engineering & Surveying, Inc., dated November 15, 2023 (last revised March 26, 2024) is hereby **APPROVED** subject to Applicant's compliance with the following conditions:

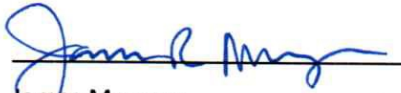
1. Applicant shall comply with the outstanding comments in the Engineer Review Letters, Township Review Memorandum, and County Review Letter. Compliance with the outstanding comments shall be determined by the Director of Community Development and the Township Engineer.
2. Applicant shall comply with all applicable federal, state, and local statutes, codes, ordinances, rules, and regulations and shall obtain all approvals, certificates, licenses, and permits required with regard to the Development.
3. Applicant shall pay all outstanding fees, including professional review fees, owed to the Township.
4. Applicant shall record the final Plans in the office of the Allegheny County Department of Real Estate within 90 days of approval or within 90 days after the date of delivery of an approved plat signed by the Board of Supervisors, following completion of conditions imposed for such approval, whichever is later. Upon recording of the final Plans with Allegheny County, the developer and/or landowner shall deliver to the Township two paper prints of the final plat as recorded. In addition to the two paper prints, the applicant must submit one copy of the final Plans in an electronic format compatible with the Township's geographic information system (GIS).

**Further, the Resolution with approvals and conditions as contained herein does not and shall not authorize the construction of improvements or buildings exceeding those shown on the Plans. Furthermore, this Resolution with approvals and conditions as contained herein shall be rescinded automatically upon Applicant's or Applicant's agent's failure to accept, in writing, all conditions herein imposed within thirty (30) days of the approval of the Resolution, such acceptance to be evidenced by Applicant's or Applicant's agent's signature below.**

**AND NOW**, this 23<sup>rd</sup> day of April 2024, upon motion duly made and seconded, the foregoing **RESOLUTION** is hereby adopted.

**ATTEST:**

**TOWNSHIP OF NORTH FAYETTE  
BOARD OF SUPERVISORS**

  
James Mangan  
Township Manager

  
James Morosetti, Chairman

Robert and Heather Cerciello, the Applicant seeking Preliminary and Final Simple Subdivision approval of the Revised Alston Plan of Lots land development application, pursuant to the Subdivision and Land Development Ordinance, Chapter 22 of the Township Code of Ordinances as amended, acknowledges receipt of the foregoing Resolution of the Board of Supervisors of the Township of North Fayette, adopted April 23, 2024, pertaining to same and accepts all the conditions contained therein.

ATTEST:

Robert and Heather Cerciello

By:

\_\_\_\_\_

\_\_\_\_\_

Print (Name/Title):

\_\_\_\_\_

Date:

\_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA )

)

SS:

COUNTY OF ALLEGHENY )

)

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 2024, before me, the undersigned officer, personally appeared \_\_\_\_\_ (Name), \_\_\_\_\_ (Title), known (or satisfactorily proven) to me to be the person whose name is subscribed to the within instrument, who stated he/she has full authority to execute same on behalf of Robert and Heather Cerciello, and that he/she executed the same for the purposes therein contained.

Witness my hand and notarial seal this \_\_\_ day of \_\_\_\_\_, 2024. My commission expires the \_\_\_ day of \_\_\_\_\_, 20\_\_.

SEAL

\_\_\_\_\_  
Notary Public

**EXHIBIT 'A'**



**LSSE**  
Civil Engineers and Surveyors  
Est. 1986

LSSE: (412) 264-4400  
Rabell: (814) 756-4384  
Senate: (412) 826-5454  
www.lsse.com

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LSSE

Rabell

Senate

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March 25, 2024

S. O. No. 0448-04-360

**VIA EMAIL ONLY**  
(wozniakm@northfayettepa.gov)

Mr. Michael Wozniak  
Assistant Director, Community Development  
Township of North Fayette  
400 North Branch Road  
Oakdale, Pennsylvania 15071

**Subject: Alston Plan of Lots  
Simple Subdivision Plan  
Review No. 1 Consolidation**

Dear Mr. Wozniak:

We have completed our review of the above referenced Subdivision Plan Application, dated November 15, 2023, last revised February 9, 2024, prepared by Liadis Engineering & Surveying, Inc., as received by our office March 18, 2024 via email. The subdivision proposes a lot line revision between two existing lots. The property is located along the north-east side of North Road and is Zoned R1 – Single Family Residential.

The following listing presents items identified during our initial review that do not conform to the Township of North Fayette's Zoning Ordinance (Chapter 27) and Subdivision and Land Development Ordinance (Chapter 22):

Subdivision and Land Development

1. The Ordinance requires the front yard, side yard and rear yard setback lines and any requires bufferyards to be called out on the plans. (Section 22-302.1.J) **Status: Setback lines have not been provided**
2. The Ordinance requires the location, width and purpose of all easements to be identified on the plans (Section 22-302.1.M) **Status: Clarify if there is an easement for overhead lines that traverses the parcels.**
3. The Ordinance requires accurate locations of all existing and recorded streets intersecting the boundaries of the tract of land described in the final plat. (Section 22-315.1.B) **Status: Lot 2R has no frontage on a public street; this is an existing non-conforming condition**

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● Coraopolis, PA (Headquarters)  
● Aliquippa, Beaver County, PA  
● Greensburg, Westmoreland County, PA  
● Dublin, Franklin County, OH

● Albion, Erie County, PA

● Pittsburgh, Allegheny County, PA  
● White Oak, Allegheny County, PA  
● Kittanning, Armstrong County, PA  
● Washington, Washington County, PA

