

**MINUTES**

**AGENDA MEETING OF HAMPTON TOWNSHIP COUNCIL**

**WEDNESDAY, JANUARY 13, 2016**

President Son called to order the Agenda Meeting of Hampton Township Council at 7:30 pm in the Council Chambers of the Municipal Building located at 3101 McCully Road, Allison Park, Pennsylvania.

Those present: V. Son, President; R. Dunlap (via video call), C. Montgomery, S. Neugebauer, Members; J. Speakman, Controller; V. Tucceri, Legal Counsel; W.C. Lochner, Municipal Manager.

**DISCUSSION REGARDING A PROPERTY SALE REQUEST – PA TURNPIKE COMMISSION**

Mr. Lochner remarked that this item relates to the second phase of a two phase construction project that the Turnpike is completing involving Hampton Township. This phase will involve the widening of the Turnpike and the temporary closure of the E. Bardonner Road tunnel during that construction period. He reported that the Turnpike Commission will need to acquire some additional property along Cedar Run Road, which is what prompted the property sale request. Mr. Lochner stated that the Township is recommending that Council instruct Mr. Tucceri to meet with the Turnpike Commission to engage in the appropriate negotiations and complete any necessary documentation. Once this has been done, Council can review the final document prior to voting this item. Mr. Lochner asserted that these types of negotiations are generally cut and dry, involving simply the assessed value of the land. He explained his reasoning for the recommendation that he gave, citing the Turnpike Commission's ability to use eminent domain if the Township tries to oppose the sale. Mr. Son discussed the time frame for this item and Mr. Lochner commented that the vote may not take place until February or March.

**PUBLIC SAFETY BUSINESS**

Nothing was brought before Council for discussion.

**COMMUNITY SERVICES BUSINESS**

Nothing was brought before Council for discussion.

**ENVIRONMENTAL SERVICES BUSINESS**

Nothing was brought before Council for discussion.

**HAMPTON PLACE FINAL CONSERVATION SUBDIVISION (15-02)**

The applicant is seeking final approval to develop approximately 40 acres, located off of West Hardies Road, as a 39 lot single-family conservation subdivision development.

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Mr. Orban explained that this plan was originally in front of Council several months ago but was tabled to March due to problems with the infiltration of the storm water facility. He reported that the infiltration issue has been resolved. Mr. Orban noted that the Planning Commission reviewed this plan at their most recent meeting and are recommending approval with conditions. The Environmental Advisory Council reviewed this plan in May of 2015 and voted to recommend denial of the application due to several outstanding items that were not addressed by the developer. Mr. Orban remarked that the Township has taken the EAC's motion for denial, as well as the minutes from their meetings, and sent them to two of the Township's engineering firms for review. The engineering firms have verified that all of the EAC's concerns have been resolved at this point. He noted that the only remaining items are a traffic plan that needs to be reviewed and Homeowners Association documents that need to be revised. Mr. Orban stated his belief that these items could be resolved in time for Council to vote in two weeks; however, they are not required to vote until March 31, 2016 due to an extension that was granted by the developer.

**DISCUSSION REGARDING THE REQUEST FOR RELEASE OF FUNDS FROM THE IMPROVEMENTS SECURITY ASSOCIATED WITH THE RAIN TREE PHASE 2 DEVELOPMENT**

Mr. Orban explained that the developer for the Raintree Phase 2 plan has requested that the funds associated with the escrow account for this plan be released in connection with the takeover request that was denied by Council at the previous Regular Meeting. The Township engineer has reviewed the request for release and is recommending that it be denied at this time.

**WILDWOOD ACRES LOT CONSOLIDATION (15-11)**

The applicant is seeking approval to consolidate existing vacant lots near the corner of Route 8 and Wildwood Road.

Mr. Orban apologized that this item was left off of the agenda for the meeting. He described the plan and stated that the Planning Commission, Township staff and engineer are all recommending approval of this application. He commented that there are only a couple of very minor items that need to be resolved. Mr. Son verified that all of the parcels being consolidated are zoned Highway Commercial. Antoinette Paliotta, the applicant and prospective owner of the property was in attendance to answer questions regarding this application. She noted that it has been very difficult to secure a tenant on the front parcels due to the shallow depth of the front lots. They have filed the consolidation application to try to gain some extra depth by incorporating the back lots, which are larger. Mr. Son and Ms. Neugebauer questioned if they have a tenant secured for the property. Ms. Paliotta replied that they have some feelers out with several different businesses, but they do not have anyone officially lined up at this point. Mr. Orban stated his belief that the application will be ready for Council's vote in two weeks.

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**OTHER BUSINESS**

Nothing was brought before Council for discussion.

**There being no further items for discussion, Mr. Son adjourned the Agenda Meeting at 7:36 pm.**

Susan A. Bernet,  
Clerk of Council

Victor D. Son,  
President of Council