

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING MINUTES  
June 16, 2020**

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The June 16, 2020 meeting of the Planning Commission was held in the Municipal Building located at 2344 West Ingomar Road, Pittsburgh, PA 15237.

Mr. Lamperski called the meeting to order at 8:06 p.m.

Roll call:

**PLANNING COMMISSION MEMBERS:**

Wayne Chang .....present  
Laura Coombs .....present  
Colin Lampark .....present  
Blaine Lamperski, Chairperson .....present  
Robert O'Connor .....present  
Robert Schupansky .....present  
Stephen Winikoff, Vice Chairperson .....present

**ENGINEER:**

Mike Malak, Senate Engineering Company .....present

**SOLICITOR:**

Alyssa Golfieri, Babst Calland .....present

**STAFF**

Tim Phillips, Building/Zoning Official .....present  
Tara Roth, Planning Commission Secretary.....present

**APPROVAL OF MINUTES -**

Mr. Lamperski asked for a motion to approve the May 19, 2020 meeting minutes. Mr. Winikoff moved to approve the minutes of May 19, 2020, seconded by Mr. O'Connor and carried.

**OLD BUSINESS –**

**Franklin Elementary School revisions-changes to eliminate proposed retaining walls and changes to a stormwater pond on site**

Mr. Robert Gaertner and Roger Sechler of North Allegheny School District, Cassandra Renninger of VEBH Architects and John Frydrych of CEC Engineering were all present to discuss these revisions at the Franklin Elementary School addition/renovation that was approved by Council in April of 2019.

Mr. Gaertner went through a slideshow presentation about the three revisions they were proposing at the Franklin Elementary School site. The three revisions are: retaining wall removal, additional grading, and installation of two storm water tanks. He explained why

they were removing the retaining wall because of the geotechnical engineer borings testing that was done came up with problems with the unsuitable fill in this area. The estimated costs for the options made them decide to explore the option of revising the existing storm water detention basin. By installing two sections of 80 ft. long 48" diameter storm water detention tanks and modifying the outlet structure they could eliminate the need for the retaining wall and install suitable fill to provide a 2.5V:1H fill slope along this area and allow for the new driveway to be installed along this section of the classroom addition. The new storm water facility will be an improvement. The proposed revised site design has been approved by the Borough Engineer and is under review by the Allegheny County Conservation District.

There was a discussion about these revisions and changes and Mr. Frydrych answered questions the Planning Commission had.

Mr. Lamperski asked if there were any questions or comments from the audience. Mr. Brian Cervone of 1604 Pauloski Lane came forward and stated how helpful Mr. Gaertner and the contractor have been in answering all his questions he has had. They are using his driveway as a construction entrance. Mr. Gaertner invited him here tonight to see this overall plan. He had a question about the drainage coming down the slope on to Pauloski Lane, which is a borough road. Mr. Gaertner explained the drainage process to Mr. Cervone.

After hearing there were no other questions or comments Mr. Lamperski asked for a motion. Mr. Lampark moved to recommend for approval to Borough Council Franklin Elementary School site revisions/changes; three in total: elimination of retaining wall, additional grading, and installation of 2 storm water tanks on the site. This was seconded by Ms. Coombs and passed.

## **NEW BUSINESS –**

### **CU 20-06-03 Joseph Bellissimo Conditional Use Application**

Mr. Joseph Bellisimio and his wife, Mrs. DeeAnn Bellissimo of 1906 Colonial Drive were present to explain this application and answer any questions. Mr. Bellisimio explained he was one of the owners of INPAX, a shooting range in McCandless and the business just closed due to the COVID 19 pandemic. He has his FFL (Federal Firearms License) and he wanted to continue using it, but he needed to change the address from the shooting range to his house. Basically, this FFL allows him to sell guns and transfer guns. His plan is not to advertise but just sell a few guns to some friends, himself, and local law enforcement. When you transfer a gun, you pay a fee to do the paperwork, and places charge anywhere from \$25 to \$40. INPAX did it for free for the local police and he wants to continue to do this for them. Mr. Bellisimio is a retired Federal Agent and he explained this is more like a hobby and is not a money-making business for him. He would order the gun for someone and have it delivered to his home. When it comes in he calls the person who wanted it and has them pick it up a day or two after it is delivered to his home. He does the transfer there at his home; this would include a background check. After the background check is approved the person pays him for the gun. It's basically a 15 minute transaction and there really won't be any traffic coming and going to and from

