

**MUNICIPALITY OF  
MONROEVILLE  
COUNCIL MEETING  
PUBLIC NOTICE**

TAKE NOTICE that Monroeville Council will meet at 7:00 p.m., Tuesday, January 2, 2024, in Council Chambers in the Monroeville Municipal Building, 2700 Monroeville Boulevard, Monroeville, Pennsylvania, at which time and place, the Monroeville Council will hold a public hearing to consider the following item(s), as well as those which may have been continued from previous meetings:

**1. 23-1-PRD**

**Old Stone Commons**

Applicant (Burkentine Land Development) is requesting approval, pursuant to Article VI Planned Residential Development (PRD) of the Monroeville Zoning Ordinance, No. 2779 to construct a Planned Residential Development consisting of seven (7) apartment buildings with a total of 426 units and associated site amenities. The property is located adjacent to Giant Eagle and identified as Tax Parcels 744-F-29, 744-F-41, 744-F-43, 744-F-51, 744-F-160 and 744-R-145 in the R-5, Multiple-Family Residential and S, Conservancy Zoning Districts.

**2. 23-7-C**

**Old Stone Commons**

Applicant (Burkentine Land Development) is requesting Conditional Use approval, pursuant to Section 504.VV Major Excavation of the Monroeville Zoning Ordinance, No. 2779 to permit a cut and fill operation totaling approximately 43,702 cubic yards of earth. The property is located adjacent to Giant Eagle and identified as Tax Parcels 744-F-29, 744-F-41, 744-F-43, 744-F-51, 744-F-160 and 744-R-145 in the R-5, Multiple-Family Residential and S, Conservancy Zoning Districts.

**3. 23-8-C**

**Verizon Wireless**

Applicant (Verizon Wireless) is requesting Conditional Use approval, pursuant to Section 504.N, Commercial Communication Tower of the Monroeville Zoning Ordinance, No. 2779 to permit construction of a 250-foot-tall communication tower. The property is located at 2465 Johnson Road and identified as Tax Parcel 641-G-53 in the S, Conservancy Zoning District. The Zoning Hearing Board granted a 50-foot height variance for the height of the tower to exceed the maximum permissible height of 200 feet (case no. 23-30-A). The files are open to the public for review in the Department of Community Development Office at the Monroeville Municipal Building. All interested parties are urged to attend this meeting to make known their view.

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Paul H. Whealdon III, RLA, AICP  
Community Planner and  
Zoning Officer