

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING  
June 15, 2010**

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The June meeting of the Planning Commission was held in the Municipal Building located at 2344 West Ingomar Road, Pittsburgh, PA 15237.

Chair, Laura Coombs opened the meeting at 8:04 p.m.

Roll call:

**PLANNING COMMISSION MEMBERS:**

Janet Demma ..... present  
Stephen Donaldson, Vice Chair ..... present  
Sam Liberto ..... present  
Robert Schupansky ..... absent  
Robert Salvatora ..... present  
Bill Kipp ..... present  
Laura Coombs, Chairwoman ..... present

**ENGINEER:**

Bob Nedzesky, W.E.C. Engineers ..... present

**SOLICITOR:**

Max Junker, Law Offices of Ira Weiss ..... present

**STAFF:**

Tim Phillips, Building/Zoning Official ..... present  
Janine Kulbacki, Planning Commission Secretary .. present

**APPROVAL OF MINUTES**

Mr. Liberto moved to approve the May 18, 2010 minutes with minor corrections. Ms. Demma seconded the motion. The motion passed unanimously.

**OLD BUSINESS**

**NEW BUSINESS**

**Fields of Nicholson, PRDF 10-06-01 – Revised Final**

Mr. Ed Thaner and Mr. Dan Sosso were present to address comments from the Commission.

Mr. Kipp asked Mr. Thaner to give an overview of the development's history with its various revisions. Mr. Thaner stated that originally they were building townhouses but they were slow to sell. They changed them to small patio homes which are moving fairly well. Phase three is still up in the air.

The purpose of this revision is for the reduction of the 25' front building lines to 17' building line for Lots 201-R through 204-R and Lots 207-R through 212-R. These reductions are to allow decks to be built. Additionally, the existing 20' drainage easement along the southerly line of Lots 201-R through 206-R has been reduced to a 15' drainage easement. Lots 205-R & 206-R will drain to public drainage easements abutting the property.

The landscaping plans will stay exactly the same but more landscaping will be added behind the buildings.

With the need to table the project until all items are cleaned up, an extension of time was requested until August 19, 2010.

Mr. Kipp moved to table Fields of Nicholson, PRDF 10-06-01– Revised Final subject to the Staff Report dated June 10, 2010 and the WEC engineer's report dated June 11, 2010 and the added requirement of landscape plans, and with that, the removal of note No. 4 on the drawings labeled RP-1 and SPA-1 dated May 2010. Mr. Salvatora seconded the motion. The motion passed unanimously.

## **GOOD & WELFARE**

### **Motion to Adjourn**

Mr. Liberto moved to adjourn at 8:30 p.m. Ms. Demma seconded the motion. All approved.

Respectfully submitted,

Janine Kulbacki  
Planning Commission Secretary

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