

**WHITE OAK BOROUGH  
PLANNING COMMISSION MEETING MINUTES  
HELD JULY 2, 2009**

**Planning Commission Members Present:**

Al Lebedda  
Helen Stratigos  
Paul McCarthy  
Tony Villinger  
Glenn Beech

**Planning Commission Members Absent:**

**Others Present:**

Wayne Washowich  
Don Hultberg, Borough Engineer  
Terry Leckman, Borough Solicitor  
Edward Babyak, Council Representative  
Wayne Weinstein  
Tony Bianco – Hudson Companies

Mr. Lebedda: The White Oak Planning Commission for Thursday, July 2, 2009 will convene. Let's stand for the Pledge of Allegiance.

All: Recited Pledge of Allegiance.

Mr. Lebedda: The Planning Commission members present tonight, to my left is Glenn Beech, Tony Villinger, Paul McCarthy the Vice-Chairman, Helen Stratigos Secretary, and Al Lebedda Chairman. To my right Wayne Washowich Building Inspector, Don Hultberg Borough Engineer Representative, and Terry Leckman the Borough Solicitor. On the agenda tonight we have a pre-application conference for a townhouse/garden type apartments on the property of Zona and Sabol on Lincoln Way. Will the representative, or representatives step to the podium, state your name and your address, as well as stating your case. Please use the microphone because it's being recorded.

Mr. Tony Bianco: My name is Tony Bianco, thanks for having me here, I'm with the Hudson Companies. We're located at 2450 Shenango Valley Freeway, in Hermitage, PA.

Mr. Wayne Weinstein: I'm Wayne Weinstein, Realtor, and I'm handling the deal here or the Zona's and we're here to discuss with the Planning Commission what has to be done to meet the Borough Ordinance and to provide a very nice facility. his uh, I think will meet everything. The plan we have here is not the plan (inaudible) because that still has to be redone after a topographic survey is completed (inaudible) But it's our intention to ---

Mr. Washowich: Wayne, excuse me, can you pull that out because we're not recording that, I need to get it recorded.

Mr. Wayne Weinstein: I'm sorry.

Mr. Washowich: There you go, that's great.

Mr. Wayne Weinstein: We're here to get input from the Planning Commission and to find out what all has to be done and then we want to meet that and that is the situation. We're here to answer questions and to provide any information you want.

Mr. Lebedda: Do I have any comments from any members of the Commission? Or Terry?

Mr. Leckman: No.

Mr. McCarthy: I guess just for starters basically what is the zoning right at that parcel?

Mr. Tony Bianco: The zoning right now is I-1.

Mr. McCarthy: And the whole parcel is I-1 it doesn't extend into the C-2 at all?

Mr. Tony Bianco: No, no it does not.

Mr. Wayne Weinstein: This is all part of the Zona property, the Zona/Sabol property.

Mr. Tony Bianco: I guess just to give you a brief on what we're proposing, it's a senior apartment building for seniors going in, 62 and older. It's independent living. Each unit is 540 square feet approximately. And being independent, everybody has their own kitchen. It's a fully sprinklered building with a security pad entrance, so anything that can go wrong immediately dispatches fire, police, the security system is tied in. But being that it's seniors and we have constructed to date 8 so far, there is very low, if any involvement needed with the fire and the police department. What we found is that the average age is about 74. It's primarily women. Not, in 8 buildings we have one married couple, that's it. So typically everybody is single. We're having a traffic study done now on the one building we completed down in Chippawa, in Beaver County, and just for our own purposes. But what we've found is, there's only 42% of the people that live there actually have vehicles. So, from a traffic standpoint, you don't have much traffic. When they do leave to go out they're really not, they're really not adding to your major drive times. You know, at 10 and 11. And typically they want to get public transportation and what makes this location so nice is the fact that you have public transportation surrounding the property and they don't need to go far. All of the shopping centers are at the bottom of the street and to the left. So that's what we're proposing, it's a two-story structure. This is a mock up of a building that we're working on, it's not in construction yet, but it's in the northeast. This is the same look, the same style. Our buildings moving forward,

from 2008 on, and I say 2008 because they have not been constructed yet in 2008, but we're going to like to adhere to Leed Building Standards or green building standards if you will. What else can I say, is that the two-story we're projecting anywhere between 25 to 27 units.

