

December 8, 1989

HEARING  
ZONING AMENDMENT  
LONG/FORBES

A legally advertised meeting of the Shenango Township Board of Supervisors was held on Friday, December 8, 1989 with supervisors Joseph Shinsky, Andrew Piccuta and Ronald Golba present.

Also present at the hearing were: Charles J. Long, Jr., Blain Forbes and John Drespling representing the Forlong Corporation, Attorney David Mojek on behalf of Forlong Corporation, Stephen J. Craig, Director of the Lawrence County Planning Commission, William Humphrey, expert on traffic control from Ross Taylor Engineering, Ross Taylor, and Township residents, Ken Cannon, Ida Hilton, Mary Casella, and June Duda.

The purpose of the meeting was to hear comments on the rezoning of approximately 25 acres from R-2 to R-3 for the purpose of constructing multiple family dwelling units.

The hearing was opened by Chairman, Joseph Shinsky who turned the meeting over to Attorney David Mojek.

Attorney Mojek stated that the Forlong Corporation is requesting the zoning amendment to construct multiple family dwelling units. The approximate cost of the project is 5.5 million dollars and would be constructed solely through the use of private funds. Attorney Mojok also stated that the application for the zoning amendment had been previously submitted to the Lawrence County Planning Commission and the Shenango Township Planning Commission for review. Both commissions recommended that the parcel be rezoned from R-2 to R-3. Attorney Mojek also stated that the hearing had been properly advertised.

Attorney Mojek then called on Mr. Charles J. Long, Jr. from the Forlong Corp. for his testimony. Mr. Long stated that the tract of land has 2 access roads, one from Route 65 and the other from Gardner Stop Road. The maintenance on the roads would be provided

by the Forlong Corporation at no cost to the Township. Mr. Long went on to discuss the surrounding uses of the tract of land to be rezoned. He stated that they would provide a buffer zone for the residential houses located to the east of the development.

Mr. Long stated that 17 dwelling units of two types will be constructed: Garden Style and Townhouse Apartments. The range of rent will be from \$360 to \$650. Mr. Long stressed the fact that there would be no federal funding involved with the project. He stated that the project will be of high quality and that it will comply with the Lawrence County Planning Commission's recommendations.

Attorney Mojek then submitted to the supervisors the following: Exhibit 1: Option agreement; Exhibit 2: copy of the Lawrence County Planning Commission's recommendations; Exhibit 3: Shenango Township Planning Commission approval.

Mr. Long was questioned on the following by township residents:

June Duda: Will apartments be solely for senior citizens?

Answer: No. Study has shown that the market needs for apartments are senior citizens.

June Duda: Will the apartments be like Crestview Gardens?

Answer: Forlong Corporation cannot guarantee that for the life of the development, the apartment will always be of a high quality. He stated that the development will cost approximately 5.5 million dollars to complete. The purpose of building something of this quality is not to let the quality go down, but to establish good tenants and keep the quality of the project high, so that in the future if Forlong Corp. decides to sell the property it is sold for profit.

Ken Cannon: Will the development be subsidized by federal funds.

Answer: No federal funds will be used for the development.

Mary Casella: How units will be garden type?

Answer: 14

Stephen J. Craig was called upon for his testimony. Mr. Craig stated that he walked the property and based on his observations he submitted to the Board of Supervisors his recommendations concerning the amendment. He read for those in attendance his recommendations which had been previously introduced as Exhibit 2.

The following questions were then asked:

Ken Cannon: Will the development front on Route 65?

Answer: No. The development will be situated 500 feet from Route 65.

Ken Cannon: Will the frontage on 65 be commercial?

Answer: Yes.

Ken Cannon: Will the New Castle Sanitation treatment plant have the capacity for the development.

Answer: Currently, the plant has the capacity. If the situation occurs whereby the plant's capacity is full, Forlong will be restricted from building additional units.

Ken Cannon: Each unit will be how many stories high?

Answer: 2 stories or 29 feet high.

Mr. Humphrey was then called upon for his testimony. He stated that he studies the impact the development would have on the traffic flow. Currently, Route 65 has approximately 10,000 cars/day. The traffic flow would increase to approximately 520/day. This represents a 5% volume increase. He went on to state the process by which these figures were computed.

The following questions were asked:

Mary Cassella: Has there been any discussion on making a third lane for traffic?

Answer: This has been previously discussed with Penn Dot. There will be two traffic signals installed at the entrance of both plazas on Route 65 which will aid people in exiting the plazas.

Attorney Mojok then submitted to the supervisors Exhibit 4, the report on the traffic study compiled by Mr. Humphrey. Mr. Drespling was then called on for his testimony. Mr. Drespling stated that most renters for this type of apartments are newly married couples and elderly persons. Studies show that nearly 60-70% of the renters are elderly due to the fact that the apartments are secure, and well taken care of by the developers. This piece of land is most suitable for the apartments because of the plaza's, restaurants, motels, etc which are close to this area. Mr. Drespling went on to state the value the apartments would be to Shenango Township in terms of tax dollars. The 17 buildings would be assessed at approximately \$765,000. For tax purposes, this assessment would mean a total of \$56,500 would be allocated to the school and \$4,590 to the township. There would also be per capita tax and wage tax which would go to both township and school district.

The following questions were asked:

Ken Cannon: What happens if you cannot rent the apartments?

Answer: The apartment will not be built until they are first rented out. The purpose of the developers is not to build a lot of the units and then struggle for renters.

Mr. Drespling then asked how they can believe that the apartment will be of a high quality? He answered this by stating that he already owns quite a few of these type of apartment units and that what they see is what they get. There will be no government funding, no subsidized apartments. They will be locally owned and operated.

Mary Cassella: Asked what townships Mr. Long and Mr. Forbes reside in.

Answer: Mr. Long resides in Shenango Township and Mr. Forbes resides in Eastbrook.

June Duda: There has been one plaza built, Comfort Inn etc, and the taxes have not come down.

Answer: The Apartments will not bring taxes down, but will stabilize taxes. Neshannock is the lowest township as far as taxes go because of their development providing a good tax base.

Ocey Bosley: Will you propose for the Township to take the roads over.

Answer: No.

Mary Cassella: What will buildings look like?

Answer: Exterior will fluctuate with brick and siding.

Ken Cannon: If supervisors give approval for rezoning will the property stay R-3 if project falls through.

Answer: Supervisors always have the authority to change rezoning back to R-2.

Ken Cannon: Stated that he has petitions in his possession which have been signed by township residents protesting the building of these apartments. He will keep the petitions in his possession.

The hearing was turned back over to the supervisors. Mr. Joseph Shinsky stated that the board would table their decision and will give their answer concerning their decision at the next regular monthly meeting to be held on December 14, 1989.

Motion by Joseph Shinsky, Second by Ronald Golba to adjourn.

*Teresa K. Sibeto*  
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Secretary