

AGENDA  
 Public Hearing  
 48 Acres  
 Throop Borough Council  
 February 24, 2005  
 6:30 PM

LEDGE OF ALLEGIANCE & MOMENT OF SILENCE

GOD BLESS OUR TROOPS & THE COALITION

roll	Ms. Menichetti, President	P	Mr. Barnick	P	Mrs. Shortz	P
call:	Ms. Johnson, Vice President	P	Mr. Lukasewicz	P	Mr. Lukowski, Mayor	P
	Mr. Barone	P	Mr. Marushock	A	Mr. Brazil, Solicitor	P

Mr. Novack, Borough Manager	P
Mrs. Hartshorn, Assistant Secretary	P

> ENTERTAIN QUESTIONS FROM THE FLOOR

Adjournment

MOTION by \_\_\_\_\_ seconded by \_\_\_\_\_ to adjourn.

Throop Borough Council Meeting  
 Approved Meeting Minutes available through  
 email via request

March 17, 2005

Pages: 9 (including cover sheet)

To: Daryl Menichetti, Ken Novack, Christine Hartshorn  
Throop Borough

From: Catherine Egan  
1420 Jefferson Ave.  
Dunmore, PA 18509  
Phone: 347-7490 Fax: 347-3361

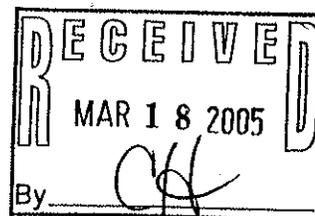
RE: Conditional Use Meeting Minutes - 2/24/05

Attached are the minutes from the Conditional Use Meeting on 2/24/05. I have also sent the file via email. I will have the entire package for this meeting with another hard copy, tapes, etc. returned to you on Monday 3/21/05.

Any questions contact me at the numbers listed above.

Thank you,

*Catherine A Egan*



Minutes  
 Conditional Use Permit Hearing for  
 Property located at 913 Dunmore St, Throop, PA.  
 Multi-Family Dwelling  
 Throop Borough Council  
 February 24, 2005  
 6:00 PM

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

GOD BLESS OUR TROOPS & THE COALITION

Roll	Ms. Menichetti, President	P	Mr. Barnick	P	Mrs. Shortz	P
Call:	Ms. Johnson, Vice President	P	Mr. Lukasewicz	P	Mr. Lukowski, Mayor	P
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Mr. Novack, Borough Manager	P
Mrs. Hartshorn, Assistant Secretary	P

Menichetti: This evening what I'd like to do is I would like to have a presentation made by Mr. DePietro and our zoning officer, Mr. Kalinoski, then I will take any questions from council seated here and then I will ask for audience comments. All right, would you like to proceed? Kalinoski: My name is Robert Kalinoski. I'm the zoning officer for the borough. We're here tonight for a conditional use hearing. Residential, multi-family dwellings are considered a conditional use under the zoning ordinance. Conditional use applications are heard and determined by council, that's why we're here tonight. There was an application that was submitted on December 23<sup>rd</sup> to my office for a 5-unit apartment building on the site of 913 Dunmore Street, which is a vacant property right now. There was a legal ad published on February 4<sup>th</sup> and again on February 11<sup>th</sup> in the local paper advertising tonight's meeting and a brief description of the reason for the hearing. There were notices that were sent to property owners within a 200 foot radius of the affected properties. Those notices went out on January 21<sup>st</sup>. The property was also posted on the 10<sup>th</sup> of February. The applicants for the conditional use application are Carmen and Joseph DePietro, who are the property owners of the 913 Dunmore Street property. They reside at 615 Boyle Street in Dunmore. There are several things that council has to look at in determining a conditional use application. #1 - The application has to be submitted to the planning agency. The planning agency has 30 days to render a non-binding decision to council. That has already been done and the Throop Planning Agency did submit a recommendation to council, which is dated January 27<sup>th</sup> of this year. Dear Council Members, At the planning agency meeting on January 10, 2005 an application and plans for a property at 913 Dunmore for a multi-family development project was presented. Owners of the property are Carmen and Joseph DePietro. Carmen DePietro was present at the meeting. The planning agency and Bob Bernosky, the engineer, discussed these plans with Mr. DePietro and then made a motion to send a letter to council and Robert Kalinoski stating that the planning agency is in favor of this project and it would be in support of a conditional use being granted for this project. Borough council has to set up a public hearing and take input from the public, O.K.? After the hearing is closed they have 45 days in which to render a decision either in favor of or against. Borough council shall grant an approval for a conditional use only if it finds adequate evidence that the proposed use meets both the general and specific requirements for such use. When an application for conditional use has been filed with the borough council and the subject matter of such an application would ultimately constitute either a land development or a subdivision as defined in article 3, which this does define, will be defined as a land development and it will have to go back, if it is approved by council it would have to the planning agency for a land development plan, which will have to be approved by the planning agency also. No change or amendment of the