Mr. Hultberg: Will that be certified Leed?

Mr. Tony Bianco: Yes it will. We're going for silver, shooting for silver.

Mr. Hultberg: Good.

Mr. Wayne Weinstein: The engineers know what they're saying, I don't, I'm sorry.

Mrs. Stratigos: Are you saying you don't have a building in existence now, is this your, you're doing studies here and there, but have you already built a project such as this somewhere else?

Mr. Tony Bianco: Oh yes. We're constructed 8 to date. We have a total of either 11 or 12 in the pipeline, so what this is, is through the U.S. Department of Housing and Urban Development, which is a branch of the Federal Government, it takes approximately 2 to 2 ½ years from the point in time we submit the application till we get the funds. That's how slow it moves, but it goes by pretty fast (inaudible) What happens is right now we're anticipating what's called the developers notice of funding availability. That's supposed to be out some time in July. Once that's released we have 90 days to submit an application. When we submit our application, my hope is, that we have everything in place where we have questions, with the zoning and will this property fit. Because what we don't want to do is submit an application and not have proper zoning, you lose points for that and it's pretty competitive, more fear that all would be for nothing. So we want to make sure that we have, right now about 3 properties identified in western PA that have zoning in place, this being the 4<sup>th</sup>. We would like to cast one out, but not this one. We really like this parcel. The property we want to cast out is in Westmoreland County. So our agency that I represent, the Hudson Companies, we're just a general contractor. We've never owned a building. The building will be owned by, it has to be owned by a non-profit organization. For this particular project we're partnering with the Community Action Partnership of Mercer County. They will be the owners. They then have to form another owner entity, for a non-profit that has ownership of it. So they're they sponsor, The Community Action Partnership of Mercer County. Then they form another owner agency that would actually own it. So then they would also manage it, which they do. And typically they would rely on local resources for snow removal, lawn care, landscaping, etc., etc. So what's great about the property is that it keeps your seniors in the community. It doesn't let them locate to other maybe boroughs, townships, whatever. And it's a viable source too if you need it. Back up, when I say non-profit, they do pay taxes, this is not tax exempt, which I think is important with that as well, so.

Mr. Leckman: The individuals you mean?

Mr. Tony Bianco: No, the project itself, is sponsored, although they're non-profit they still pay real estate taxes. They're not tax exempt.

Mr. McCarthy: Do you have any projections on the rental, dollar amount per unit?

Mr. Tony Bianco: Every rental is different because it's based off of that individual's income.

Mr. McCarthy: Based on income?

Mr. Tony Bianco: Uh huh. And there is a median income value that's set forth, so if you are, (inaudible) assume that you make \$50,000.00 to \$60,000.00 your range, you probably wouldn't qualify. (inaudible)

Mr. McCarthy: Do you know the size of the building?

Mr. Tony Bianco: Approximately 11,000 square feet on the average, per floor, so approximately 22,000 for this building.

Mrs. Stratigos: I feel we have the need for it in this community.

Mr. Tony Bianco: No doubt.

Mrs. Stratigos: Within the complex, are there going to be other stores, or, I mean, are these individuals all able to cook for themselves, will there be a dining room, or?

Mr. Tony Bianco: Good question. We have a, when you first walk in, there is a office manager, usually part time. Then off of that room we have a community room where they spend most of their time, in the community room. In the community room there is a kitchen so if they want to host birthday parties, Thanksgiving, whatever, the community room is set up for that. It has a tv and typically a community room would have a library/network neighborhood with, surprisingly we found that they spend a lot of time on the computer. Then off of that we usually have a small, we like to call it a multi-function room, but primarily since it's mainly women it turns into a beauty salon. We try to network with the local beauticians to come in and we do screening, a beautician would come in and so, we like to set it up where they can use their tool then. And what's also important is how close the amenities are, in this case they're across the street on each corner, so, I think we'll have truly independent living but yet, still be within the community. They don't have to move from their families, they still go to the same church, so.

