

**MINUTES OF MEETING  
OF SEWICKLEY BOROUGH COUNCIL  
MUNICIPAL BUILDING  
SEWICKLEY, PENNSYLVANIA**

**JUNE 11, 2019**

The meeting was called to order at 7:00 p.m. with President Jeff Neff presiding and leading the Pledge of Allegiance.

Roll Call showed the following members present:

Christine Allen	Michelle Denk	John Dunn	Sean Figley	Cynthia Mullins
Todd Renner	Hendrik van der Vaart			

Councilman Rice was absent.

Also present were Mayor Brian Jeffe, Borough Solicitor Richard Tucker and Borough Manager Marla P. Marcinko.

Comments from Mayor & Council President:

Mayor Jeffe commented on the success of the Memorial Day Parade and events and extended his thanks to the Memorial Day Committee, the Borough Department of Public Works, Cochran Hose Company and Sewickley Police Department. It was a great event, of which he is proud to be a part. President Neff echoed the Mayor's remarks and thanked Mayor Jeffe for his work on the event.

Public Comment:

Sam DiBattista - 432 Beaver Street - Commented that he is interested in the property at 410 Beaver Street for the purpose of developing an indoor climbing wall with retail space. He stated that the building is a challenge and he feels that this would be a great fit for the Borough. President Neff suggested that he begin preliminary discussions with the Borough's planning staff.

Alex Lancianese - Explore Sewickley - Reported that they are moving their offices to 435 Beaver Street, 3<sup>rd</sup> floor. They will be holding a Tag Sale on Thursday and Friday. Ms. Lancianese requested approval from Council to hold the Art & Music Festival on Friday, September 27, 2019 from 5:00 - 10:00 p.m., with a street closure from Thorn to Beaver Street between the hours of 3:00 and 11:00 p.m. She stated they have discussed this with the Sewickley Chamber of Commerce as well as a few of the businesses.

A motion was made by Allen, second by van der Vaart to approve the street closure as requested. Motion carried 8-0.

Mary Jane Platt – Thorn Street – Expressed concern regarding the proposed use for property located at 230 Thorn Street. Attorney John Edson, in attendance with Ms. Platt, stated that they are trying to stay ahead of the issue.

Barbara Olson – 238 Thorn Street – Commented that she shares a driveway with 230 Thorn and expressed concern regarding the potential use of the property as a boardinghouse or dormitory.

Del Miller – 624 Locust Place – Commented on commercial deliveries to Heritage Valley Sewickley which are occurring outside of the times permitted under the ordinance. Garbage is being collected at 2:00 AM. Ms. Marcinko will review the ordinance and reach out to the hospital.

Anne Clarke Ronce – 540 Academy Ave – Inquired as to whether anyone has been in contact with the owners of 230 Thorn Street. The Borough’s zoning officer sent a letter to the property owner, advising of the permitted uses in the zoning district.

Melissa Farlow – 241 Thorn Street – Commented that the Borough needs to closely monitor the situation at 230 Thorn Street.

Ms. Platt commented that Attorney Edson did send a certified letter to the owner, but she was unsure as to the response received.

Councilman van der Vaart encouraged residents to use the Borough’s Complaint Form to communicate concerns.

Councilwoman Mullins questioned whether work was being performed on Sunday. Residents stated “yes” but that work on the property at 230 Thorn had ceased.

Councilwoman Allen commented that the Borough had denied a request from Mr. Galluzo to hang a banner announcing their annual picnic on Labor Day.

New Business:

On motion of Mr. Renner, second by Mr. Figley, Council voted, 8-0, to approve the minutes of the May 14, 2019 Council meeting. Mr. van der Vaart provided a correction to a resident’s name and clarified who made a motion on an action item. Ms. Allen stated that Alex Lancianese had spoken on behalf of Explore Sewickley.

Dave Kovac, Lennon, Smith, Souleret Engineers, reviewed the bids received on the 2019 Roadway Improvement Program. The bids were 30-50% higher than bids received in neighboring communities for similar work. Mr. Kovac recommended rejecting the bids and rebidding the base bid work for storm sewers on Grove Street and bidding all other paving work early next spring. President Neff questioned the status of the Crescent Avenue wall repair. Mr. Kovac stated that this work will be performed under a separate contract and bids are currently being solicited for the geotechnical work.