zoning subdivision or other governing ordinance or plan shall affect the decision on the application adversely to the applicant and the applicant shall be entitled to a decision in accordance with the provisions of the governing ordinances or plans as they stood at the time the application was duly filed. Provided further should an application be approved by borough council the applicant shall be entitled to proceed with the submission of either a land development or subdivision plans within a period of 6 months or longer as it may be approved by borough council following the date of such approval in accordance with provisions of the governing ordinances or plans as they stood at the time the application was duly filed before borough council. If either land development or subdivision plan is to have found consent period such plans shall be subject to the conditions of the Pennsylvania municipalities planning code - section 508 - 1 through 4, and specifically to the time limitations of section 508, which shall commence as of the date of filing of such land development or subdivision land. There is a site plan, which was submitted by the applicant. The ordinance requires a site plan be submitted with the application. The plan for the proposed development must, for the conditional use, shall be submitted and it must show the location of all buildings, open space, parking areas, traffic access and circulation, landscaping and any other information required for determining the conformance of the conditional use with the regulations for that use. There are several standards that have to be met in determining whether the conditional use is granted or rejected. The decisions for granting all conditional uses shall be guided by the following general standards: A) The proposed use shall not jeopardize the objectives of the comprehensive plan. B) Public services and facilities such as streets, sewers, water, police, and fire protection shall be adequate for the proposed use. C) Existing and future streets and access to the site shall be adequate for emergency services for avoiding undue congestion and for providing for the safety and convenience of pedestrian and vehicular traffic. D) The relationship of the proposed to other activities existing or planned in the vicinity shall be harmonious in terms of the location and size of the site relative to the proposed operation and the nature and intensity of operation involved. E) The relationship of the proposed use to other activities existing or planned in the vicinity shall be harmonious in terms of the character, height of buildings, walls, and fences so that property is not impaired. F) The proposed use shall not be more objectionable in its operations in terms of noise, fumes, vibrations, smoke, fly ash, or lights- such as flashing, neon, flood, etc. - than would be the operations of any permitted use in the district. Any other reasonable conditions or safeguards in addition to those expressed in *Inaudible* may be implemented by borough council if it deems it necessary for implementing for the purposes of Pennsylvania municipalities planning code which is *inaudible 47* as amended and the ordinance. With the original submission that came into my office there were 3 deficiencies. One of the deficiencies was the maxim impervious lot coverage. And when I say impervious lot coverage I mean something that water cannot penetrate through. The ordinance allows in each zone district a certain percentage of the lot to be covered by buildings or by impervious cover. One of the problems with the site was that the applicant was over the impervious cover including the building and a parking area. The ordinance does not require him to pave the parking area. He can leave the stone. He has opted to pave the entire parking area. He will be seeking a variance to increase the allowable impervious cover on the site from what is allowed by the ordinance, which is 45%, to approximately 60%. That has not been submitted to the zoning board yet. It has not been heard nor determined. There was another issue as far as lighting. He originally had the lighting on the building, which would shine away from the building. He has opted to include standards, light standards, so that the lighting is directed towards the building. There was also an issue of interior planning strips. If a parking lot is larger than one accommodating 5 vehicles there are certain landscaping requirements that he has to meet under the ordinance and a certain percentage of green area that has to be utilized as far as shade trees. With the new submission it's my understanding but I have not had a chance to check it, he will meet those green space requirements. And with that I will turn it over to Mr. DePietro. Menichetti: Mr. DePietro would you state your name for the stenographer please. Kalinoski: I'm sorry is there any questions of the public or council?

Diane Rivello- 921 Dunmore Street - But I was more or less in reference to my mother, Pauline Juris, because her property is right next door at 917 Dunmore Street. Kalinoski: O.K. Which would be, this is Dunmore Street and this is Franko Street so it would be right here? Rivello: Right. Kalinoski: O.K. Rivello: From where the property ends, like the building...Kalinoski: Um hum...Rivello: How many feet is there to the end of their property on the Dunmore Street side, like next to my mother's house? Kalinoski: According to his drawing right now from the building itself is 21.7 feet. There will be 2 porches out here and a set of steps. And from what I could see he has proposed a sunk-in courtyard, which will have a retaining wall along that property line. It does not give me a dimension of how far that retaining wall is away from the property line. I'm gonna say, is there a scale on there, possibly a foot. Rivello: So a

