

**BOROUGH OF FRANKLIN PARK  
PLANNING COMMISSION REGULAR MEETING MINUTES  
June 18, 2019**

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The June 18, 2019 meeting of the Planning Commission was held in the Municipal Building located at 2344 West Ingomar Road, Pittsburgh, PA 15237.

Mr. Schupansky called the meeting to order at 8:00 p.m.

Roll call:

**PLANNING COMMISSION MEMBERS:**

Robert Schupansky, Chairperson..... present  
Blaine Lamperski, Vice Chairperson ..... present  
Laura Coombs ..... present  
Stephen Winikoff..... present  
Colin Lampark ..... present  
Lauren Karl ..... present  
Robert O'Connor ..... 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. Schupansky asked for a motion to approve the May 14, 2019 meeting minutes. Ms. Karl moved to approve the minutes, seconded by Mr. O'Connor and carried.

**OLD BUSINESS -**

**LPF 19-05-02 BLISS RESIDENTIAL LAND DEVELOPMENT PRELIMINARY & FINAL  
SUBDIVISION APPLICATION**

Mr. David Hager of PVE, LLC (Engineer for the Applicants), along with Mr. Thomas Bost (the Applicant and landowner) and Mr. Javid Alvi of GeoMechanics, inc. were present to discuss their proposed land development application and answer any questions. They came to the Planning Commission last month to explain their application and answer any questions. They are back this month with revisions and resubmittal items. Mr. Hager advised, per the Planning Commission's recommendation they met with the EAC at the June 4, 2019 monthly meeting to get their review of the landscape plan. The EAC had no issues.

Mr. Hager went over the revisions/resubmittal items. He advised there was an item on Mr. Phillips' Staff Report concerning a traffic impact study, and they contacted Wooster (their traffic engineer) just to get their feedback. Wooster advised they are 100% confident that the proposed development will not have a noticeable impact to Reis Run Road or require any roadway improvements and they provided a narrative which was given to the Planning Commission for their review. Mr. Schupansky advised this report that was provided would be acceptable, given the number of lots and the fact that Reis Run Road is currently closed at one end because of the landslide.

Mr. Malak, Borough Engineer, then went over the items on his comment letter of 6-13-19. He advised most of the items are housekeeping items but the stormwater slope calculations need to be revised.

Ms. Golfieri, Borough Solicitor, spoke about the other issues they had on the requested modifications. The one issue they have is the ownership entitled to Washington Lane. Mr. Hager advised they were dedicating the portion of Memory Lane as part of the public right-of-way so it can be dedicated to the Borough as a public road. Ms. Golfieri explained they would need to evaluate the issue of taking over of the portion of the existing private road that is there that has been in existence longer than 21 years. All the property owners along that road have rights to and own to the center line. They can't just take and dedicate that portion of the private lane to public use after 21 years without making sure all property owners were on board. Ms. Golfieri advised they speak with all the property owners and let them know what their plans are. Mr. Malak also advised the Brant property should be included in this subdivision since they are granting permission to use their portion of the private lane. Mr. Hager agreed they will include that.

Mr. Schupansky asked about the modification request they were asking for on the sidewalks. They were asking to put sidewalks on the opposite side of Reis Run Rd. as an alternative since they couldn't put the sidewalks along Reis Run Road on the development side due to the property having a very steep slope along the road. Mr. Hager advised the sidewalks would be along the right-of-way. Ms. Coombs stated the property owners would then be responsible for maintenance of the sidewalks even though it is in the right-of-way. Ms. Golfieri explained they would need the approval of the property owners in order to consider this modification request. Mr. Bost agreed he would talk to the property owners and go from there.

The next issue was the dedication of open space; fees in lieu thereof. Mr. Phillips advised the proposed 0.188 acre of passive space is a small area and would only be 50% useable. He wasn't sure if that would be acceptable to Council.

The next modification was on the slope disturbance. Dr. Alvi explained his findings on his geotechnical report. The Planning Commission thought his explanation of his report was sufficient to recommend approval of this modification.

The Planning Commission asked Mr. Bost if he would sign a Consent to Extension of Time of August 23, 2019 since the deadline right now was August 11, 2019, before the Council meeting in August. Mr. Bost agreed and signed.

Seeing there were no more questions or comments, Mr. Schupansky asked for a motion. Mr. Lamperski made a motion to table LPF 19-05-02 Bliss Residential Land Development Application, seconded by Mr. O'Connor and carried.

**NEW BUSINESS** – NONE

**GOOD & WELFARE** –

Ms. Coombs wanted to let the Planning Commission know the revisions to the proposed Zoning Ordinance amendment 648-2018 will be coming back for review to the Planning Commission at the July 16, 2019 meeting.

**MOTION TO ADJOURN** -

Mr. Schupansky asked for a motion to adjourn the meeting. Ms. Coombs moved to adjourn at 8:40 p.m., seconded by Mr. Winikoff and carried.

Respectfully submitted,



Tara Roth  
Planning Commission Secretary

Audience: 3