



**TOWNSHIP OF NORTH FAYETTE  
RESOLUTION NO. 95-24**

**A RESOLUTION OF THE TOWNSHIP OF NORTH FAYETTE, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, GRANTING PRELIMINARY AND FINAL PLAN APPROVAL TO PLANK HOLDINGS, LLC 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**, Plank Holdings, LLC (hereafter referred to as "Applicant") is the owner of the properties located in the Township and in the Borough of Oakdale at 3 Industrial Park Drive, Oakdale, PA, 15071 in the I-1 Light Industrial Zoning District and referred to as Allegheny County Tax Parcel Nos. 407-E-65 and 407-E-70 (the "Property"); and

**WHEREAS**, the Applicant submitted to the Township an application (File No. 2024-12-SU) seeking approval of a land development (simple subdivision) to which the Applicant proposes to consolidate two existing lots (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 Harshman CE Group, LLC., dated February 12, 2024 (last revised August 21, 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 review letters dated July 5, 2024 and September 5, 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 July 8, 2024, and September 5, 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 June 28, 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 September 5, 2024 public meeting, where the Planning Commission recommended approval to the Board of Supervisors; 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 3 Industrial Park Drive, Oakdale, PA, 15071 as submitted by Plank Holdings, LLC and prepared by Harshman CE Group, LLC., dated February 12, 2024 (last revised August 21, 2024) is hereby **APPROVED** subject to Applicant's compliance with the following conditions:

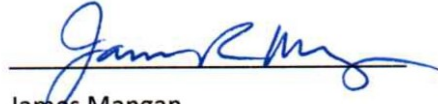
1. Applicant shall comply with the outstanding comments in the Engineer Review Letters, Township Review Memorandum, and County Review Letter. Compliance with the outstanding comments shall be determined by the Director of Community Development and the Township Engineer.
2. Applicant shall comply with 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 10<sup>th</sup> day of September 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

Plank Holdings, LLC, the Applicant seeking Preliminary and Final Simple Subdivision approval of the West View Cunningham Consolidation Plan 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 June 11, 2024, pertaining to same and accepts all the conditions contained therein.

ATTEST:

Plank Holdings, LLC

By:

\_\_\_\_\_

\_\_\_\_\_

Print (Name/Title):

\_\_\_\_\_

Date:

\_\_\_\_\_

COMMONWEALTH OF PENNSYLVANIA )

COUNTY OF ALLEGHENY )

SS:

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 Plank Holdings, LLC, 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

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

LSSE

Rabell

Senate

July 5, 2024

S. O. No. 448-04-362

**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: West View Cunningham  
Simple Subdivision Application  
Review No. 1**

Dear Mr. Wozniak:

LSSE has completed our review of the above-referenced Consolidation Plan, dated February 12, 2024, as prepared by Harshman CE Group, LLC, received by our office June 14, 2024, via email. The plan proposes the consolidation of two existing lots. The property is located to the northeast of the Noblestown Road (S.R. 3048) and Industrial Park Drive intersection. The property is zoned I-1 – Light Industrial.

Please note, the site is located within both North Fayette Township and Oakdale Borough. Comments provided herein are in reference to areas within North Fayette Township only. Please note, comments herein are in reference to Simple Subdivision Application only. Comments regarding Land Development Application are provided under separate cover.

The following listing presents items identified during our initial review that do not conform to the Township of North Fayette's Zoning Ordinance (No. 477), and Subdivision and Land Development Ordinance (Chapter 22):

Zoning

1. The Ordinance requires a minimum principal building setback of 50 feet in the I-1 district. (Section 305.3.A) **Status: Plans indicate a 25' front yard setback in North Fayette Township areas.**

● 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  
July 5, 2024  
Page 2

2. The Ordinance requires a minimum side yard building setback of 100 feet in the I-1 district for lots abutting residential. (Section 305.3.A) **Status: Plans indicate a 20' side yard setback along property line abutting residential property 407-F-1.**

#### Subdivision and Land Development

1. The Ordinance requires final building lines be provided. (Section 302.1.J) **Status: Plans include leaders for corresponding setbacks associated with the recording plan PBV 254 PG 104 to be extinguished. Leaders for setbacks for the property line to be extinguished should be omitted from the current plan.**
2. The Ordinance requires the plan provide areas subject to periodic flooding, as identified on the current Flood Insurance Rate Map for the Township issued by the Federal Emergency Management Agency. (Section 302.1.T) **Status: Clarify the presence of FEMA FIRM flood areas onsite, should no such areas be present, a notation indicating the same should be provided.**
3. The Ordinance requires the plan provide accurate boundary lines, with dimensions and bearings. (Section 315.A) **Status: Plans solely include municipal limits at the eastern and western property lines. Clarify the complete extents of the Oakdale Borough – North Fayette Township municipal boundary.**

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, does not conform to the Township of North Fayette's Zoning Ordinance (No. 477), and Subdivision and Land Development Ordinance (Chapter 22). Additional comments may be made and we reserve the right to comment further pending submission of revised plans.