foot away from where his property ends... Kalinoski: On, will be a retaining wall. Rivello: And how, how high? Juris: How many feet is between there and my house? That's what I would like... Kalinoski: I think the retaining wall but I'm not sure if it could answer your question, will be just above the existing grade now. He is proposing a sunk-in courtyard on the other side of the retaining wall so actually that area will be excavated. Rivello: So it'll be a foot high... Kalinoski: No, the retaining wall I'm sure is gonna be higher but it; the top of the wall will be about a foot or so above the existing grade now. On his property if he were to excavate that area it will be a sunk-in courtyard. Rivello: So how many feet away from that is where my mother's property is... Kalinoski: A foot according to his drawing. Rivello: Only a foot? Kalinoski: About a foot. DePietro: No ma'am, excuse me. The wall will be 1 foot from the property line but the building is approximately 21.7 feet from the property line. And then your mom's house has a certain distance, I don't know what that is, from the property line... Rivello: Um hum. But from where her property ends there's only gonna be 1 foot according to that retaining wall. DePietro: Correct. That's the maximized... Rivello: And how high is that retaining wall? DePietro: The retaining wall on your mom's side will extend a foot above grade. Juris: So my house is here. Where is it going to start with that retaining wall and that? I want to know... DePietro: You're going to have the room that you have right now to your property line plus 1 foot. Juris: Even that wasn't done right because I have a pole there in the back, which was on my land, and whatever they were measuring they moved it up still further so I don't know. But now it seems we *inaudible* up through Marjol and now we're going again through something. If it was a smaller building I would be glad to have it but 5 apartments, I know what it's going to be like. Rivello: So how high is that retaining wall? How high is the retaining wall from the ground? *Few speaking at once.* Unidentified: You should state your name. DePietro: My name is Carmen DePietro, owner, half-owner of... Rivello: How high is the retaining wall? DePietro: When you say from the ground ma'am do you mean from my property or from your mom's property? Rivello: Well from my mothers property to where your property starts you said 1 foot. But how far from the ground is the, how high is the retaining wall? DePietro: The retaining wall if you take a look at the contours that are existing right now from your mom's property it will extend 1 foot above you mom's property. Barnick: No, no, no. Menichetti: I think she means... Rivello: So 1 foot from where it ends and 1 foot high. Menichetti: I think she's talking about ground level to the top of the retaining wall. Rivello: Yeah. DePietro: On our property on our side it's going to be approximately a 6 foot retaining wall as a sunk-in courtyard... Barnick: Yeah. Rivello: So that means where his property starts 1 foot in he's gonna have a 6 foot wall? DePietro: 6 foot high from our property on up to retain the slope... Rivello: What is that gonna be like concrete, stone? DePietro: Uh Versalock block ma'am. Decorative Versalock block. Juris: What is it going to be, the property? What is it going to be on the outside? Menichetti: Versalock he said. Versalock. DePietro: Are you talking about the wall ma'am? Rivello: What, what is that? *Few speaking.* Juris: So what is it going to be on the outside? DePietro: The outside of the building is going to be, it's going to be a block foundation on the way up and it's going to have siding, vinyl siding... And the units that we propose to use are going to be split-face units on the... Barnick: With that 6 foot wall how far are you planning on going back with your gravel and drainage though? You only *inaudible* 1 foot from your line you're not going to have drainage. You're gonna be into her property with the gravel and stuff. DePietro: The back, the back of the wall, the back of the top of the wall retainer will be Versalock. And on Versalock steps back three quarters from the edge of each block... Barnick: Right. I know... DePietro: From the top course of the block we plan on having a 1 foot drainage chase right... Barnick: Just 1 foot? DePietro: Yes. That's all that Versalock recommends. *Few speaking.* Barnick: It doesn't sound like enough for a 6 foot wall. *Many speaking.* Lukoski: Mr. DePietro, I don't know about... *Gavel heard.* Menichetti: 1 at a time please. Lukoski: ...a 5 family house. For years and years there were 2, it was a 2 family house. But 5 families I think with the sewerage and the problems down there and everything else it's gonna be a severe problem. Plus I think it destroys the character of that area. DePietro: Mr Lukoski I'm a registered professional engineer of the state. My partner and brother is a registered professional engineer with the state of Pennsylvania and the state of Virginia... *few speaking*... DePietro: ...and a registered architect. One of the things we are proud, first of all let me say that we are proud to present today LaConcordia Apartment Complex. We are very proud of the design that we have here and it is very evident that we've taken the surrounding community when thought in designing this process. We do meet your zoning ordinance to the letter except as Rob had noted the paving of the parking lot, which we do not have to do. We could leave this gravel and save ourselves \$10,000.00 and not pave it. We will not do that. We have studied this for over a year and we feel that this is definitely a viable project and it definitely will fit in with the community. This is not some slum house put up somewhere and it is evident by the design. Barnick: Your talking 2 bedroom apartments in each one right? 5... DePietro: I did not get a chance to explain this but I'll... Barnick: But according to what I was

