

# Agenda

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**Township of Wilkins  
Planning Commission Meeting  
February 21, 2024**

**Join Zoom Meeting: <https://us02web.zoom.us/j/83830823105>**

1. Call to Order
2. Public Comments
3. Approval of the minutes of the Planning Commission meeting of December 13, 2023
4. Romano Lot Consolidation Plan
5. Next meeting date: March 20, 2024
6. Adjournment

# TOWNSHIP OF WILKINS PLANNING COMMISSION MEETING

## DECEMBER 13, 2023

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The Planning Commission meeting was brought to order by Ms. Greco at 7:00 p.m. The purpose of this meeting was to approve the minutes of the October 18, 2023 meeting and review the 2<sup>nd</sup> submission by Benderson for the commercial retail development of 3475 William Penn Highway.

The following members were present: Mr. Mark Wolfgang, Dr. Doanld Hoffman, Mr. Rodrick Campbell, Mr. Richard DeRiso and Ms. Erin Greco.

Also in attendance: Rebecca Vargo – Township Manager, Benjamin Orsatti – Solicitor, Robert Arnold – Engineer, Tim Saunders & Ryan Flaherty – Ordinance Officers

On behalf of the applicant Benderson Development: Mr. James Boglioli – Benderson Development – 570 Delaware Avenue, Buffalo, New York 14202 and Mr. Jake Wieland, P.E., Senior Project Manager with the Red Swing Group – 4314 Old William Penn Highway. Suite 101, Monroeville, PA 15146

The following items were presented:

- 1) Wilkins Township Planning Commission Meeting Minutes of October 18, 2023.
- 2) Benderson Commercial Retail Development – 3475 William Penn Highway
  - a. Correspondence providing comments dated August 7, 2023 from Robert Arnold – HRG Inc.
  - b. Correspondence from Jake Wieland – Red Swing, dated October 27, 2023 addressing the comments from Mr. Arnold’s August 7<sup>th</sup> letter.
  - c. Correspondence from Rob Arnold – HRG Inc. dated December 6, 2023 providing comments and recommendations.
  - d. An unsigned Operations & Maintenance (O&M) Agreement
  - e. A copy of Mr. Boglioli’s (Benderson Development) December 13, 2023 Power Point presentation to the Planning Commission showing the site plan and artists’ renderings of the proposed buildings and layout
  - f. Benderson Development Retail Plans as of November 20, 2023
    - i. Sheet No. C100 – Tile Sheet
    - ii. Sheet No. C101 – General Notes
    - iii. Sheet 01 of 01 – Boundary & Topographic Survey
    - iv. Sheet No. C102 – Existing Conditions Plan
    - v. Sheet No. C103 – Demolition Plan
    - vi. Sheet No. C200 – Site Plan
    - vii. Sheet No. C201 – Parking Tabulation Plan
    - viii. Sheet No. C202 – Fire Truck Routing Plan
    - ix. Sheet No. C203 – Delivery Truck Routing Plan
    - x. Sheet No. C250 – Site Details (1 of 2)
    - xi. Sheet No. C251 – Site Details (2 of 2)
    - xii. Sheet No. C300 – Grading Plan
    - xiii. Sheet No. C400 – Post Construction Storm Water Management Plan

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- xiv. Sheet No. C450 – Post Construction Storm Water Management Details (1 of 4)
  - xv. Sheet No. C451 – Post Construction Storm Water Management Details (2 of 4)
  - xvi. Sheet No. C452 – Post Construction Storm Water Management Details (3 of 4)
  - xvii. Sheet No. C453 – Post Construction Storm Water Management Details (4 of 4)
  - xviii. Sheet No. C500 – Utility Plan
  - xix. Sheet No. C550 – Utility Details (Sheet 1 of 2)
  - xx. Sheet No. C551 – Utility Details (Sheet 2 of 2)
  - xxi. Sheet No. C600 – Erosion and Sedimentation Control Plan
  - xxii. Sheet No. C650 – Erosion and Sedimentation Control Notes
  - xxiii. Sheet No. C651 – Erosion and Sedimentation Control Details
  - xxiv. Sheet No. C652 – Erosion and Sedimentation Control Details
  - xxv. Sheet No. C700 – Lighting Plan
  - xxvi. Sheet No. C750 – Lighting Details
  - xxvii. Sheet No. C800 – Landscape Plan
  - xxviii. Sheet No. C850 – Landscape Details

### **PUBLIC COMMENTS:**

There were no public comments.