Mr. Leckman: Let me interject, I've got to mention first of all, that the only information I'm receiving is just, I'm receiving tonight. I haven't got anything prior to this meeting, so, one of the reasons for the delay in us coming out here is one of your concerns was to look to see about the zoning and see what was permitted. So I think we have some issues there as to whether this fits in the I-1 or not. I'm not necessarily here to give you a hard time.

Mr. Tony Bianco: No, that's what I'm hoping.

Mr. Leckman: Because I don't know whether Wayne or you have access to our Ordinance or if you have copies.

Mr. Tony Bianco: I do.

Mr. Leckman: Okay. So, I don't know how you see it as fitting in, but we were looking to see how this would fit into I-1.

Mr. Tony Bianco: What I-1, what I read in I-1 says anything permitted in the C District –

Mr. Leckman: By right.

Mr. Tony McCarthy: By right.

Mr. Tony Bianco: By right.

Mr. Leckman: And that would be, what by right in C.

Mr. Tony Bianco: In the C-2.

Mr. Leckman: Yeah, well either C, any C by right would get you in the ---

Mr. McCarthy: The use is permitted by special exception but not by right, in C-2.

Mr. Tony Bianco: In C-2?

Mr. Leckman: Yeah, that is our –

Mr. Wayne Weinstein: We're aware that there will be some variances necessary and we've talked with Jack Petro, and some other members of Council as well, and we've talked with the (inaudible) as well, and uh, we're not attempting in any way to go around the Ordinance, we want, we want to do it right. We will be coming and assuming everything goes well tonight and with other meetings we have, we will be coming to the Zoning Hearing Board to take care of any issues that we may have.

Mr. Leckman: My only question is, to get the zoning though you have to fit in as to a reason to get there.

Mr. Wayne Weinstein: Yeah, well –

Mr. Leckman: That's a special exception.

Mr. Wayne Weinstein: The main question is the lot size and we will probably be coming for a variance on that. But if there is any other issue, which may require a variance, we'll come for that too. Everyone seems to like this and as Helen said,

White Oak is an aging town that needs a thing like this so people can stay in town. It's also going to be very attractive and will overlook the commuter section with the shopping centers. It will be sort of a (inaudible) setting frankly. And with (inaudible) there's no burden on the schools, no burden, no real burden on the streets, on the street department. We don't anticipate any problems. We think it's a win, win situation for everyone, including the Borough.

Mr. McCarthy: I think everyone here is in favor of it. We just want to make sure that it fits in with what we have to do here.

Mr. Tony Bianco: That's my concern. We don't want to expend time, money, and efforts if it isn't going to fit. So that's my main concern. You say it's a special exception under C-2?

Mr. Leckman: Yeah, we saw the special exception, but on I-1 it says any use by right, not by special exception, under C districts. So I'm looking for something, again just seeing this tonight.

Mr. Wayne Weinstein: Maybe one of the areas if we looked for a variance.

Mr. Leckman: But that's not a variance, that's a, perhaps an Ordinance change or a Zoning change or something like that.

Mr. McCarthy: Which may be possible also.

Mr. Leckman: Yeah, yeah, I'm not ruling that out, I'm just, I'm looking for you to tell me, you know, hey where we fit in here.

Mr. Washowich: What were some of the alternatives Terry that we had talked about, the inserting?

Mr. Leckman: Well there was another question, there's, I mean, not change your use or anything, but is there any business use because a multiple dwelling in conjunction with business use?

Mr. Wayne Weinstein: No there is not.

Mr. Leckman: Okay, so we can't do that.

Mr. Wayne Weinstein: This is entirely residential. This place doesn't even have a restaurant in it. There's not community kitchen.