reading here, 5 - 2 bedrooms. DePietro: What we are looking at here is modular construction...Barnick: Right.  
DePietro: Modular construction from Simplex- 2 bedrooms each unit - garden style apartment. Apartment on top of apartment. Approximate square footage of the apartments are 900 sq. feet, 2 bedrooms each unit, with a basement apartment. That's gonna be approximately 900 sq. foot with 2 apartments in the basement. Barnick: So you're talking 4,500 sq. feet of living area. And then how many parking spaces are you allowing for each one? DePietro: According to your ordinance Mr. Barnick I am required to supply 2 parking spaces per unit plus 1 additional parking space for each 3 units and I need to round up and I clearly provide 12 parking spaces. Kalinoski: Mr. DePietro you just mentioned that there's gonna be 2 apartments in the basement? DePietro: I'm sorry, 2 bedrooms Rob - 1 apartment with 2 bedrooms. Kalinoski: I was gonna say that makes 6 units. DePietro: No, I'm sorry about that...Unidentified: So the bedrooms are in the basement is this what you're saying? DePietro: A 4 unit apartment that Simplex is going to supply and a 1 unit apartment, a 1 unit 2 bedroom apartment in the basement. Kalinoski: Just so I understand. There will be 2 apartments on the ground level floor, there'll be 2 apartments on the second level floor and they'll be 1 apartment in the basement of the lower level. DePietro: Correct. Menichetti: Mrs. Kloss do you have a question? Kloss: Yes I do.

Kloss: My name is Patricia Kloss and I represent the property at 900 Franko Street. I have a question concerning the position of the building. It appears to me that the building is in like the rear corner of the property, am I correct on that? DePietro: Yes you are correct. The building...Kloss: And so how far does that come from the garage, which is currently at that property on Franko Street, 900 that is? DePietro: Right in this area? Kloss: Yes, it is the next door property. DePietro: O.K. I can answer that very quickly. The position of the building is in the, it would be in the northeast corner of the lot. To answer your question it's 25.7 feet from the property line. Kloss: O.K. Now my second consideration is - that entire area, the lot as it stands right now is very often a pond during the winter months or during the spring thaw months and in the summertime if there is any kind of a heavy rain. The problem there exists as well that the sewers often back-up. They back-up into the basement of 900 Franko Street. They, the borough has had to come clean that on occasion. They've had to clean sewerage from the basement. Now how is that going to be handled in terms of 5 - 2 bedroom units, which are going to house possibly, I could see at least 4 people per apartment. That, that seems to pose quite a problem. DePietro: The sewer issue, there are 2 types of sewers that we talk about - 1 is sanitary and the other is storm. It is illegal to put storm water into a sanitary system. Sanitary is when you flush your toilet and storm water...Kloss: That is what backs up into the basement. DePietro: O.K. We plan on coming in with our sanitary line on the Dunmore side. We have plenty of grade. We will not tie in at all on the Franko Street line. Kloss: However historically when you drain that Dunmore Street line and then Dunmore Street, the hill up above comes down, it backs up into the Franko Street line. That has been a historic situation with that sewer. DePietro: O.K. Are you talking about run-off from the road? Kloss: No I'm not. I'm talking about I am talking about raw sewerage coming into the basement...DePietro: O.K. That I cannot help you at all because we are tying in on the Dunmore Street line. Kloss: So if there is a severe storm and 20 people are using sewerage it's just gonna back right into Franko Street, is that what I'm to assume? There's gonna be a severe problem there. DePietro: Well storm water and sanitary water need to be separated. And we're tying our sanitary water into the Dunmore Street line and we plan on channellizing our storm water into the boroughs storm sewer line. Those are 2 separate lines. Kloss: I understand but I'm saying sometimes that back-up comes from like, I mean I'm sure that the people who are here can...DePietro: To answer your question we don't feel that that would contribute to your back-up. Whatever is backing up we're tying into the Dunmore Street line. When we took our elevations of the manhole there's plenty of depth, plenty of grade, plenty of diameter in sewer line. Kloss: Well then maybe my question should be posed to the council then. DePietro: All right. Kloss: How do you intend to, you know, accommodate for this? Kalinoski: Well now the project is in the hands of the engineer. It was supposed to have been done last year. We did experience a few difficulties with the engineer that was previously taking care of certain things within the borough - it never got done. I don't want to make excuses for anybody but I was out there yesterday with Roto-Rooter cameraing that whole line in anticipation of the line being done this year. Council in 2003 took out a loan and targeted Eddy, Franko, and Dunmore Street as a sewer project and that is earmarked in the loan. We do plan on having it out for a bid probably some time early summer of this year. Kloss: So you intend to make the repairs before this would go through. Kalinoski: It may be at the same time, it may be after. That I couldn't tell you right now on exactly what time and I don't know what his time limitations is also. Kloss: That should be a consideration before...Kalinoski: Yes...Kloss: ...might be made. Kalinoski: I'm not sure ma'am if it was you that

