

February 3, 2026

Via U.S. First Class Mail and Certified Mail and Email

Leslie Ann Peters, Esquire
BOWLES RICE, LLP
Southpointe Town Center
1800 Main Street, Suite 200
Canonsburg, PA 15317
Leslie.Peters@bowlesrice.com

MAJESTIC WOODS, L.P.
375 Golfside Drive
Wexford, PA 15090
Attn: Mr. Frank Zokaites
frank@zokaites.com

Mr. Michael Wetzel
Mr. Steve Victor
Mr. David Lucci
VICTOR-WETZEL
ASSOCIATES
409 Broad Street,
Suite 270
Sewickley, PA 15143
mwetzel@vwla.net
svictor@vwla.net
dlucci@vwla.net

**RE Decision of the Board of Supervisors at Township of South Park regarding
Final Approval of the Majestic Woods Land Development**

Dear Ms. Peters and Gentlemen:

The Board of Supervisors of the Township of South Park at its public meeting held on January 27, 2026, voted unanimously by 5-0 vote to deny the Majestic Woods Final Subdivision/Land Development Application for Final Approval and authorized the solicitor to prepare and issue a written decision in accordance with the decision of the Board of Supervisors.

The reasons for denial are as follows:

1. The Applicant failed to comply with **Condition 3 of the Preliminary Approval** --- The Developer must make improvements to Sleepy Hollow Road as depicted on the Victor Wetzel plan entitled "Overall Preliminary Plan" Sheet 200, with the revised date of April 30, 2024. The Developer changed the plan and as such failed to comply with the Preliminary Approval condition. Further, there was not sufficient evidence to support the reasons for the changes to the Plan nor was there a request to waive or modify Condition 3. There were changes to the Sheet 200 that endanger the health, safety and welfare of the public including a previously unshown retaining wall 300 feet in length immediately adjacent to the proposed paving, moving of a fire hydrant, removal of tree line, and relocation of cleanout, water box, and water meter. The wall as proposed will require continuing maintenance as infrastructure to be maintained by the Township, and due to its location next to the curb, does not allow for sufficient shoulder (flat area adjacent to the curb) necessary for the safety of motorists and snow removal. (See Exhibit "A")

Tucker Arensberg, P.C.

One PPG Place | Suite 1500 | Pittsburgh, PA 15222 | p. 412.566.1212 | f. 412.594.5619

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2. The Applicant failed to comply with **Condition 5 of the Preliminary Approval** -- "Developer must obtain an NPDES Permit for the development." The only documentation received on the issue was an email from Matt Gordon of the Allegheny County Conservation District noting that the Developer submitted an application for an NPDES Permit, but that it was determined to be an incomplete application.
3. The Developer failed to comply with **Sections 188-4 A and B** of the Township of South Park Subdivision and Land Development Ordinance ("SALDO") by failing to present written documentation that the Plan complies with the sections set forth below:
 - A. To promote, protect and facilitate one or more of the following: the public health, safety and general welfare; coordinated and practical community development; proper density of population; civil defense; disaster evacuation; the provision of recreation, open space and harmonious design; the provision of adequate light and air, police protection, vehicle parking and loading space, transportation, water, sewerage, schools, public grounds and other public requirements; and
 - B. To prevent one or more of the following: overcrowding of land; blight; danger and congestion in travel and transportation; and loss of health, life or property from fire, panic or other dangers.
4. Not only did the Developer fail to present documentation meeting the above requirements, the Board of Supervisors specifically finds that **Sections 188-4 A and B** were not met as this development endangers the public health, safety and general welfare of the community and creates additional danger in travel transportation, particularly related to the amendments of the plan that were first shown to the Board of Supervisors in the Final Approval stage of the proceedings.

Very truly yours,

TUCKER ARENSBERG, PC.



