

DRAFT
Forest Hills Planning Commission
MINUTES OF 9/29/10

COMMISSION MEMBERS IN ATTENDANCE: Norm Keller, Doug Philp, Lisa Michel and, Steve Greenberg
Absent: Bob Thompson, Marilyn Gelzhiser

Additional: Paul Gaus, Borough Engineer-Krista Staley, Solicitor-

Public attendee, DaveTkacik, public

Action Housing Architect – Richard Beattie
Jennifer DiNardo – Action Housing – Sr Housing Developer & Director of Real estate Affiliates

Meeting started at 7:40 p.m.

For consideration before the Commission is the Amended Conditional Use Application by Action Housing Inc.

Seeking Approval prior to ownership, desires to have the commitment to secure the purchase at the anticipated sheriff sale. Redevelopment Assistance Capital Grant, for \$250K and \$600K and \$300K plus Cigar bar area. Banquet area. Two or Three residential areas on the second floor presently will be converted to four units. The applicant withdrew the residential development from the application. Parking exemption will be sought as well.

The initial inquiry posited was whether the 2003 Resolution for Blight is still valid as a condition antecedent to obtaining funding.

Paul Gaus presented his opinion letter to the Commission.

Of concern was the parking issue, the preceding applicant had allotted 56 spaces but for a smaller restaurant area.

The Commission will not object to the development of the parking lot at variance with the prescribed requirements relating to the interior parking lot planting and geometry conditioned upon review and approval by the Borough Engineer with incorporation of existing character of the parking lot. Motion by D. Philp, second by N. Keller; accepted unanimously.

Motion to recommend approval of the conditional use as restaurant subject to approval of variances of sq. footage on the following bases:

- 1. The proposed actual seating square footage not exceed 5,000 sq. feet on one level as it would have been permitted on two levels under the existent ordinance;**
- 2. On the basis that the proposed plans retain the preservation of the original character of the existent building.**
- 3. The Commission recommends approval and doing so interprets the ordinance as the gross of “actual patron seating area” and in light of this that the ordinance be amended to clarify that the actual patron seating square foot is expressed.**

N. Keller makes the motion, S. Greenberg second and passage unanimously.

Conditional Use of the parking. The count of the parking remains of concern. The Commission requires that the Applicant meet the parking requirement through offsite parking agreements. The Commission recommends the conditional use exemption for reducing the on-site parking requirements as set forth in Section 27-701.K.3 of the code, to be determined by the traffic and parking study submitted by the applicant and subject to the review and approval of the borough engineer and a proposal by the applicant to meet those requirements.

Motion by L. Michel, second by S. Greenberg; passed unanimously.

Motion by L. Michel to approve the conditional use request to provide for parking spaces on a lot other than that containing the principal use per 27-701.E as the previous usage had so approved the use of the non-contiguous, non-adjacent lot across Trenton Avenue. Second by N. Keller, passed unanimous.

Minutes by Lisa Michel

Next scheduled meeting, October 27, 2010 @ 7:30 PM

Meeting adjourned 9:30