### **APPROVAL OF MINUTES:**

The minutes of the Planning Commission meeting of October 18, 2023 were presented for approval. It was **MOVED HOFFMAN – CAMPBELL** to approve the minutes of the regular meeting of the Planning Commission of October 18, 2023. All in favor and so ordered.

### **BENDERSON DEVELOPMENT – COMMERCIAL RETAIL:**

Mr. James Boglioli narrated another Power Point presentation providing details of their planned development. The 17,745 square foot development that includes drive-thru lanes on the East & West ends of the development and a stand-alone Chick-Fil-A on the Eastern most side of the development. A stand-alone drive-up Chase ATM will be located near the highway at the front (South end) of the property. An earlier proposed right-in lane has since been removed from the plans and the existing intersection with traffic lights currently serving Home Depot & Pep Boys will be the only entry & exit point to the property. Mr. Boglioli stated that the property will be redeveloped with new parking, asphalt, landscaping, lighting, drainage & utilities. Mr. Boglioli stated that the necessary Zoning Variance regarding the drive-thru distances from the lot line was approved on September 28, 2023 by the Zoning Hearing Board. Mr. Boglioli went on to state that the remaining engineering comments by HRG were addressed in a November 2023 letter from Red Swing (actually an October 27, 2023 letter). Mr. Boglioli went on to state that the proposed Chick-Fil-A will have an exterior patio and two (2) canopies over the 3 drive-thru lanes that will merge into 2 pickup lanes. Dr. Hoffman inquired if there would be exterior areas to place staff with Mr. Boglioli stating that's what the canopies are designated for. Dr. Hoffman also inquired if EV

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(electric vehicle) charging stations would be installed. Mr. Boglioli stated not at this time but may be installed at a later date. Mrs. Vargo stated that a federal grant for the charging stations may be able to be applied for if available. Ms. Greco then requested some clarification on the variance Benderson was granted. Mrs. Vargo stated that the variance was in regards to the distance between the drive-thru lanes and the R-3 lot line and that it was granted by the Zoning Hearing Board on September 28<sup>th</sup>. Mrs. Vargo then did a recap of events since Benderson's last presentation back on April 19, 2023. Mrs. Vargo stated that a second submission in August was never presented by Benderson prior to the Zoning Hearing Board meeting. Mrs. Vargo was relaying this information to the Planning Commission due to the possible "disconnect" they may be seeing in the submissions. Ms. Greco then asked Mr. Arnold to go through the April minutes to address the previous comments from that meeting. Mr. Arnold stated #1 of the comments regarding the tract boundaries has been addressed. Comment #2 was in regards to the water supply. Mr. Boglioli stated it was addressed and they received a letter from Wilksburg-Penn Joint Water Authority. Mrs. Vargo informed him that she has not received this letter and Mr. Wieland stated that he would send it to her. Mrs. Vargo stated comment #3 regarding the side and rear yard setbacks not being included on the plans has been addressed. Mrs. Vargo stated that the #4 comment regarding the maximum height of the building not being shown on the plans has been corrected. Mrs. Vargo stated that the #5 comment is that the side/rear yard abutting any lot in any R District for off-street parking spaces and access drives for non-residential is 30 feet. The chart on the site plan shows 13.5 feet being provided. This comment was addressed earlier. There is a variance from 1997 that provides the relief required to permit these parking spaces to be within the required setback. Comment #6 regarding the amount of parking spaces has been verified by the Township as meeting the Zoning requirement for them. Comment #7 regarding the statement of approvals and permits from the County & Commonwealth not being on the plans has been resolved according to Mr. Boglioli. Mrs. Vargo stated that there are 3 outstanding items regarding the E&S (comment #15), the HOP from PennDOT (comment #11) and the planning module from the DEP (comment #16). Mr. Boglioli stated these are "all in the works". Comment #9 regarding the storm drainage and sanitary sewer easements being shown on the final plan was determined to not be needed. Mr. Arnold inquired if either of these are going off site and Mr. Boglioli stated that they are not. Mr. Arnold stated that no easements need to be provided. Comment #12 requires the installation of sidewalks. The previous developer requested a modification from installing a sidewalk in the front of the property. Mr. Boglioli stated that Benderson would make a similar request for modification. Mrs. Vargo stated that installing a sidewalk on this side of the property made no sense as it would not attach to anything on that side of the bridge. Comment #13 regarding the requirement of a landscaping plan has been addressed. Mrs. Vargo stated that comment #14 regarding the buffer yard planting requirements per Zoning [§385-28 F] needs to be addressed by the Planning Commission at some point in the future as the types of plantings are not defined in the Zoning Ordinance. Comment #18 regarding the sewer easements needing to be a minimum of 15 feet has been verified as such. Comment #19 regarding shade trees has been addressed. Comment #20 is again regarding the installation of a sidewalk or an "in-lieu-of-action" previously discussed during comment #12's conversation. Mr. Arnold stated that comment #21 regarding "post development of drainage area calculation with BMP" has met the Ordinance.