On motion by Ms. Mullins, second by Ms. Allen, Council voted 8-0 to reject the bids received on Contract No. 19-R01 and authorize the advertisement for the storm sewer project on Grove Street.

Staff will talk to Sewickley Water Authority about sharing paving costs, given that the Authority is replacing a water distribution line on Grove Street within the next couple of weeks.

Councilwoman Denk inquired as to the requirement for the installation of handicap curb ramps as part of the paving project.

President Neff recognized Mr. Gus Mantia and Katie Kovalchik, Environmental Planning & Design regarding the proposed lot consolidation plan for 527-529 Beaver Street. Mr. Mantia stated that he has purchased the VFW and is proposing to develop a private parking lot. Ms. Kovalchik stated that unification of the two parcels is needed, prior to rezoning. One parcel is in the C-1 zoning district, within the Village Overlay, and ½ of the other parcel is R-1A zoning district. Following the unification, it is proposed that both parcels will be rezoned to C-1. Councilman van der Vaart inquired as to whether the Parking Authority had been consulted. Mr. Mantia stated that he did speak with them and they are in favor of the proposal. He further stated that he has been approached by business owners who would like to lease parking spaces. Ms. Kovalchik presented the site plan to Council. She clarified that the throughway on the property is private property and there is a recorded easement. She stated that they did perform turning radius calculations for emergency vehicles. Councilwoman Allen stated that she would like to consult with her constituents on the proposal. The plan would create 44 parking spaces.

On motion by Mr. Renner, second by Mr. Figley, the lot consolidation plan for 527-529 Beaver Street, conditioned upon the rezoning of said lots, on the site was approved 7-1, with Ms. Allen voting no. Staff will endeavor to schedule the public hearing on the rezoning on the earliest date possible.

On motion of Ms. Mullins, second by Ms. Denk, Council voted, 8-0, to appoint Marla Marcinko as delegate and Erin Sakalik as alternate to the Allegheny North Tax Collection Committee.

On motion of Ms. Mullins, second by Mr. Dunn, Council voted, 8-0, to approve the Sons of Italy event on Division Street, June 28, 2019, between the hours of 6:00 PM and 11:00 PM.

On motion of Mr. Renner, second by Mr. van der Vaart, Council voted, 8-0, to approve the closure of Bank Street on June 23, 2019 between the hours of 11:30 AM and 1:30 PM, in front of St. James for Sunday School.

On motion of Ms. Mullins, second by Mr. van der Vaart, Council voted, 8-0, to the closure of Grimes Street, between Centennial and McCready Way, Sunday, June 30, 2019 between the hours of 1:00 and 5:00 PM, for a graduation party.

#### Old Business:

On motion of Mr. Figley, second by Mr. Renner, Council voted, 8-0, to authorize the advertisement of an ordinance amending certain provisions of Chapter 330 of the Borough's codified ordinances, Zoning Ordinance, relating to signs.

Acknowledgement of Reports:

On motion of Mr. Renner, second by Ms. Mullins, Council voted 8-0 to acknowledge receipt of the following reports: Code Enforcement – Harshman, Cochran Hose Company, Explore Sewickley, Police, Public Works, Wastewater Treatment Plant.

Solicitor's Report:

Solicitor Tucker stated that the Liberoni action has been discontinued and no formal request for arbitration has been received. He provided an update on Right to Know requests received.

Vice President Renner questioned whether Liberoni is still working on punch list items. It is presumed that they are no longer working on punch list items.

Solicitor Tucker provided an update on tax assessment appeals and sheriff's sales.

Discussion Items and Announcements:

Councilman van der Vaart expressed that he was discouraged by the lack of response of business owners on payment of delinquent business privilege taxes. He stated that there had been a good initial push a couple months ago and the Council agreed to an extended effort to work with the businesses and restart the process last month. He does not want to publish the list of delinquent accounts and wishes to encourage compliance. Discussion ensued.

On motion of Ms. Mullins, second by Mr. Renner, the meeting was adjourned at 8:22 PM.

Respectfully submitted,

---

MARLA P. MARCINKO,  
Borough Manager/Secretary

---

JEFF NEFF  
President of Council