his house. Delivery will be mostly by FedEx, UPS and would require signature every time. He will not be storing any firearms for stock/inventory. There is more required by the ATF (Bureau of Alcohol, Tobacco & Firearms) if you buy and store guns for inventory and he has no intentions to do that. There will not be high volume deliveries. People picking up the guns they order will be by appointment only and he is willing to have certain hours set, if necessary. He anticipates selling 1 or 2 guns a month. He would be using an office where he would conduct this business. His home is 2742 sq. ft. total - his office is 10' x 10'. He has spoken with a lot of his neighbors that had questions about his conditional use application, answered their questions and believes he put them more at ease and felt there was no resistance.

Mr. Phillips explained the "mixed-use" of this application – his home would have a residential use and a business use. According to the Borough Ordinance you must have a specific area that is designated for that mixed use. Since he will be bringing the public in, the area would need to be improved in accordance with the 2015 International Building Code. There may be accessibility requirements and improvements to be made to his home for that mixed use. The area and improvements that are needed would have to be put on paper by a design professional, architect or engineer and would have to be submitted for plan review. Then once the plan review is approved, a permit can be issued for the use.

If this conditional use is approved, there are several steps he would then have to go through. ATF would do an inspection of his house and they would need to approve. If that gets approved, he would then need to go to Allegheny County and get a license to sell firearms.

Mr. Lamperski went through Section 212.1907.A.2 Home Occupation Restrictions with Mr. Bellissimio. Ms. Golfieri went through Section 212.1803.A. General Standards and Criteria with Mr. Bellissimio.

Mr. Lamperski asked if anyone in the audience had any questions or comments.

Mr. Lamperski read aloud an email sent by Mr. Hari Bathina of 1910 Colonial Dr., who was unable to attend the meeting. Mr. Bathina stated he was opposed to this application as it would change the character of the neighborhood and make residents feel unsafe and worry about safety of themselves and their kids. Mr. Bellissimio stated he saw Mr. Bathina the other day and Mr. Bathina never mentioned anything to him.

Mr. Mathew Brick of 1891 Pioneer Drive came forward to show his support of Mr. Bellissimo. Mr. Brick stated he has known Mr. Bellissimio for 13 years and knows him to be one of the most decent, upstanding members of the community. He is basically helping friends and family facilitate the transfer of firearms, which is a complicated process to begin with.

At that time Ms. Golfieri asked Mr. Bellissimo if he would be willing to sign a Consent to Extension of Time for this application since, when he filed his application, the time limit date was July 04, 2020. Since he would be going to Council on the next scheduled

meeting, which is July 15, 2020, the Borough would need an extension of time. Mr. Bellissimo agreed to the extension of time of July 16, 2020.

After hearing there were no more questions or comments from the audience or Planning Commission Mr. Lamperski asked for a motion. Mr. Lampark moved to recommend for approval to Borough Council CU 20-06-03 Joseph Bellissimo Conditional Use Application, subject to Mr. Phillips' Staff Report dated June 6, 2020. This was seconded by Mr. Schupansky and passed.

**GOOD & WELFARE** – NONE

**MOTION TO ADJOURN** -

Mr. Lamperski asked for a motion to adjourn the meeting. Ms. Coombs moved to adjourn at 9:00 p.m., seconded by Mr. Lampark and carried.

Respectfully submitted,



Tara Roth  
Planning Commission Secretary  
Audience: 8