Mr. Wolfgang stated that his previous comment from the April meeting regarding the sign & lighting plans has been addressed.

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Dr. Hoffman requested the status of a larger bus stop pad being installed at the intersection by Pep Boys. Mrs. Vargo stated this was brought up before from previous proposed developments and that upgrading it in the future is a possibility. Mrs. Vargo stated she would make the recommendation to have a larger pad installed.

Mr. Wolfgang inquired what type of block/brick will be used. Mr. Boglioli stated that there will be split face block on the back and the materials on front will be architectural brick, metal siding & cultured stone. Mr. Wolfgang asked if the block will be tan or neutral in color which Mr. Boglioli confirmed it would be tan.

Mr. Wolfgang inquired to Mr. Arnold if the new sewer pump station will need a backup power source (generator) or not and what would happen if there was a power loss. Mr. Arnold stated that since the pump only services this property, any issue with the pump would only affect this property and no others. Mr. Boglioli stated that if there was a power loss, the proposed businesses on the property would most likely close until the power returned which would lessen the flow of sewage.

Ms. Greco asked Mr. Arnold if HRG's latest comments from their December 6<sup>th</sup> letter have been addressed and Mr. Arnold stated that Benderson are working through the sewage planning module stating Benderson has done surveys and checked the system along Hart Drive to see if the existing Township sanitary line can handle the additional sewage which appears to be able to do so. Mr. Arnold then stated that the comment regarding the forced main pipe, which is the section of pipe connecting the proposed sewer pump station to the Hart Drive main line, will need to be assessed to confirm it is still in good condition. Mr. Wieland stated that he believes the surveyor is going to or has done this but he did not have that information at this time. Mrs. Vargo inquired if the existing pump station is going to remain with Mr. Arnold informing her it would not and that it will be removed and replaced with a new pump station. Mr. Arnold reiterated that the condition of the forced main needs to be assessed to ensure it is in good repair. Ms. Greco asked Mr. Arnold who would certify that the forced main has been assessed. Mr. Arnold informed her that Benderson would have a chance to respond to this comment as the letter regarding it was just sent to them. Mr. Arnold stated that the 3<sup>rd</sup> comment from the December 6<sup>th</sup> HRG letter regarding the need for an Operations & Maintenance Agreement (O&M) so the pump station information would be on file at the Township in case something should happen. The O&M would cover the pump station on the property regardless of the owner. Mr. Arnold stated that HRG's 4<sup>th</sup> comment regarding the PennDOT HOP is still under review. Mr. Arnold asked Mr. Boglioli if PennDOT is still requesting a meeting for the "right turn in" lane, that has since been removed from the plans, which Mr. Boglioli stated they were not. Mr. Arnold asked Mr. Boglioli the height the proposed retaining wall which Mr. Boglioli stated would be three (3) feet tall. Mr. Arnold questioned what the small structure located east of the proposed Chick-Fil-A will be. Mr. Wieland stated it will be a utility shed. Ms. Greco inquired if fencing will be placed around the dumpsters. Mr. Boglioli stated there would be.