Irving S. Firman
ISF/msg

cc: Karen Fosbaugh, Manager, South Park Township
Joe Katzfey jkatzfey@nmlandllc.com
(U.S. First Class Mail & E-mail)

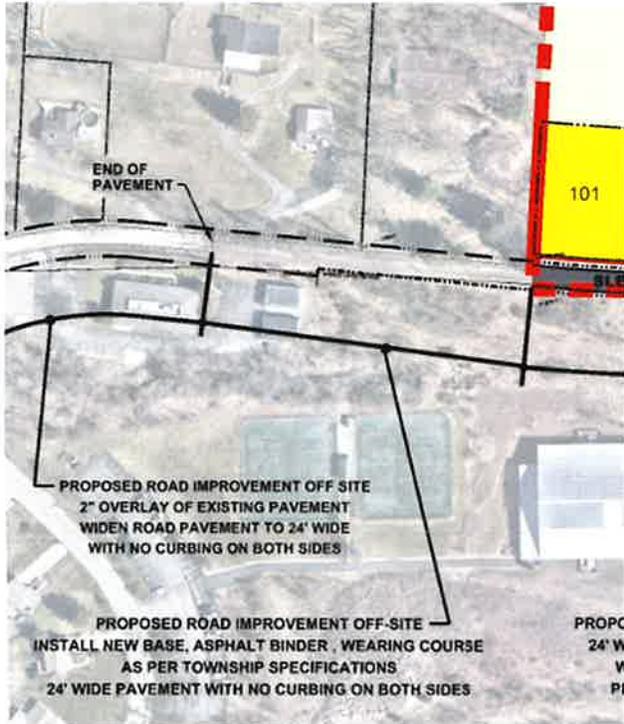
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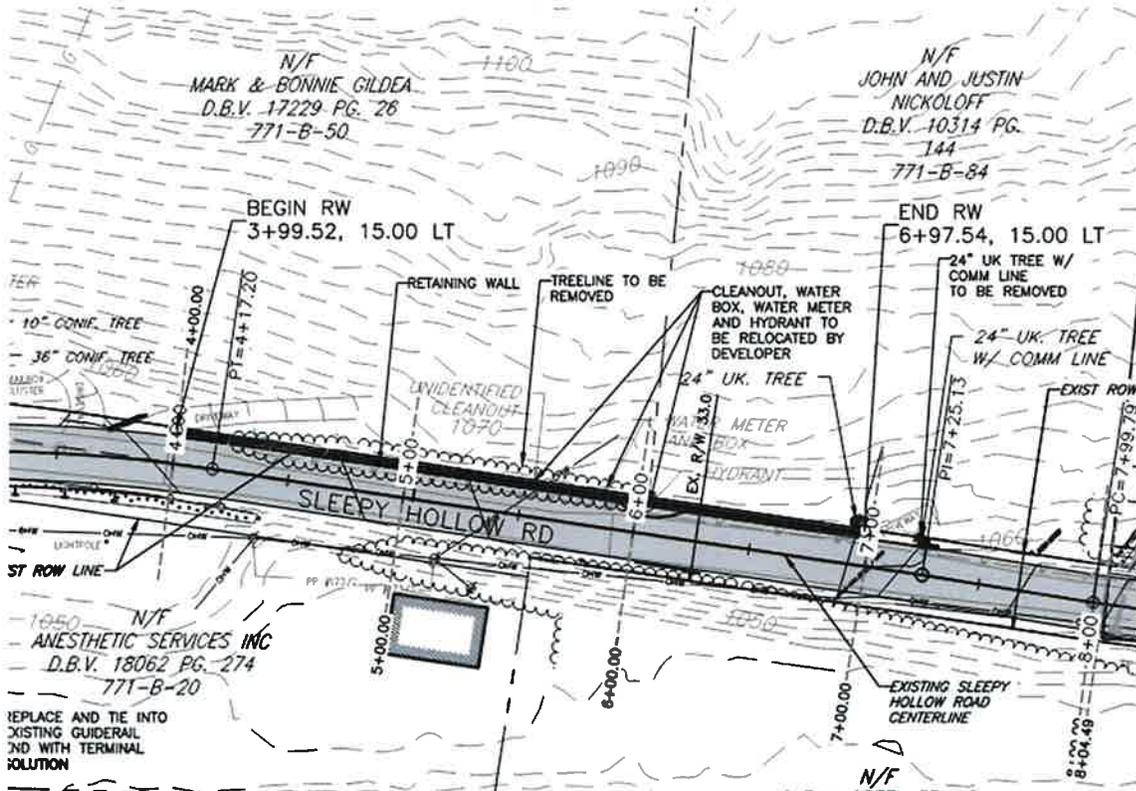
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Approved preliminary plan 4-30-24 shows no retaining wall.



Final Plan dated 11-5-2025 shows 300 foot retaining wall, removal of tree line, and movement of cleanout, water box, water meter and fire hydrant.