

- 1. BRIDGEVILLE BOROUGH COUNCIL
- 2. PUBLIC HEARING
- 3. held via Zoom due to COVID-19
- 4. on Monday, April 13, 2020
- 5. commencing at 6:32 p.m.

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7       IN RE: Review of Conditional Use Application -  
 8                                       131 Washington Avenue.

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10           A Conditional Use Application submitted by the  
 11           owner of the property, Thomas Bean, Junior, on  
 12           behalf of the tenant, Pittsburgh Pets at Home LLC,  
 13           was submitted to the Planning Commission for the  
 14           property located at 131 Washington Avenue.

15           The Applicant proposes to utilize the property  
 16           for the establishment of a pet crematorium. The  
 17           plan is subject to requirements in Section 903.29 of  
 18           the Zoning Ordinance, which also reference  
 19           requirements in Section 1001 Performance Standards.

20           The plan was reviewed for compliance to Borough  
 21           standards and approved by the Planning Commission  
 22           for the consideration of Council.

23           The Planning Commission's recommendation of  
 24           approval of the plan by Council includes a  
 25           contingency of landscaping upgrades and lighting  
 26           upgrades to gooseneck, in order to create a cohesive  
 27           facade with a current business in the area.

28           Reported by:

29           Sheila M. Rozanc, RPR

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1. APPEARANCES:

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ON BEHALF OF THE APPLICANT:

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Krista M. Kochosky, Esq.

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The Lynch Law Group

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501 Smith Drive

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Suite 3

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Cranberry Township, Pennsylvania 16066

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ON BEHALF OF BRIDGEVILLE BOROUGH COUNCIL:

12

William Henderson, Council President

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Nino Petrocelli, Sr., Vice-President

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Bruce Ghelarducci

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Joseph Colosimo

16

Joseph Verduci

17

Virginia Schneider

18

Nicholas Ciesielski

19

Betty Copeland

20

Thomas P. McDermott, Solicitor

21

Lori Collins, Borough Manager

22

Cheryl Glowark, Assistant Borough Manager

23

Kevin Brett, Borough Engineer

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1. I N D E X

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E X H I B I T S

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EXHIBITS-Pittsburgh Pets - public hearing

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(4-23-2020).docx

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NOTE: All exhibits and attachments referenced above

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were forwarded to the court reporter via email by

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Tom McDermott prior to or at the conclusion of the

10

hearing. The original exhibits are not and never

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were in the court reporter's possession, due to

12

COVID-19.

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1. \* \* \*
2. P R O C E E D I N G S
3. \* \* \*
4. MR. HENDERSON: Okay. Welcome to
5. this public hearing. This is the Bridgeville
6. Borough Council. It's holding this public hearing
7. to take public comment on the following.
8. You want to do a roll call first,
9. Cheryl?
10. MS. GLOWARK: Yes.
11. Bill Henderson?
12. MR. HENDERSON: Here.
13. MS. GLOWARK: Nino Petrocelli?
14. Say it again, Nino.
15. MR. PETROCELLI: Here.
16. MS. GLOWARK: Bruce Ghelarducci?
17. MR. GHELARDUCCI: Here.
18. MS. GLOWARK: Joe Colosimo?
19. MR. COLOSIMO: Here.
20. MS. GLOWARK: Joe Verduci?
21. MR. VERDUCI: Here.
22. MS. GLOWARK: Virginia Schneider?
23. MS. SCHNEIDER: Here.
24. MS. GLOWARK: Nick Ciesielski?
25. MR. CIESIELSKI: Here.





1. MS. GLOWARK: Betty Copeland?
2. MS. COPELAND: Here.
3. MS. GLOWARK: Tom McDermott?
4. MR. McDERMOTT: Here.
5. MS. GLOWARK: Kevin Brett?
6. MR. BRETT: Here.
7. MS. GLOWARK: Lori Collins? Lori?
8. Now that I --
9. MS. COLLINS: I'm sorry.
10. MS. GLOWARK: That's okay.
11. Cheryl Glowark? Here.
12. Chad King?
13. Ray Costain?
14. Dan Miller?
15. And, Sheila Rozanc?
16. COURT REPORTER: Here.
17. MR. HENDERSON: Okay. Thank you,
18. Cheryl. And thank you all for joining us.
19. This is our first opportunity to try out
20. a virtual meeting. I appreciate your patience as we
21. try to navigate through these crazy times we're in
22. right now.
23. Nonetheless, this is the review of a
24. Conditional Use Application for 131 Washington
25. Avenue. A Conditional Use Application submitted by