Mr. Flaherty inquired as to the proposed location of a fire hydrant which will place it in the back of the buildings in the drive-thru lanes which he is not in favor of. Mr. Flaherty suggested relocating it closer to the highway, possibly in one of the islands that will be installed in the parking

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lot or in the parking lot itself in a central location in front of the buildings in one of the “No Parking” areas that will be striped off with white paint. Mr. Boglioli stated that if there is the room to install it in the “No Parking” area, they would do so. Mr. Flaherty then suggested if they placed it farther west near the rear hillside, that would also work to. Ms. Greco asked Mr. Flaherty if he approved the turning radius of the drive-thru lanes for fire trucks. Mr. Flaherty stated that the turning radius was good but the canopies would present an issue with fitting fire trucks by them and asked what the height of the canopies will be. Mr. Boglioli stated that he would get him that information.

Mr. Campbell inquired as to what item numbers 19 & 20 on Sheet C200 represented as only 1-18 were defined. Mr. Wieland stated they are for signage.

Mr. Wolfgang made a statement that Benderson should be cognizant of what kind of fans and blowers will be installed as the Township has a noise ordinance in place and there have been issues with excessive noise emanating from the Shop ‘n Save grocery store farther up the highway. Mr. Boglioli stated he understood.

Ms. Greco inquired as to the crosswalks and traffic coming into the site and asked if they could show where they would be located and how it would possibly interfere with the highway traffic. Mr. Wieland stated there is already a bus stop at the corner of the property and that Pep Boys has an existing sidewalk. Mr. Wieland stated that they will be striping out a crosswalk from the Pep Boys sidewalk to the sidewalk that will run in front of the new development.

Dr. Hoffman inquired if there will be a fence installed near the steep hillside by the bridge to prevent people from going over the hillside. Mr. Wieland stated there will not be.

Dr. Hoffman inquired as to the size of the proposed Chase ATM. Mr. Wieland stated it would have bollards around it. Dr. Hoffman inquired if this structure would have a door to go inside and Mr. Boglioli stated it is just a drive-up ATM.

Ms. Greco stated there are still quite a few number of items needed. Including: the letter from the water authority, the E&S from the ACCD, the HOP from PennDOT and the planning module from the DEP.

Ms. Greco inquired if the sidewalk escrow involved is just paperwork or would Mrs. Vargo work with Benderson on this. Mrs. Vargo stated that this would go before the Board of Commissioners to make their action on an “in lieu of” determination.

Ms. Greco then stated that the O&M Agreement needed to be submitted and Mrs. Vargo stated that the Stormwater Maintenance Agreement needed to be submitted along with the O&M for the pump station. Mrs. Vargo then stated that the Developers Agreement, Stormwater Maintenance Agreement and the O&M Agreement for the pump station can be submitted as a part of moving forward and would not hold up a recommendation to the Board to approve the development.

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Ms. Greco inquired if the height of the retaining wall needs to be notated on the plans since it is under four (4) feet tall. Mr. Arnold stated that would be his recommendation and in responding to HRG's December 6<sup>th</sup> comments, Benderson would acknowledge the height of the wall there as well. Ms. Greco stated that the new location of the fire hydrant should be on the plans as well.

Ms. Greco inquired if any of the Planning Commission members had questions regarding the bus stop. Mr. Wolfgang inquired if a pad is going to be installed or if the existing one needs to be enlarged. Mr. DeRiso suggested a 10x10 pad which Mr. Wolfgang agreed to. Dr. Hoffman suggested a ramp and a shelter for the bus stop and Mrs. Vargo stated this is the responsibility of the Port Authority (now Pittsburgh Regional Transit) to do. Ms. Greco inquired if a curb cut is required for the bus stop pad and Mr. Boglioli stated that they are not doing any more curb cuts.

It was **MOVED DERISO – WOLFGANG** to recommend approval of the development pending the outstanding items be addressed. The outstanding items are the fire hydrant location, E&S permit, the HOP, sewer module from DEP, the 10x10 concrete bus stop pad, sidewalk waiver, water authority letter, the developer agreement, stormwater maintenance agreement, and the O&M agreement for the pump station. Ms. Greco also stated the height of the retaining wall will need to be notated as well.

The motion was approved by unanimous roll call 5-0.

### **NEXT MEETING:**

The next meeting of the Planning Commission is scheduled for February 21, 2024

### **ADJOURNMENT:**

It was **MOVED HOFFMAN – GRECO** to adjourn the meeting. The meeting was adjourned at 7:53 PM. All in favor and so ordered.