Mr. Leckman: Actually it would help you because you'd fit in another place. Are you sure you don't want to rethink that? Do you have a business?

Mrs. Stratigos: What about the dining room?

Mr. Leckman: Can you charge somebody for the hair cutting?

Mr. Wayne Weinstein: There's not really a dining room for the whole place. There is that party room. They can get together and have things in there, but that for the most part is basically a (inaudible)

Mr. Washowich: Could you have a retail beauty shop in there?

Mr. Tony Bianco: My attorney, because there is a program that we want to get into called the mortgage assistance program now. And under the MAP program, it permits this along with a business, so if this is something that does work for the here and now, it may be something that we want to pursue for the near future under the MAP program.

Mr. Washowich: But that wouldn't pertain to you right now, under your –

Mr. Tony Bianco: It would allow us to keep moving forward. Yeah, we may not have the August application deadline date, under the MAP program, I don't believe there is a deadline date. Off my head, so.

Mr. Washowich: If you were going to apply you mean to have a retail store?

Mr. Tony Bianco: Yes, it's interesting, it's something for us to consider with this avenue we're going toward. There's too many obstacles for us to overcome.

Mr. Leckman: And again, we're not looking for ways for it not to work.

Mr. Tony Bianco: No. I understand that.

Mr. Leckman: We're looking for a way to have it work for you. It's just that, a lot of that we can discuss afterwards, off the record, we can look in here, because again, I'm just hearing tonight for the first time what you're proposing.

Mr. Wayne Weinstein: Before I forget to say this, I know this is a holiday weekend and it turns out we're the only item on the agenda tonight, so I'm not going to (inaudible)

Mr. Beech: You had talked about having medical services. Under the C-1 Commercial District it does indicate that principal use permitted by right, I thought I saw it, business or professional office, single occupancy medical office. Even if you would have a doctor that's there, even partially that charged for service, that would be considered?

Mr. Washowich: It would be, the Borough, we would consider it as a professional office.

Mr. Leckman: Again –

Mr. Wayne Weinstein: I think it might be advantageous for a doctor to make that

arrangement. Maybe even coming in say once a week, or in by appointment or something of that nature. Because after all, the tenants here are (inaudible) of age and (inaudible) in that category (inaudible)

Mr. Washowich: Present company accepted.

Mr. Leckman: Maybe, again, take a closer look at the Zoning Ordinances here and that, and then maybe we can brainstorm either you with the engineer or with me and then we can talk to Council in terms of what needs to be done. What options are available.

Mr. Hultberg: I can't see the whole plan from here, but it appears that you have a public street that you're going to take that private, what's a private drive right now, extend it up into your area for access. It is a private drive right now, not a public street. Although, it's built according to the public regulations, so it can be accepted by White Oak Borough, but right now it is a private street, so you'd have to address that issue. I don't know if you've even looked at that yet.

Mr. Wayne Weinstein: Yeah, you're absolutely right, it is not a, it has never been accepted by White Oak Borough.

Mr. Hultberg: Right.

Mr. Wayne Weinstein: And so it's fine at this point, although you're correct in that that was built to those specifications. There is a road through part of this property that was purely on paper, just a lane –

Mr. Hultberg: Right.

Mr. Wayne Weinstein: And that will be, there will be a request to vacate that.

Mr. Hultberg: Okay. And then also, with these are details we can work out as you, as you grow and get in, more into the engineering side of it. Just keep in mind you're going to have some additional costs because you have a site that was supposed to be 15%, maximum 15% coverage on a 5 acre lot, now you only have 2 acres. You're going to create more storm water requirements, if you will, so just keep that in mind when you're talking to your engineers and so forth.

Mr. Tony Bianco: We have a survey that's being done now so we'll know exactly what we have, and (inaudible) plus or minus. Just looking at the County tax maps, I'm guessing it's going to come out to be 3 or 3plus.

Mr. Hultberg: Is there um, do you have an engineer?