Mr. Michael Wozniak  
Assistant Director, Community Development  
Township of North Fayette  
March 25, 2024  
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4. The Ordinance requires approval/review certificates and signature places for the Township Board of Supervisors, the Township Engineer, the Allegheny County Department of Economic Development and the Allegheny County Department of Real Estate. (Section 22-315.1.M.6) **Status: The seal provided for Township references "Council" when it should reference "Board of Supervisors".**
5. The Ordinance requires a notation on the plat that access to a state highway shall only be authorized by a highway occupancy permit issued by the Pennsylvania Department of Transportation (PennDOT) under § 420 of the State Highway Law (P.L. 1242, No. 428 of June 1, 1945), 36 P.S. § 670-420. (Section 22-315.1.O) **Status: The Highway Occupancy Note has not been included on the plans**

The plans have been reviewed for conformance to the Township Ordinance standards only. The review is based on surveys and drawings prepared by others and assume this information is correct and valid as submitted. Independent confirmation of adequacy or applicability of surveys, design data or procedures has not been provided.

The plan, as submitted, will conform to the Township of North Fayette's Zoning Ordinance (Chapter 27) and Subdivision and Land Development Ordinance (Chapter 22), with resolution of the above noted items. Additional comments may be made, and we reserve the right to comment further pending submission of revised plans.

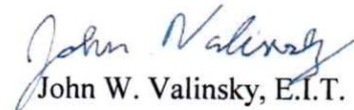
The Applicant must provide a detailed written response to each item noted in this letter along with the plan re-submittal.

Should you have any questions, please contact Shawn R. Wingrove, P.E. directly (Ext. 228).

Sincerely,



Shawn R. Wingrove, P.E.



John W. Valinsky, E.I.T.

SRW/JWV:ven

cc: James Mangan, Township Manager (manganj@northfayettepa.gov)  
Debbie Midgley, Planning Technician (midgleyd@northfayettepa.gov)  
Bob Derosky, Coordinator, Engineering Services (deroskyb@northfayettepa.gov)  
Andrew H. Hartwell, AICP, Assistant Township Manager (hartwella@northfayettepa.gov)  
Thomas McDermott, Township Solicitor (TMcdermott@gtnlaw.com)  
Liadis Engineering (john.liadisengr@gmail.com)

**EXHIBIT 'B'**





## Memorandum

**To:** Planning Commission Members

**Cc:** Robert & Heather Cerciello, Applicants (via email)  
John Kugler, Liadis Engineering & Surveying, Inc. (via email)

Board of Supervisors (via email)  
Tom McDermott, Esq., Township Solicitor (via email)  
Shawn Wingrove, P.E., Township Engineer (via email)  
Andrew Hartwell, AICP, Assistant Township Manager (via email)  
Debbie Midgley, Planning Technician (via email)

**From:** Michael Wozniak  
Assistant Director, Community Development

**Date:** March 26, 2024

**Re:** Application 2024-5-SU – Revised Alston Plan of Lots  
Township Review Comments No. 1

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I have reviewed the above referenced application and my comments are as follows:

1. Application Summary:

An application for preliminary and final approval of a land development (simple subdivision) on 5.709 acres of land located at 2005 & 2011 North Road, McDonald, PA, 15057, in the R-1 Single Family Residential Zoning District (Allegheny County Parcel ID Nos. 585-M-1, 585-S-1 & 585-S-2).

2. Waivers/Modifications:

A. As part of this application, no modifications or waivers are being requested.

3. Variances:

A. No variances have been granted or are currently under consideration for the site by the Zoning Hearing Board.

**Application 2024-5-SU – Revised Alston Plan of Lots  
Township Review Comments No. 1  
March 26, 2024**

**4. Township Engineer Review:**

- A. Please refer to comments from the Township Engineer, per the LSSE review letter dated March 25, 2024. A copy of the letter is enclosed.

**5. Community Development Review:**

- A. There are no Community Development comments for this application.

**6. Township Solicitor Review:**

- A. Please refer to any comments from the Township Solicitor.

**7. County Planning Agency Review:**

- A. The Planning Division of the Allegheny County Department of Economic Development (ACED) received a copy of the application and plans. As of this date, no comments have been received from ACED.

At this time, the application is complete, pending the resolution of items outlined by the Township Engineer. It is my recommendation that the Planning Commission recommend approval of the Revised Alston Plan of Lots to the Board of Supervisors, contingent upon all items being address in this memorandum dated March 26, 2024, and LSSE's review letter dated March 25, 2024.

Please let me know if you have any questions or concerns.

MW

Enclosures (1)

**EXHIBIT 'C'**

COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

April 11, 2024

Michael Wozniak  
Assistant Director, Community Development  
North Fayette Township  
400 North Branch Road  
Oakdale, PA 15071

Project: **Revised Alston Plan of Lots**  
Location: North Road  
Description: Lot Consolidation (R-1 District)  
Area: 5.709 acres  
ACED File#: 24-092 SU

Dear Mr. Wozniak:

We received the above-referenced application on March 20, 2024, for the consolidation of parcels 585-S-1 & 585-S-2 and the plat adjustment of parcel 585-M-1 in North Fayette Township. We have reviewed the application and offer the following comment:

North Road S.R. 3059 is a state road and the following Penn DOT HOP notice must be on the plan:

A highway occupancy permit is required pursuant to § 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law" before driveway access to a State highway is permitted.

Should you have any questions, please contact Natalia Cains Febles at 412-350-4356 or by e-mail at [Natalia.CainsFebles@AlleghenyCounty.US](mailto:Natalia.CainsFebles@AlleghenyCounty.US).

Sincerely,

Matthew T. Trepal, AICP  
Manager, Planning Division

MTT:NCF

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