Respectfully Submitted,

Tim Saunders,  
Secretary

COUNTY OF



ALLEGHENY

SARA INNAMORATO  
COUNTY EXECUTIVE

January 19, 2024

Rebecca Vargo  
Township Manager  
Township of Wilkins  
110 Peffer Road  
Turtle Creek, PA 15145-1192

Project: **Romano Consolidation Plan**  
Location: 320 Leax Lane  
Description: Lot Consolidation (R-2 District)  
Area: .536 acres  
ACED File#: 24-002 SU

Dear Ms. Vargo:

We received the above-referenced application on January 9, 2024 for the consolidation of parcel ID #s 372-M-4 and 453-J-10 in Wilkins Township. We have reviewed the application and offer no comments at this time.

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





Herbert, Rowland & Grubic, Inc.  
220 West Kensinger Drive, Suite 100  
Cranberry Township, PA 16066  
724.779.4777  
www.hrg-inc.com

Via Email

January 26, 2024

Mr. Tim Saunders  
Assistant Township Manager  
Township of Wilkins  
110 Peffer Road  
Turtle Creek, Pennsylvania, 15145

**Re: Romano Consolidation Plan  
Plan Review 01  
Wilkins Township, Allegheny County, PA**

Dear Mr. Saunders:

Herbert, Rowland & Grubic, Inc. (HRG) has received the following materials related to the referenced subdivision.

- **Romano Consolidation Plan**, prepared by Dennis Dull Land Surveying and dated October 5, 2023.
- **Allegheny County Subdivision and Land Development Review Application**, prepared by Kenneth A. Romano and dated December 29, 2023.
- **Sales Agreements and Deeds for Parcels 453-J-10 and 372-M4.**

The materials listed above were received by HRG on January 22, 2024.

As requested, we have completed a review of the submitted information with respect to the Subdivision and Land Development Ordinance (Chapter 385), and Zoning Ordinance (Chapter 450). The comments below are based on the review of the listed submitted material. The comments do not address specific requirements that other regulatory agencies such as the Pennsylvania Department of Environmental Protection (PADEP), PennDOT, or the Allegheny County Conservation District may have, although permits or approval letters from these agencies may be required as a condition of plan approval.

#### **COMMENTS RELATED TO SUBMISSION:**

1. The parcel owners' address must be listed on the Plan [§385-17 B.(4)].
2. The final plan must be prepared and formatted in conformance with current requirements of the Allegheny County Planning Department and Recorder of Deeds [§385-17 A.].
3. The residence of 320 Leax Lane must be designated as an existing nonconforming structure as it is within the required front yard setback.
4. We would recommend adding the full titles of all entities in the "seal" area of the Plan, such as "Township Engineer", "Wilkins Township Planning Commission", etc.

5. There are numerous typographical errors that must be corrected, including:
  - a. The word "combine" in the purpose statement.
  - b. "Allegheny" in the title block.
  - c. "Margaret" in the title block.
  - d. The name of the owners of parcel 453-J-64.

We would recommend that the Applicant review the Plan for any others.

HRG's review of this project and comments provided herein do not preclude the Applicant from any requirements or submissions requested or directed by other entities having jurisdiction over all or portions of this work, including, but not limited to PADEP, PennDOT, the Allegheny County Conservation District, etc. The licensed professional engineer/surveyor whose seal appears on the drawings and documents for this project remains responsible for the ultimate compliance of these facilities with regulatory and engineering standards. HRG, on behalf of the Township, reserves the right to review any subsequent submissions related to this project.

If you have any questions regarding these comments, please do not hesitate to call me.

Sincerely,

Herbert, Rowland & Grubic, Inc.



Robert L. Arnold, P.E.  
Team Leader | Civil

RLA/JFZ/kmg  
R006303.0426

project\0063\006303\_0426\320 leax lane subdivision\2024.01.26 romano pr01.docx



OWNER PARCEL 453-J-10

I, Kenneth A. Romano, owner of the land shown on the Romano Consolidation Plan, hereby adopt this plan as my own plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the Township of Wilkins. This dedication shall be binding upon my heirs, executors, and assigns.

IN WITNESS OF WHICH, to this I set my hand and seal this 20 day of DECEMBER 2023.

ATTEST: Kenneth A. Romano

Owner

Notary Public

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF ALLEGHENY

Before me, the undersigned Notary Public in and for the commonwealth of Pennsylvania and County of Allegheny, personally appeared Kenneth S. Romano and acknowledged forgoing adoption to be his act.