Mr. Tony Bianco: We had the survey ordered through the (inaudible).

Mr. Hultberg: Where are they out of?

Mr. Tony Bianco: Cranberry area.



Mr. Hultberg: Okay.

Mr. Tony Bianco: Warrendale.

Mr. Hultberg: Yeah, Warrendale, yes. Oh they're the old, yeah, I know who they are.

Mr. Wayne Weinstein: We would also hope, and then I'm sure, you will be available to consult with the engineers?

Mr. Hultberg: Oh absolutely.

Mr. Wayne Weinstein: Thank you.

Mr. Lebedda: Questions?

Mr. McCarthy: Height of the building? Any idea?

Mr. Tony Bianco: Typically about 32 feet.

Mr. McCarthy: 32 feet?

Mr. Tony Bianco: Yeah.

Mr. McCarthy: I'm just looking at some of the requirements here for parking and setbacks.

Mr. Tony Bianco: Parking, I forget what the Ordinance is (inaudible) I can't remember if it's 2 or 2 ½ per unit.

Mr. McCarthy: It looks here like it says off street parking requirements for senior retirement living facility a ration of .76 parking spaces per dwelling unit.

Mr. Wayne Weinstein: This drawing is (inaudible) this is not a final drawing, has 28 parking spaces.

Mr. Hultberg: Figure 1 per. How many employees are working at one time?

Mr. Tony Bianco: There is only one, part time.

Mr. Hultberg: Oh.

Mr. McCarthy: Projected setbacks?

Mr. Tony Bianco: We followed the I-2, which is 30 I believe in front.

Mr. McCarthy: I-1.

Mr. Tony Bianco: I-1 yeah. 30 in the front, 16 on the sides, and then I believe the rear is

15% of the average total rear yard.

Mr. Wayne Weinstein: Whatever that means.

Mr. Tony Bianco: Yeah, I didn't read that.

Mr. Washowich: 15% of the lot has to be for rear yard, but you had followed those, I think you meet those.

Mr. Tony Bianco: Yeah, yeah.

Mr. Wayne Weinstein: We have a unique situation here too, in that, there are no neighbors to this property. The only close use for anything is the storage units and we can't imagine that anybody would have any complaints, but even so, it will be very attractive. It will be visible from the road. I think it's a (inaudible)

Mr. Tony Bianco: The architect did this on a whim, I did take him to the site after he laid the building out. He laid it out without doing a survey, without topo, it's almost impossible to do. This is more or less just to give you a feel for the building, but once he saw it, he mentioned how he would envision the building down closer to the setback and having the parking in the rear to facilitate then the storm water, which (inaudible)

Mr. Hultberg: Uh huh.

Mr. Tony Bianco: And that would control storm water coming off of the hill.

Mr. Hultberg: Gee I don't know all of my developers, once I do a drawing with no topo, I'm stuck to it, I'm not allowed to move anything. That's nice, you let him do that huh?

Mr. Tony Bianco: Yeah.

Mr. Hultberg: Great.

Mr. Lebedda: Any other comments or questions? Okay, hopefully we've been able to help a little bit. We don't know exactly what's going on yet, that's why we spent the extra half an hour back there.

Mr. Wayne Weinstein: Maybe it's our fault.

Mr. Lebedda: No it's not your fault, it's uh –

Mr. Tony Bianco: But I did bring some property owner flyers.

Mr. Lebedda: Okay.

Mr. Tony Bianco: Who we are and actually this was the building we just finished in Jamestown, Pennsylvania. I only have one of those. This is a building we

constructed.

Mr. Washowich: Are we done?

Mr. Lebedda: No we're still on the record, but I can close it. I'll entertain a motion to adjourn.

Mrs. Stratigos: I so move Mr. Chairman.

Mr. Lebedda: Second?

Mr. McCarthy: Seconded.

Mr. Lebedda: A motion has been made and seconded, all those in favor signify by saying aye.

All: Aye.

Mr. Lebedda: Opposed? No? Motion carried.