

June 5, 1991

PUBLIC HEARING
ZONING AMENDMENT
APPLICANT: Allied Human Services

A legally advertised meeting of the Shenango Township Board of Supervisors was held on Wednesday, June 5, 1991 at 7:00 p.m. at the Shenango Township Municipal Building with supervisors Ronald Golba, Joseph Budai and Andrew Piccuta present.

The purpose of the meeting was to hear testimonies from Allied Human Services concerning their application for a zoning amendment to a parcel of land located on the Old Princeton Road. The parcel number for this property being 3906-166. The parcel is divided by Route 422 with approximately 8 acre to the South of 422 and 6 acre to the North. The portion requested to be rezoned is the 8 acres. Allied Human Services is requesting a zoning amendment which will change the zoning of this property from a R-2 classification to a R-3 for the purpose of constructing Multi-family dwelling units for the elderly.

The hearing was turned over to Allied to hear their testimonies concerning this proposed zoning change. Louis Pomerico, attorney for Allied Human Services conducted the hearing by interviewing each person involved with the project, as well as other testimonies which were relevant to the matter. The first testimony heard was from Ross Taylor, an engineer from F.B. Taylor Engineering Company. Mr. Taylor stated that they have recieved all committments needed by the utility companies and the storm water plan required by the Township has been completed. He introduced to the Board the Storm Water Plan which was marked Exhibit A. The plan shows a pond in the center of the development to contain all excessive run-off water. Mr. Taylor also stated that an environmental review had been completed with no findings, as well as an historical search of the property. Concerning any traffic problems, Mr. Taylor stated that the development at the most would cause only 10 car per hour at the peak hour. This would not change the level of service for the Old Princeton Road

Mr. Taylor then submitted the site plan to the Board which was marked as Exhibit B. The site plan detailed the layout of the project, showing roads, housing and the retention pond. Supervisor Budai asked Mr. Taylor what was the nature of the pond. Mr. Taylor stated that the pond was a swale in the property and by his calculations would only fill in during heavy rains, which would be once in every ten years.

Mr. Marz, the architect for the project was then brought forward for testimony. Mr. Marz informed the Board of the type of housing which was being proposed. He submitted detailed drawings of the buildings. These drawings were marked as Exhibit C. The development would consist of 1 eight unit building, 3 six unit buildings, 2 four unit buildings, and one community building. The units would all be accessible for the handicap person. The building would all be one floor, wood frame with brick veneer, 1 bedroom, approximately 540 square feet. They would be soundly insulated because of their closeness to Route 422. The maximum persons per unit would be 2 persons. Actual land use for the development would be 6 acres with the remaining 2 acres to be used for recreational purposes. The density factor would be 4.1 units/acre. The cost estimate for the development would be 1.5 million dollars. Supervisor Budai asked if all buildings would be at the same elevation. He was informed that due to the layout of the land, the buildings would have a "step-down" effect.

The Board then heard from Robert Evanock, director of the Lawrence County Housing Authority. Mr. Evanock stated that he was not involved with the project but that we was here to inform the Board of the need for housing projects such as this to service the gap for moderate income persons. He stated that the project would be similar to Neshannock Woods, and that there are waiting lists for projects such as this. Mr. Evanock stressed the fact that housing projects such as this one is needed to aid the elderly who fall into moderate income levels.

Mr. John Montanary, owner of the property, was brought forward to give background information of the property. He stated that the property was originally part of the old Kalajainen farm but was separated when the 422 bypass went through. The property right now does not look up to par but he feels that this project would be an asset to the land, as well as a big help to the elderly. He also stated that on the Old Princeton Road

alone, there are at least a dozen houses owned by widows. He also stated the fact that this property is very close to restaurants, gas stations, and shopping plazas.