had mentioned if there's a storm that you get back-ups? Unidentified: No, it's not from storm water. Kalinoski: Because if it is then there's something wrong. There's storm water getting into the sanitary. Kloss: There have been sewerage problems...Kalinoski: I know there was a sewerage problem there maybe in '98 or '99. The borough did a sewer project on George Street. There was a sanitary sewer line, which came from Franko into a manhole at the intersection of George and Delaware. For one reason or another the contractor he did not tie that line back in. Kloss: Yeah I remember that. Kalinoski: And everything backed up. And that was the last blockage that I can remember down there. DePietro: Ma'am if I can, when does it back up, during heavy rain storms? Kloss: Yes...DePietro: That would elude to what Mr. Kalinoski said. Then there must be storm water leaking into the sanitary line and that's a very different problem...Barnick: All right let me ask you something. As of February 11th according to Spott, the new engineer, KBA still hasn't given them anything on the projects, any street projects. Kalinoski: No. No. Barnick: So we have no prediction on when this thing is even gonna get started because of this company. Kalinoski: No. I said I was out there yesterday with Roto-Rooter. DPW jetted the line and cleaned the lines last week. I was there with Roto-Rooter yesterday and video-inspected the lines so we knew where all the laterals are. But as far as something being turned over from KBA no we have not received anything on that. Barnick: ...pay for this stuff John. I mean how are we gonna go about getting' it back? Brazil: ...I would say then... I talked to Betsy about what other items they were looking for. I put a call into KBA. Their looking for the specifications on the paving project, they're looking for the Eddy/Franko information, they're looking for the elevations on the Tiffany Estates. Menichetti: The 48 acres you said...Barnick: Yeah, I see bunch of stuff they still owe us. Menichetti: What was your response? *Few speaking. Gavel heard.* Menichetti: May I have order please? Brazil: I did not get him and I left a message...Shortz: In relation to the storm water issue as Mrs. Kloss had mentioned on the Franko Street side boundary of your property there is an area there also where water just kinda lays there whenever there is rainstorms etc. With 65% of the ground being impervious, which is gonna require a variance to do that as well, do you have anything in place to insure that your water from your property is not gonna end up on the adjacent property? DePietro: Absolutely. And I assume you're talking about water ponding on the property and not the roadway is that... Shortz: Well on the property adjacent to your paved area. DePietro: On the property adjacent to the paved area, Rob what did I do, I marked down, this is the engineering drawing and this one here, it's the landscaping drawing. If I may I'm just gonna place this right here so that we could get it a little straighter. What you're looking at here is the buffer zone between the building and the property line. And what we have here, these contours represent elevation. And what we have here is we have a swale that's going down our property line and into a catch basin which will then run into our collective system and eventually into our borough system. Shortz: That's *inaudible*. DePietro: Yes absolutely and we've done a drainage study to support those numbers. Menichetti: When you mentioned that there would be 1 foot between your wall and this women's property there how would she be able to walk there? I mean she won't even have enough room to walk on the side of her house. DePietro: Maybe there's a misunderstanding with that. When we say 1 foot between the wall it's not 1 foot between the wall and her house it is 1 foot between the top back portion of the wall and the property line. Menichetti: O.K. All right. DePietro: Her house is not on the property line her house is approximately 26 feet from the property line. Rivello: I never got an answer what the retaining wall was made of. DePietro: I believe we answered that ma'am. It is made of Versalock block with, a cement type of a block, a decorative very expensive of a block. Rivello: Like more or less the concrete. DePietro: Well concrete would be, a much more fancier concrete. A concrete unit down at Scranton Block would cost .80 cents. These units cost \$4.50. Rivello: So what, I still don't understand what it is when you're saying concrete or something...Barnick: Similar to the wall, if you look at the Village Mart across the street, you look at that retaining wall, that's exactly just about it - Versalock. DePietro: Actually right out here there's a retaining wall I believe if ou proceed down Sanderson Street that wall on the left hand side, that's a Versalock. Unidentified: That's not a Versalock, it's similar. Barnick: Similar. A question I have for you, since it's gonna be 6 foot high, what kind of safety precautions are you putting on that so nothing happens if she has kids over her yard or anything like that. DePietro: We are proposing a vinyl fence right along the top of the wall. Barnick: 4 foot, 6 foot, what? DePietro: Minimum is 4. I would entertain input, whatever you feel, you think looks better. Rivello: Now tell me is that legal to put a wall 1 foot from the property line or are you asking for a variance because that's very close to your property line - 1 foot. DePietro: According to the borough's zoning ordinance I could not find anything in there that states a dimension for the property, for the retaining wall. As a matter of fact I believe you can actually put it on the property line but that would not be feasible or possible. Rivello: Well being that it's so high you know I understand some people *inaudible* like a cinderblock wall 2 or 3