A detailed written response to each comment identified in this letter along with revised plans for review is required.



Mr. Michael Wozniak  
Assistant Director, Community Development  
Township of North Fayette  
July 5, 2024  
Page 3

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

Sincerely,



Kevin A. Brett, P.E.



Shawn R. Wingrove, P.E.

KAB/SRW:nwg

cc: James R. Mangan, Township Manager ([manganj@northfayettepa.gov](mailto:manganj@northfayettepa.gov))  
Debbie Midgley, Planning Technician ([midgleyd@northfayettepa.gov](mailto:midgleyd@northfayettepa.gov))  
Bob Derosky, Coordinator, Engineering Services ([deroskyb@northfayettepa.gov](mailto:deroskyb@northfayettepa.gov))  
Andrew H. Hartwell, AICP, Assistant Township Manager ([hartwella@northfayettepa.gov](mailto:hartwella@northfayettepa.gov))  
Thomas McDermott, Township Solicitor ([TMcdermott@gtnlaw.com](mailto:TMcdermott@gtnlaw.com))  
Plank Holdings, LLC., ([tplank@wvccinc.com](mailto:tplank@wvccinc.com))  
Harshman CE Group, LLC., ([np@harshmanllc.com](mailto:np@harshmanllc.com))





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

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LSSE

Rabell

Senate

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September 5, 2024

S. O. No. 448-04-362

VIA EMAIL ONLY  
([wozniakm@northfayettepa.gov](mailto:wozniakm@northfayettepa.gov))

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

**Subject: West View Cunningham  
Simple Subdivision Application  
Review No. 2**

Dear Mr. Wozniak:

LSSE has completed our review of the above referenced Consolidation Plan, dated August 21, 2024, as prepared by Harshman CE Group, LLC, received by our office August 22, 2024, via email. The plan proposes the consolidation of two existing lots. The property is located to the northeast of the Noblestown Road (S.R. 3048) and Industrial Park Drive intersection. The property is zoned I-1 – Light Industrial.

Previous comments made can be found in our letter dated July 5, 2024.

Please note, the site is located within both North Fayette Township and Oakdale Borough. Comments provided herein are in reference to areas within North Fayette Township only. Please note, comments herein are in reference to Simple Subdivision Application only. Comments regarding Land Development Application are provided under separate cover.

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 assumes 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, conforms to the Township of North Fayette's Zoning Ordinance (No. 477), and Subdivision and Land Development Ordinance (Chapter 22. Additional comments may be made and we reserve the right to comment further pending submission of revised plans.

- 
- Coraopolis, PA (Headquarters)
  - Allquippa, 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  
September 5, 2024  
Page 2

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

Sincerely,



Kevin A. Brett, P.E.



Shawn R. Wingrove, P.E.

KAB/SRW:nwg

cc: James R. 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)  
Plank Holdings, LLC (tplank@wvccinc.com)  
Harshman CE Group, LLC (np@harshmanllc.com)

**EXHIBIT 'B'**



## Memorandum

**To:** Planning Commission Members

**Cc:** Tom Plank, Applicant (via email)  
Nicholas Patragas, E.I.T, Harshman CE Group, LLC. (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:** July 8, 2024

**Re:** Application 2024-12-SU – West View Cunningham Lot Line Consolidation  
Application 2024-13-SP – West View Cunningham Site Expansion  
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:
  - A. An application for preliminary and final approval of a land development (simple subdivision) on 3.13 acres of land located at 3 Industrial Park Drive, Oakdale, PA 15071, in the I-1 Light Industrial Zoning District (Allegheny County Parcel ID Nos. 407-E-65 & 407-E-70).
  - B. An application for preliminary and final approval of a land development (major land development) on 3.13 acres of land located at 3 Industrial Park Drive, Oakdale, PA 15071, in the I-1 Light Industrial Zoning District (Allegheny County Parcel ID Nos. 407-E-65 & 407-E-70).
2. Waivers/Modifications:
  1. No Waivers or Modifications have been requested as a part of this application.

**Application 2024-12-SU – West View Cunningham Lot Line Consolidation**  
**Application 2024-13-SP – West View Cunningham Site Expansion**  
**Township Review Comments No. 1**  
**July 8, 2024**

3. Variances:

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

4. Township Engineer Review:

- A. Please refer to comments from the Township Engineer, per the LSSE review letter dated July 5, 2024. A copy of the letter is enclosed.

