



**CONNOQUENESSING BOROUGH PUBLIC HEARING**

**May 3, 2016**

The public hearing of the Borough Council of Connoquenessing was called to order at 7pm at the Connoquenessing Borough building.

Those present were Council members Lloyd Leslie, Ronald Kaufman, Francis Smith, Dave Hilliard and Mayor Harold Rader.

Also present were Tom Thompson, Dominic Gigliotti, Donald Trant, Keri Lawrence, Vickie Forbes and guests as per attached sign-in sheet.

The public hearing was opened with an explanation for the public hearing:

A plan was submitted by Leslie Farms, L.P. for a revision (#2) to the Tentative Plan for the Leslie Farms PRD. The development was granted Tentative Plan approval on May 3, 2005 and on June 2, 2009. The purpose of the hearing is to review the revised tentative plan and to grant approval of the tentative development plan subject to the specified conditions, or to reject the revision.

All those who might be testifying were sworn in by the Stenographer, Keri Lawrence.

Council members, the Mayor, the staff, the Engineer for the Borough, and the representatives for Leslie Farms L.P. were introduced.

Don Trent presented the Leslie Farms PRD – Tentative Plan, Rev. No. 2 and stated an adjustment to the Plan had been made as per requested which included the Park area to be included in Phase 2.

Documents were submitted for record.

Questions and comments were taken from the guests.

Tom Thompson presented the requirements of the Zoning Ordinance.

Leslie Farms, L.P. requested the front setback be 25' rather than 30'. Council stated that the requirement of 30' was needed to allow for cars to be parked in driveways without blocking the sidewalks.

Kaufman motioned, Smith seconded to close the testimony. Motion passed.

Council announced a recess for deliberations.

The public hearing was called back to order.

Tom Thompson addressed a comment regarding a Council member who was unable to attend the meeting and his position regarding this issue. Thompson stated that at the Planning Meeting this Council member had first opposed the changes to the Plan. After discussion and comments from another Planning Committee member who resides in Leslie Farms, this Council member's position changed and was in favor of the proposed Plan with identified conditions.

Hilliard motioned, Smith seconded to approve the Leslie Farms PRD – Tentative Plan Rev 2 as presented with the following conditions being met.

Leslie Farms Tentative Plan Revision No. 2  
Proposed Conditions

1. Developer shall continue to perform road, erosion and sedimentation control, common open space and light maintenance as required. The Developer shall provide a timeline for completion once notified by the Borough.
2. The existing retention facilities shall be converted from sediment basins to stormwater management basins as soon as the remaining dwellings discharging to these areas are complete, or by September 30, 2017, whichever occurs first. The developer should also consider eliminating the existing pond.
3. The recreation area shall be constructed as part of Phase 2 and be completed by July 1, 2017.
4. For future single family lots, the front yard setback shall be a minimum of 30 feet.



5. Developer shall install construction signage to restrict access onto Lloydmont Boulevard and Leslie Farms Drive during construction of Phase 3 and future phases. The Developer shall consider installing a temporary access road from Harmony Street for access by construction vehicles for Phase 2. Signs shall be posted to restrict access from Lloydmont Boulevard once access from Harmony Street is created.
6. Developer shall enter into a comprehensive Developer's Agreement to be prepared and approved by the Borough's Solicitor.
7. Developer shall submit full and complete plan drawings, including but not limited to, landscape drawings showing plantings and buffering, road cross-sections, easements, stormwater management, and grading as required by Borough Ordinances.
8. Developer shall install the main waterlines for water service from Pennsylvania American Water Company as is required by it and in accordance with its specifications and standards. Developer shall be solely responsible for all costs related to construction of the waterlines, including but not limited to design, permitting, construction, and bonding, if any.
9. Developer shall be solely responsible for the installation of the fire hydrants along the entire length of the main water line. Prior to final plan approval, Developer shall submit the proposed fire hydrant locations to the Connoquenessing Borough Volunteer Fire Department for review and approval. Developer shall provide the Borough with a copy of the approval certification.
10. Developer shall install the main sanitary sewer service lines for the development. Developer shall be responsible for all costs related to the design, construction, permitting and bonding of the main sanitary sewer lines. Prior to final approval, Developer shall submit the design plan for the proposed sanitary sewer system to the Borough for approval.
11. Developer shall obtain the approval from the (utility) company owning the gas line right-of-way for the construction of roadways across the right-of-way.
12. Developer shall submit a site plan showing the location of all signs in the development. The Developer shall post speed limit signs and children playing signs as the roads are developed.
13. All construction shall adhere to OSHA regulations.
14. The Developer shall consider allowing multiple builders for future phases that are consistent with the existing homes in Phase 1.
15. Phase 3 cannot commence until at least 75% of the units are constructed in Phases 1 and 2.
16. The Developer shall consider changing the manager of the Home Owner's Association.
17. The sewer line to Parcel B as noted in the previously approved plans shall be provided.

Hilliard stated that it was important to understand that most comments and complaints stated by residents were not in the control of Council or part of the revision to the Leslie Farms PRD being considered for approval. A roll call was taken. Kaufman, Yes; Smith, Yes; Hilliard, Yes; Leslie, Yes. Motion passed unanimously.

Smith motioned, Kaufman seconded to adjourn the hearing at 9:10 pm. Motion passed.

Respectfully submitted,

*Vickie L. Forbes*

Vickie L. Forbes  
Borough Secretary/Treasurer