Witness this 20 day of December 2023.

My commission expires 31 day of August 2026

(seal) Notary Public

OWNER PARCEL 372-M-04

WE, Kenneth A. and Margaret S. Romano, owners of the land shown on the Romano Consolidation Plan, hereby adopt this plan as our plan of lots and irrevocably dedicate all streets and other property identified for dedication on the plan to the Township of Wilkins. This dedication shall be binding upon our heirs, executors, and assigns.

Kenneth A. Romano Margaret S. Romano

Owner

Notary public

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF ALLEGHENY

NOTARY  
Before me, the undersigned Notary Public in and for the Commonwealth of Pennsylvania and County of Allegheny, personally appeared Kenneth A. and Margaret S. Romano acknowledged the forgoing adoption and dedication to be their act.

Witness my hand and seal this 20 day of December 2023.

My commission expires the 31 day of August 2026

(seal) Notary Public

TITLE PARCEL 453-J-10

I, Kenneth A. Romano, hereby certify that the title to the property contained in the Romano consolidation plan is in the name of Kenneth A. Romano and is recorded in deed book volume 5088 pg. 133. I further certify that there is no mortgage, lien, or other encumbrance against this property.

Witness Kenneth A. Romano

Owner

TITLE PARCEL 372-M-04

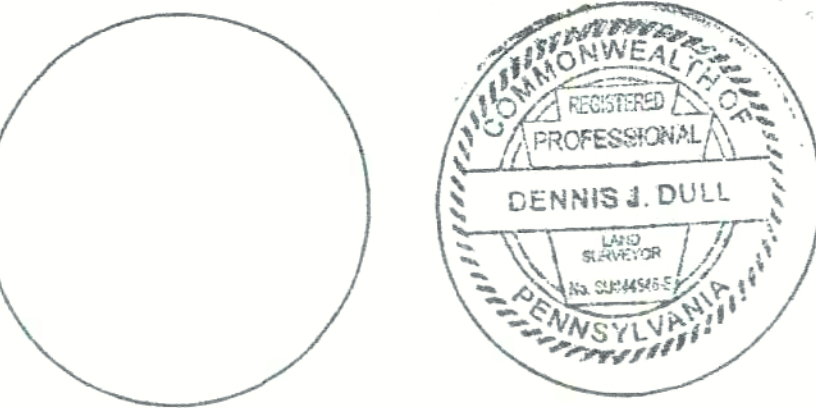
We, Kenneth A. and Margaret S. Romano, hereby certify that the title to the property contained in the Romano Consolidation plan is in the name of Kenneth A. and Margaret S. Romano, and is recorded in deed book volume 16925 pg. 09. We further certify that there is no mortgage, lien, or other encumbrance against this property.