Mr. Bernazack, project manager for the Allied was then called on for his testimony. He stated that his primary function was a coordinator to follow through to the closing of the locan, and to act as a liason to the U.S. Department of Housing. He stated that the guidelines for the project is 62 years or older and the income level restrictions are higher than that of public housing. The time frame for the project is to start construction by October and be completed within a ten month period. He stated that the design for the units is very beneficial to senior citizens in that the unit are one floor units and are designed for handicapped persons. Mr. Budai asked if the project would be taxable. He was informed that Allied would request to be tax exempt, but the township can deny the request. Mr. Piccuta inquired as to who would maintain the property as far as road maintainence. He was informed that the project would be privately owned, therefore Allied would be reponsible for all maintainence.

Mr. Bill Pisciuineri, member of merchant association in Shenango Township, was called on for any statements he would like to make concerning the project. Mr. Pisciuineri stated that as a member of the merchant association he feels this project would provide additional business to the Lawrence Village Plaza thereby helping the local economy.

Ms. Joan Bosco, daughter of John Montanary and adjacent property owner to the development, stated that they have stipulated in the agreement with Allied that 2 acres would be used for recreation in order to leave a natural environment for their home. Ms. Bosco is involved with real estate and has extensive background in this field. She stated that this strip of land if developed in this manner, would be utilized to its greatest extent. If it remained R-2 for single family homes, Ms. Bosco feels the property would not be sold, mainly because of the closeness to the 422 Bypass.

Mr. John Hadgkiss, President of Allied Human Services was called on for his testimony. Mr. Hadgkiss stated that the taxes per year for Township, School and County would amount to approximately 39,395.26 per

Hadgkiss stated that he works with the elderly and is receiving call
stantly for this type of housing. The Neshannock Woods project has a
ing list of 80 people. He stated that Shenango Township residents
d receive first priority. Allied would provide busing services for
residents along with Home Health Care. The project received national
sideration due to the fact that it is close to restaurants, stores,

The bus route used would be from Hoover Road to Old Princeton then
to the Lawrence Village Plaza then to New Castle. Mr. Budai questioned
the property is sold would the same guidelines be used. Mr. Hadgkiss
ted that the loan is a forty year loan, and if the property would be
umed by another company they would have to comply with the stipulations
the loan. Mr. Hadgkiss stated that the rent for each unit would be

00.00

The floor was then opened to residents is attendance. The
lowing questions were asked:

ndy Russo; 1010 Old Princeton Road - How much of a part does HUD have
this project? Answer: Hud provides loan and oversees financial
ements of Allied. Allied is the responsible for all aspects of the
ject.

ndy Russo, 1010 Old Princeton Road - What type of busing would be used?
Answer: Buses currently used by Allied. Transit authority buses would
be used.

ard Solomon, Old Princeton Road - What would be rezoned? Answer:
the eight acres to be used by Allied would be rezoned to R-3.

ervisor Budai - Asked Ms. Bosco if the Neshannock Woods development
depreciated the value of the homes located in that area. Answer:
in fact just recently a home was sold in that area for \$140,000.

ard Solomon, Old Princeton Road: How far from the property line would
development be? Answer 40 feet from the property line. A buffer of
es, etc. would be used to make the development more attractive.

ndy Russo: Concerned that the residents would "trash" the place.
Answer: Would not happen with this program. Residents are mostly senior
izens who respect and take care of property.

With no further questions, motion by Andrew Piccuta second by

Joseph Budai to adjourn.

Teresa K. Sibeto
Secretary

Attendance Record:

Louis Pomerico, Attorney for Allied Human Services
Joan Bosco, Old Princeton Road
Martha Montanary, Old Princeton Road,
John Montanary, Owner of Property
John Hadgkiss, President Allied Human Services
Robert J. Evanock, Housing Authority
Ross Taylor, F.B. Taylor Engineering
Bob Zbegan, Old Princeton Rd
Edward Wawrzynski, Old Princeton Rd
Janice Wawrzynski, Old Princeton Rd
Paul Wawrzynski, Owner of Property
Katie Montanary, 2524 Willowhurst Circle
Don Kalajainen, 956 Old Princeton Rd
Randy Russo, 1010 Old Princeton Rd
Cindy Russo, 1010 Old PRinceton Rd
Richard Salomen, Old Princeton Rd