

CALL TO ORDER

The Special Meeting of Oakmont Borough Council was called to order at 7:40 PM by President Benusa.

ROLL CALL

Present: Ms. Zentgraf, Messrs. Federici, Kennedy, Taliaferro and President Benusa, members of Council; Mayor Fescemyer; Solicitor Shoop; Chief David R. DiSanti, Sr., Roger A. Dunlap, Jr., Borough Manager and Ex-Officio Borough Secretary and Lisa Cooper Jensen, Assistant to the Borough Manager

Excused: Messrs. Bland and Favo

Visitors: Geoff Campbell, Ken Doyno, Charlene Jezik, Greg Malinak, Daniel J. Mancosh, Michael J. Mancosh, David L. Nixon, Esq., Peter Rubash, John F. Thompson, Jr., Kate Tunny,

PLEDGE OF ALLEGIANCE

All those who were present and able stood and recited the Pledge of Allegiance.

PUBLIC HEARING

Conditional Use Application of Brooks & Blair Development “River’s Edge of Oakmont”- President Benusa turned the gavel over to Solicitor Shoop, who was acting as Hearing Officer. Solicitor Shoop explained the hearing procedure to those present. He then invited Brooks & Blair to make their presentation.

Rothschild & Doyno Architect Ken Doyno, after introducing project participants to Council, began the presentation.

He characterized the “River’s Edge of Oakmont” proposed development as a “high-profile anchor to the southwest corner of Oakmont.” The 28.194-acre plot is situated along a particularly beautiful stretch of the Allegheny River and will function as a “flagpole site,” he said. The park at “River’s Edge of Oakmont” will constitute the third point of a recreational triangle that includes Riverside Park and Dark Hollow Woods. This mixed use plan will include single-family and multiple-family homes, as well as 10,000 square feet of retail space.

At the conclusion of Mr. Doyno’s presentation, Mr. Shoop asked if there were any questions from the audience. There were none. He then asked if there were any questions from Council. There were none.

Solicitor Shoop asked how many single-family homes there would be. Mr. Doyno said the plan would be comprised of the following:

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36 detached homes
69 townhouses
64 multi-family units
3 non-residential units
172 Total Units

In response to Mr. Taliaferro's question about the amount of green space, Mr. Doyno said they had registered the plan as a pilot project with the state for green space.

Solicitor Shoop asked Mr. Doyno to outline the development phases. The areas to be developed, by phase, are as follows:

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| Phase I | The entrance road, condominiums at Plum Creek, parks, docks, the Main Street buildings and the Grand Allee |
| Phase II | River view houses (50' wide), single-family detached dwellings, and primarily the northwest portion of the parcel |
| Phase III | Condominiums (tentative, depending on sales) |

Ms. Zentgraf asked about their timeframe for the installation of infrastructure. Mr. Mancosh said the infrastructure could be started as soon as municipal approval was received, most likely in the spring of 2009 during Phase I.

Several other issues surrounding the development were discussed including: tying in to the Arboretum Trail, cooperative endeavors with the adjacent developers, and approvals on emergency vehicle access.

Mr. Taliaferro asked about parking. Mr. Doyno said there would be 176 on-street parking spaces and 620 parking spaces in the entire development.

At 8:35 PM, Solicitor Shoop called for a 10-minute recess. The hearing reconvened at 8:50 PM.

Solicitor Shoop suggested that the hearing be adjourned to give Council the opportunity to review the materials presented more fully. The hearing is to be reconvened in two or three weeks. Council thanked Brooks & Blair for an "excellent presentation."

ADJOURNMENT

There being no further business to conduct that evening, Mr. Kennedy offered a motion to adjourn the meeting. Mr. Taliaferro seconded the motion, which passed unanimously.

The meeting was adjourned at 8:52 PM.

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Roger A. Dunlap, Jr., Borough Manager
and Ex-Officio Borough Secretary

Transcribed by: L. C. Jensen