Kenneth A. Romano Margaret S. Romano

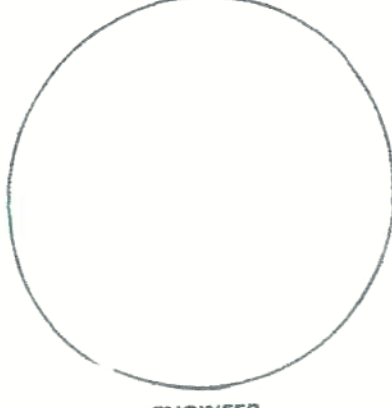
Owner

Witness

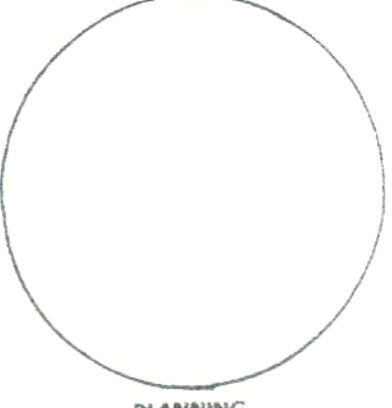
ALL SIGNATURES MUST BE IN BLUE INK



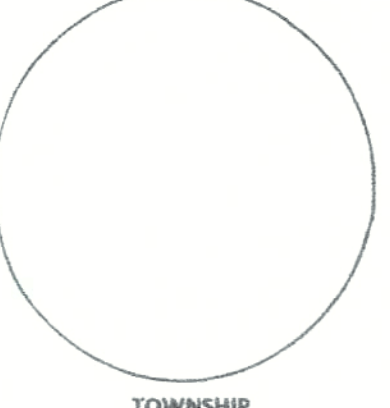
SURVEYOR EMBOSSED



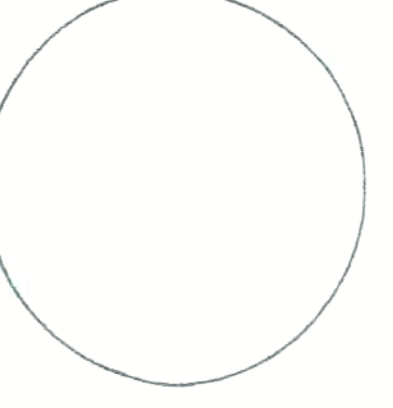
ENGINEER



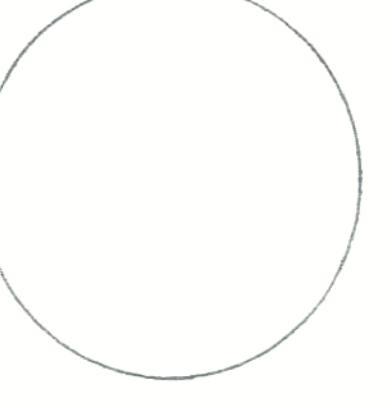
PLANNING



TOWNSHIP



DEPT. OF ECONOMIC DEVELOPMENT



DEPT. OF REAL ESTATE

Commonwealth of Pennsylvania - Notary Seal  
Amy M. Burns, Notary Public  
Allegheny County  
My Commission Expires August 31, 2026  
Commission Number 1338500

NOTARY

SURVEYOR

I certify that, to the best of my information, knowledge and belief the survey and plan shown here on are correct and accurate to the standards required

11-8-23 Date

ENGINEER

I certify that this plan meets all engineering and design requirements of the applicable ordinances of the Township of Wilkins

Date Name Reg. No.

WILKINS TOWNSHIP

The Board of Commissioners gives notice that, in approving this plan for Recording, the Township of Wilkins assumes no obligation to accept the dedication of any streets, land or public facilities and has no obligation to improve or maintain such streets, land or facilities.

Secretary / Manager Authorized Township Official

The Township of Wilkins agrees not to issue building permits until "Planning Module for Land Development" has been approved in accordance with the regulation of the Pennsylvania Department of Environmental Protection

Date Authorized Township Official

PLANNING TOWNSHIP OF WILKINS  
Reviewed by the Planning Commission of the Township of Wilkins this day of 202

Secretary Chairperson

TOWNSHIP OF WILKINS

Approved by the Board of Commissioners by resolution this day of 202

Secretary President

ECONOMIC DEVELOPMENT

Reviewed by the Allegheny County Department of Economic Development on this day of 202

(seal) Director

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF ALLEGHENY

RECORDED  
Recorded in the Recorded in the Office of the Department of Real Estate of the County of Allegheny, Commonwealth of Pennsylvania, in Plan Book Volume page(s)

Given under my hand and seal this day of 201

(seal) Recorder

PARCEL 453-J-10  
KENNETH ROMANO  
D.B.V. 5088 PG. 133

PARCEL 372-M-04  
KENNETH A. & MARGARET S. ROMANO  
D.B.V. 16925 PG. 9

Owner

THE PURPOSE OF THE CONSOLIDATION PLAN IS TO COMBIND

THE TWO PARCELS OWNED BY THE ROMANOS INTO ONE PARCEL

AREA

PARCEL 453-J-10 20401.52 SF. 0.468 ACRE  
PARCEL 372-M-4 2952.81 SF. 0.068 ACRE  
TOTAL 23354.33 SF. 0.536 ACRE

ZONE

R-2 MEDIUM DENSITY RESIDENTIAL

FRONT YARD 30'

REAR YARD 20'

SIDE YARD 10'

DENNIS DULL LAND SURVEYING  
120 KLINE AVE.  
NORTH VERSAILLES, PA. 15137

ROMANO CONSOLIDATION PLAN

CONSOLIDATION PLAN  
FOR  
KENNETH A. & MARGARET S. ROMANO  
SITUATE IN  
WILKINS TOWNSHIP  
ALLEGHENY COUNTY, PA  
10-5-23