heights...DePietro: Sure. Menichetti: But the only part that's going to be visible to their house is going to be a foot high, right? Is this what I understand? DePietro: That's correct, yeah. Menichetti: 5 feet will be more or less under...DePietro: From their house you will see their lawn and then 1 foot of block above that wall. Menichetti: O.K. DePietro: And from our side you'd see the full *inaudible* retaining wall because of the difference in grade. Shortz: But you said there's gonna be a vinyl wall on top of the cinderblock wall? DePietro: Vinyl fence. Shortz: Fence. Is that like a solid fence so that nothing's...DePietro: Like vinyl fence, I would say decorative. Just for protection so that nobody would fall off that wall. Rivello: That's not really from my house it's from my mothers but...Juris: But I live there alone...DePietro: Oh sure...Rivello: I live 2 houses away. I live 2 houses away. I did get a letter. Juris: Now I'm living there fifty-some years and I went through a lot with Marjol. I don't want to start with something else. Because Marjol that's was one...DePietro: Well we would build something nicer than Marjol. Juris: I, no that's not the idea. I was there. I almost ended up in the hospital. I got \$25,000.00, they took \$1,000.00, the lawyers took \$1,000.00 plus other ones we have paid. I ended up with practically nothing. Others got hundred thousands of dollars who weren't even living there. I was smelling it. I had to take the clothes off the line in fact even because we couldn't let them out at night because they were burning it. Others moved just there, somebody said they made off like bandits and they weren't even, just smelling it. I don't want to go through this again. Rivello: And being you have like 2 bedroom apartments like for every apartment are you gonna allow so many people to live there or is it gonna be like 13 people? DePietro: Oh no. There are high-end units. Rivello: There's a reason why I know because the house across the street from my mothers there was 13 people living in 4 rooms. There was 13 people living in 4 rooms. Juris: That's why, you don't know what goes on there. Unidentified: You're only gonna be the one that rents them out. Unidentified: Yeah. *Few speaking at once*. Rivello: Now all those years when your father owned that property and had that other *inaudible* house, all those people were nice. We didn't have no problems. DePietro: And we plan to keep that. We have a very good rapport. We feel that we have a very good rapport with the neighbors. We keep the property very clean. We drive by at least once a week in the summer time. If there's any papers we pick them up, very evident we cut the grass. We're not gonna change now. Juris: Let me ask this but if people hear about that's right by Marjol, who is going to want to move there that really wants to move. DePietro: We have done a study ma'am. Right now the borough of Throop is very conducive to property. Its next to Dunmore, Dunmore has it's problems Lord knows. We feel we won't have a problem renting these out. Menichetti: All right. Thank you ladies. Mr. Sevitski you had a question.

Dennis Sevitski, 103 Eddy Street and the eleven hundred block of Dunmore Street, which is in the block believe it or not even though there's 200 digits in the address difference. Franko Street, the width of it is 26 feet. Parking on I would believe the easterly side is banned, westerly side is banned. Eddy Street, which is behind the property which is 20'-6" wide (and these measurements are curb to curb), parking is restricted on the southerly side. 1 block up is Steinecke Street. Steinecke Street is 19'6" wide. Parking is restricted on the North side of that street. Traffic flow is very difficult in this area. I'm very concerned that you're now having egress and de-gress of your property on *inaudible* Street. The streets are in very difficult structure, infrastructure. The pavement is falling apart. If you had to get emergency vehicles in there, if remember that property apparently, I don't know if you, it was you or your family who owned it, but there was a fire there. And fire trucks had some difficulty getting into it. I was one of them that helped as a neighbor lay line to help get somebody out of the house. It's a very tight area. With property that you're doing you're saying 12 spots. I think that's you know, a good suggestion, its the rule but let's think about common sense. Most families have 2 cars in a family so we're up to 10. You have to provide for some company. You're probably gonna be realistically 15 spaces. The square footage that you have for 12 I think probably should be increased. Now when you have a paved parking lot you know, as an engineer you know you have to have storm water retention. Storm water and sewerage is totally different I agree with you. There is a serious problem out on Franko Street. It's backs up on to Eddy Street and it comes from down Dunmore Street from the school district not just because of storms. It's sewerage. The borough's been addressing this for years and it's been brought up several times. I haven't been in touch with the borough about this other than talking with talking to Mr. Kalinoski several times last year and they are no further with that project right as than they were 3 years ago. So the borough has a serious problem. Guess what? It's not the borough it's we as the residents. We have a serious problem down there. We have bad roads. You're gonna have parking going in and out. You cannot restrict property as far as the flow from your property and which way they come out of your driveway - if they have to make a left or a right. That would be council to put restrictions on making the street a 1 way street. They have every right to go