1. the owner of the property, Thomas Bean, Junior, on  
2. behalf of the tenant, Pittsburgh Pets at Home LLC.  
3. It was submitted to the Planning  
4. Commission for the property located at  
5. 131 Washington Avenue.  
6. The Applicant proposes to utilize the  
7. property for the establishment of a pet crematorium.  
8. The plan is subject to requirements in  
9. Section 903.29 of the Zoning Ordinance, which also  
10. reference requirements in Section 1001, Performance  
11. Standards.  
12. The plan was reviewed for compliance to  
13. Borough standards and approved by the Planning  
14. Commission for the consideration of Council.  
15. The Planning Commission's recommendation  
16. of approval of the plan by Council includes a  
17. contingency of landscaping upgrades and lighting  
18. upgrades to gooseneck, in order to create a cohesive  
19. facade with the current business in the area.  
20. A little notation on the COVID-19 public  
21. participation notice. Due to the current need for  
22. social distancing, public participation shall be by  
23. telephone or videoconference only.  
24. For information regarding how to attend  
25. and participate in this public hearing -- I would



1. ask, under Citizens Comments that are being made, if
2. you could identify yourself before you speak.
3. Do we have any citizen comments to note?
4. MR. DeBLASIO: Hi.
5. MR. HENDERSON: Hi. Could you
6. state your name, please?
7. Do we have any citizen comments to be
8. made?
9. MR. DeBLASIO: Yes. Pat DeBlasio
10. here.
11. MR. McDERMOTT: And if I might -- I
12. beg your pardon. I don't mean to cut anybody off.
13. Mr. Henderson, if the public comments
14. are germane to the Application, I would suggest we
15. proceed in an order where those are reserved till
16. after I make my introductory comments and the
17. Applicant makes their presentation, the engineers
18. make their presentation.
19. And then, I do believe there's a
20. gentleman -- specifically, Mr. Rattenni -- who
21. wishes to make, perhaps, comment.
22. And then, certainly, others, as well,
23. are welcome at that point. That would be my
24. suggestion.
25. MR. HENDERSON: Tom, could you then



1. solicit the comments that you're looking to and the  
2. order in which you would like them?  
3. MR. McDERMOTT: Yeah. If I  
4. might -- with your permission, might I assist and  
5. act as the sub chairperson momentarily?  
6. MR. HENDERSON: Yes, sir.  
7. MR. McDERMOTT: Okay. Thank you.  
8. And thank you, Mr. Henderson, for this summary of  
9. why we're here.  
10. And if you'll bear with me, just as a  
11. matter of the record, we do have a stenographer who  
12. is taking everything down here. And because it's a  
13. public hearing, I do need to read a list of exhibits  
14. into the record regarding our publication --  
15. publication and a number of the things that  
16. Mr. Henderson touched base on.  
17. This Application was actually filed --  
18. and it will be one of the exhibits -- in February of  
19. 2019, along with a companion Site Plan, a Land  
20. Development Application.  
21. That Site Plan, slash, Land Development  
22. Application has been approved, and I will place that  
23. into the record.  
24. The reason -- and just by way of  
25. summary -- that we are kind of redoing the





1. Conditional Use, this zoning hearing, is because we  
2. did have a defect in posting it when we did question  
3. the original hearing last year in February of 2019.  
4. So, in order to cure that defect and to  
5. allow any comments that the public wishes to make  
6. regarding that Conditional Use zoning approval,  
7. separate and apart from the land development  
8. approval, we have reconvened and republished this  
9. hearing.

10. I have -- before us tonight, however, is  
11. not the topic of any defects in the prior  
12. proceedings. Those are pending before the Zoning  
13. Hearing Board.

14. Mr. Rattenni has submitted an objection,  
15. dated October -- April 13th, 2020 -- I'm -- April 9,  
16. 2020 regarding the manner of and the circumstances  
17. of conducting the hearing tonight under the COVID  
18. circumstances, et cetera.

19. I have spoken with Mr. Rattenni  
20. regarding that, and I assured him, and I am now  
21. placing in the record his objection in that regard,  
22. and reserving any objections that he or anybody else  
23. has to the manner of conducting this meeting and  
24. reserving their rights on that, so we don't need to  
25. further review that issue and can stick to the



1. actual Application issue tonight.

2. Although the Site Plan was previously

3. approved, we do have our engineers, Lennon, Smith,

4. and Kevin Brett available, to touch upon, for folks

5. in general information, and because some questions

6. have been raised on the issue of compliance with

7. parking requirements, with regard to number of

8. parking and the design of the park.

9. Having said that and touching upon

10. Mr. Henderson's review of the Conditional Use

11. Application, I kind of just want to supplement that

12. for folks in this regard:

13. A Conditional Use is a -- it's kind of a

14. permitted use under the law, with the exception that

15. you have to meet certain extra specific criteria.

16. Objective criteria. And there's the actual extra

17. procedural mechanism of going through the Planning

18. Commission and having a public hearing.

19. Under the law, if one meets all of the

20. specific criteria for a use, we are legally

21. obligated to approve that with reasonable

22. conditions.