5. Community Development Review:

- A. The final plat does not contain the clauses needed for recording with Allegheny County.

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.

Due to the significance of the items missing or in need of correction as outlined by the Township and the Township Engineer, it is my recommendation that the Planning Commission table this application. This will allow for items identified in this memorandum dated July 8, 2024, and LSSE's review letter dated July 5, 2024, to be addressed prior to the next meeting scheduled for August 1, 2024.

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

MW

Enclosures (2)



## Memorandum

**To:** Planning Commission Members

**Cc:** Tom Plank, Applicant (via email)  
James Harshman, PE, Harshman CE Group, LLC. (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:** September 5, 2024

**Re:** Application 2024-12-SU – West View Cunningham Lot Line Consolidation  
Application 2024-13-SP – West View Cunningham Site Expansion  
Township Review Comments No. 2

---

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

1. Application Summary:
  - A. An application for preliminary and final approval of a land development (simple subdivision) on 3.13 acres of land located at 3 Industrial Park Drive, Oakdale, PA 15071, in the I-1 Light Industrial Zoning District (Allegheny County Parcel ID Nos. 407-E-65 & 407-E-70).
  - B. An application for preliminary and final approval of a land development (major land development) on 3.13 acres of land located at 3 Industrial Park Drive, Oakdale, PA 15071, in the I-1 Light Industrial Zoning District (Allegheny County Parcel ID Nos. 407-E-65 & 407-E-70).
2. Waivers/Modifications:

**Application 2024-12-SU – West View Cunningham Lot Line Consolidation  
Application 2024-13-SP – West View Cunningham Site Expansion  
Township Review Comments No. 2  
September 5, 2024**

- A. Applicant is requesting a waiver from the requirement that sidewalks be provided along all street frontages (22-404).
- B. Applicant is requesting a waiver from the requirement that streetlighting be provided (22-405-1.A & 22-405.1.B).
- C. Applicant is requesting a waiver granting the use of a level spreader (19-502.8).

**A. Variances:**

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

**4. Township Engineer Review:**

- A. Please refer to comments from the Township Engineer, per the LSSE review letters dated July 5, 2024 and September 5, 2024. Copies of the letters are enclosed.

**5. Community Development Review:**

- A. As a part of the resubmission package, the applicant requested a waiver from 27-317, specifically from the section requiring a continuous internal walkway be provided from the public sidewalk along the street to the principal customer entrance of any non-residential use. The principal customer entrance is located in Oakdale, not North Fayette. This waiver request is not needed as the requirement is not applicable to this land development application.

**6. Township Solicitor Review:**

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

**7. County Planning Agency Review:**

- A. Please refer to comments from the Planning Division of the Allegheny County Department of Economic Development (ACED), per the review letters dated June 28, 2024. A copy of the letter is enclosed

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 West View Cunningham Lot Line Consolidation and Site Expansion Plans to the Board of Supervisors, contingent upon all items being addressed in this memorandum dated September 5, 2024, and LSSE's review letters dated July 5, 2024, and September 5, 2024.



**Application 2024-12-SU – West View Cunningham Lot Line Consolidation**  
**Application 2024-13-SP – West View Cunningham Site Expansion**  
**Township Review Comments No. 2**  
**September 5, 2024**

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

MW

Enclosures (6)

**EXHIBIT 'C'**

COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

June 28, 2024

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

Vicki Kaine  
Manager  
Oakdale Borough  
104 Seminary Avenue  
Oakdale, PA 15071

Project: **West View Cunningham Consolidation Plan**  
Location: 3 Industrial Park Drive  
Description: Lot Consolidation (I-1)  
Area: 3.133 Acres  
ACED File#: 24-163 SU

Dear Mr. Wozniak and Ms. Kaine,

We received the above-referenced application on June 14, 2024, for a lot consolidation of parcel ID #s 407-E-65 and 407-E-70 located at 3 Industrial Park Drive in North Fayette Township and Oakdale Borough. We have reviewed the application and offer the following comments:

- The two lot areas added together equals 136,489 square feet, 3.133 acres. For tax parcel 407-E-65, the acreage is 1.392. This should be corrected in the area table.
- In the title certification, the deed listed is not for the parcels in the plan. Parcel 407-E-65 is in deed book 15387 page 262, and parcel 407-E-70 is in deed book 18750 page 317.
- Only one owner's adoption and acknowledgement of notary public is necessary in the certifications.

Should you have any questions, please contact Riley McGrath at (412) 350-3719 or at [Riley.McGrath@AlleghenyCounty.US](mailto:Riley.McGrath@AlleghenyCounty.US).

Sincerely,

Matthew T. Trepal, AICP  
Manager, Planning Division

MTT:rsm