and make a right on the property. Go up Franko, go down Steinecke, go down Eddy Street where it's very tight. If, we have eyesore across the street from your property now. You may not consider it an eye sore but its that market. It's been abandon for 2 years. And that needed a variance so it went through the process and the variance was given and they put up that building. Well since it's been abandon nobody's really taking care of the property. The fence is falling apart. If council approves this you have to remember your, that's effecting all of us. If something happens with this apartment building we're gonna be stuck with another building like that. And once it's approved it's not council's responsibility. I'm really concerned about the whole project and I think it's a quality as far as quality of the building, I'm really concerned about the access and the storm and drainage. And this is my wife here and we really cannot support this project and we think it would be hazardous to our community. Thank you.  
Menichetti: Anyone else...

Kloss - My question was that where are these apartments, is it gonna face the Dunmore Street side, the Franko Street side or both? How's that gonna...DePietro: We're going to face the Franko Street side. Kloss: So the side of the building then will be adjacent to the property or next door actually to the Franko Street property that I'm speaking of. DePietro: Franko Street is here and your property is here...Kloss: Yes. DePietro: ...and this is the side of the building so it would be facing Franko Street. Kloss: O.K. And you said that that building will be how many feet off the property line? The building itself. DePietro: 25:7. May I respond to this gentleman because he had a lot of good points. Menichetti: Absolutely, go right ahead. DePietro: First you mentioned traffic flow. We are proposing 2 driveways. We are proposing an entrance driveway off of Franko Street and an exit Driveway off of Dunmore Street, which we have to apply for a highway occupancy permit through PennDot. You had mentioned you are concerned with access. The ordinance, the borough ordinance says that we need to design these driveways as, according to PennDot standards and we have done that. They are 12 foot driveways with 10 foot radiuses. There is no problem with site distance. We feel the traffic flow within our property is going to function absolutely fantastic. This is gonna be an entrance drive only, this is gonna be an exit drive only. You had mentioned fire protection. You're absolutely correct - there was a fire there. This building meets, it has to meet the new IBC2000, the International Building Code 2000 *inaudible* for fire protection. It will be fully sprinklerized with it's own fire hydrant. As far as the streets are concerned, the parking, we meet the borough's zoning ordinance for parking and I'll leave it at that, As far as the condition of the streets I don't think it's my responsibility as it is your or anybody's in this room to have to pay to upgrade these streets. We're not cutting into any of the streets we're totally working on owned property. Sevitski: I didn't reflect that it's your responsibility. I was making an observation of the situation. DePietro: And as far as the sewer is concerned we absolutely have the residents best interest involved. We are on the corner property here we could have easily, it's very easy to tie into the Franko Street line, it's shallow we could do that but we chose not to. We would like to tie in, there's a manhole on the corner of Franko and Dunmore Street, we'd like to tie at the very low end so there is no, virtually no impact or back-up on the Franko Street line because this exit, this manhole here exits down toward Eddy Street. Again we have really studied this as engineers and an architect and we feel we have a really comprehensive plan. Menichetti: Yes sir, would you state your name for the stenographer...

Louis Coviello - I live on 921 Dunmore Street. I want to tell you about the sewers on the Dunmore Street part of it. Last week my neighbor had Roto-Rooter in there cleaning him up - that's #1. #2 - With 11 parking spots with 5 units...DePietro: 12 sir. Coviello: With 12 parking spots they're gonna go and park on the Dunmore Street side or the Franko Street side. And I'm one that got, above my lot there's 1 more house, I was pulling out of my yard one day and a bus came down. Because I couldn't see and I was going slow, I was just pulling out of the yard, I got hit by the Colts bus company, who turned me sideways. So if they're parking on Dunmore street then people coming out from Dunmore Street are not gonna see the cars coming down because George Street up the road is 1 way. They can't turn down by the gas station. That makes that very, very you know it's just a terrible place to turn there to get out of Frank in that spot like that. We, I understand what you're talking about...DePietro: The exit drive they you're talking about on the upper end of the property exiting on Dunmore Street, we...Coviello: Absolutely. DePietro: We, there is an ordinance, as per your borough ordinance it says we need to meet site distance. Site distance on Dunmore Street for a non-posted road, which is if this road is not posted for speed limit, is 257 feet. We have 302 feet of site distance...Coviello: You're still not gonna see if somebody's parked on that street, on that side of the street. DePietro: There's no restriction in the ordinance whatsoever or engineering manual whatsoever that says if a

car is parked there. All I could tell you is we took the engineering data as it needs to, and it does meet our drive up, from the driveway. As far as the parking spaces are concerned again the borough ordinances are clear and we do meet them. Shortz: Are you gonna limit the number of vehicles per unit that, the issue - I live on Franko Street but above. And there's several double family homes across which, years ago were owned by a family the parents lived on 1 side the kids lived on the other. People didn't have vehicles. Most of those homes have now been sold and have been bought and are rented out. And there are multiple cars per families and a multiple number of people living in both sides. 2 of the homes actually made 2 parking spots in their front yards to try and elevate some of the parking. There is parking currently on Franko Street and you're there so you I'm sure you observe it almost down to the house next to Mr. McAndrew's property all the way up to as far as Franko Street ends because there's so many additional cars now. And I just envision what 5 more apartments, I mean I know *inaudible* 2 spots a piece but depending on how many people live in there, there could be 3 and 4 cars per unit owned and then there's not gonna be enough spots. There gonna be street parking. DePietro: That's a good question. We planned on *inaudible* 2 spots per unit. And we feel that the traffic pattern that we have shown here, if you live in 1 of the units, if you live there you're not gonna park on Franko Street, you're not gonna park on Dunmore Street. You're gonna pull in, you're gonna pull in nice and tight to the curb that we have here up on our building. You're gonna hop out your gonna take your gonna go in your apartment. As far as the apartments themselves and the people living there parking will not be an issue at all. That I can guarantee you. As far as company as guests I don't know how many company somebody's gonna have or how many guests. As far as the immediate occupancy of this building, the way that this parking is laid out, very, very well planned. You will not have problem with parking there because there's no reason for somebody living in the building to park on Franko Street and carry their groceries 70 feet and up a flight of steps when they could park right there. Menichetti: When you said these are going to be high end what exactly did you mean? How high end? I just want to give these residents and idea of what you're plan is. DePietro: Well high end could mean this. The Versalock wall that this building, we'd mentioned, just a CMU wall is .80 cents a unit - we're planning on going the extra mile at \$4.50 cents a unit. That's what we mean by high end. We're willing to put the money into this building and we feel we are gonna get the money out. Let me leave it at that. Menichetti: All right. I'll take 1 more question if anyone else has any more questions and then we'll have to end this meeting.

Kloss - I'm wondering if what you were referring to was in terms of is this gonna be like low income housing? Let's lay it on the line. DePietro: No, absolutely not. <sup>\*\*\*Tape change\*\*\*</sup> Kloss: High end. Are you going to have you know like we've had before in the past. There was a federally funded house right across where that convenient store has been left. There literally were maybe more than 13 or 14 people living in it. DePietro: Let me be very honest with you. This project will not fly with subsidized housing. It just wouldn't. Kloss: Well I think that's what a lot of people are really concerned about. DePietro: There's no way we can invest this kind of money in this property and live on subsidized housing. No. Kalinoski: Mr. DePietro do you have a projected monthly rent that you'll be looking to anticipate. DePietro: We do Rob. Kalinoski: Would you make that public? DePietro: I think that's very personal and I would be offended to say that. Menichetti: All right. Do any of you on council have any questions?

Juris: I want to say this - Your place will probably be nice but who is going to want to move in to there with the Marjol right there? All of the blowing from old...*inaudible*. All of that falls off of there what they have. That's all...people aren't gonna want to move...DePietro: How many years are you living there ma'am? Juris: About 56 or something. DePietro: You don't seem to have a problem with it. Juris: Yeah but see how my house was, I had big trees on that side but that there stuff was coming over burning. We used to smell it...DePietro: We're gonna have beautiful 6 foot trees all around as per your ordinance. Juris: Yeah, but it's still gonna be high. Menichetti: All right. Thank you Mr. DePietro. DePietro: Your welcome. Menichetti: Thank you. Thank you. This meeting is now adjourned.

Minutes by Catherins Egan

Throop Borough Council Meeting  
Approved Meeting Minutes available through  
email via request