23. And we're not allowed to deny it if they

24. meet the objective criteria under the ground of

25. general health, safety, and welfare concerns, such



1. as traffic or other health concerns, et cetera,  
2. unless those extraordinarily and substantially  
3. outweigh the fact that you're allowed to do this  
4. activity with those criteria met in this location,  
5. which our Zoning Ordinance does provide for a  
6. crematorium to be located, subject to these approval  
7. criteria, in the Mixed Use District.  
8. The three specific criteria are that the  
9. pet crematorium is subject to compliance with our  
10. General Performance Standards, set forth in  
11. Section 1001 in the Ordinance. They must comply  
12. with general Commonwealth laws and regulations  
13. regarding that use.  
14. And they also have to conform to the air  
15. quality regulations of the Allegheny County Health  
16. Department. And we will be looking to the Applicant  
17. to submit support in regard to those criteria.  
18. If I might, before I turn it over to the  
19. Applicant to make their submission, followed by  
20. Lennon, Smith touching upon the parking concerns  
21. that were raised, and other comments which they may  
22. wish to make.  
23. And then, to Mr. Rattenni and any other  
24. members of the public. And, certainly, at any time  
25. for Council questions.



1. Allow me please to conclude by reading  
2. into the record -- and I will forward to the  
3. stenographer the list of Borough exhibits that we  
4. would like to have placed in the record, in the  
5. event that a stenographic record is created. And  
6. those are as follows:  
7. Borough Exhibit A would be the  
8. Application for a Conditional Use and Site Plan  
9. approval, with the attached plan that was dated  
10. February 14th, 2019.  
11. \* \* \*  
12. (Whereupon, Borough Exhibit A  
13. is to be marked for purposes of identification.)  
14. \* \* \*  
15. MR. McDERMOTT: Exhibit B would be  
16. the Post-Gazette Legal Notice for the hearing held  
17. today, that was published in the Post-Gazette on  
18. March 19th and March 26th, with Proof of Publication  
19. thereof.  
20. \* \* \*  
21. (Whereupon, Borough Exhibit B  
22. is to be marked for purposes of identification.)  
23. \* \* \*  
24. MR. McDERMOTT: Exhibit C would be  
25. the posted notice, which did actually include a





1. COVID notice, which the Township manager posted at  
2. least a week before the hearing at the property  
3. location.  
4. \* \* \*  
5. (Whereupon, Borough Exhibit C  
6. is to be marked for purposes of identification.)  
7. \* \* \*  
8. MR. McDERMOTT: Exhibit D is a  
9. COVID-19 notice that the Borough provided to the  
10. Post-Gazette, and was published on Friday, April 10,  
11. 2020, regarding our general procedures that we're  
12. invoking here to have our meetings during this time,  
13. generally, and specifically with regard to this  
14. public hearing.  
15. \* \* \*  
16. (Whereupon, Borough Exhibit D  
17. is to be marked for purposes of identification.)  
18. \* \* \*  
19. MR. McDERMOTT: Exhibit E is a web  
20. page notice of the COVID-19 and public hearing  
21. notice that were published on our Borough website on  
22. Thursday, April 9, 2020.  
23. By way of note, I will note that the  
24. manager and assistant manager caused those also to  
25. be sent out by Facebook on Thursday, and a text



1. blast was also sent out on Friday, April 10th.  
2. \* \* \*  
3. (Whereupon, Borough Exhibit E  
4. is to be marked for purposes of identification.)  
5. \* \* \*  
6. MR. McDERMOTT: Exhibit F is an  
7. email notice, provided by myself to Mr. Rattenni,  
8. dated April 3rd, 2020 of the occurrence of this  
9. hearing tonight, with the COVID-19 procedures.  
10. \* \* \*  
11. (Whereupon, Borough Exhibit F  
12. is to be marked for purposes of identification.)  
13. \* \* \*  
14. MR. McDERMOTT: Exhibit G are the  
15. Planning Commission Minutes, dated April 29th, 2020,  
16. at which time the companion Site Plan was reviewed  
17. and tabled.  
18. \* \* \*  
19. (Whereupon, Borough Exhibit G  
20. is to be marked for purposes of identification.)  
21. \* \* \*  
22. MR. McDERMOTT: Exhibit I -- H is  
23. the Planning Commission Minutes, dated May 2020  
24. (sic), at which time the Planning Commission  
25. recommended Site Plan approval, subject to the



1. Borough's engineer's comment letters.
2. \* \* \*
3. (Whereupon, Borough Exhibit H
4. is to be marked for purposes of identification.)
5. \* \* \*
6. MR. McDERMOTT: Exhibit I are the
7. Council meeting minutes from June 2020 (sic)
8. approving the companion Site Plan, also subject to
9. conditions.
10. \* \* \*
11. (Whereupon, Borough Exhibit I
12. is to be marked for purposes of identification.)
13. \* \* \*
14. MR. McDERMOTT: Exhibit J are the
15. three review letters completed by Lennon, Smith,
16. with regard to the companion Site Plan, dated
17. April 25th, May 20th, and June 5th, 2019,
18. respectively.
19. \* \* \*
20. (Whereupon, Borough Exhibit J
21. is to be marked for purposes of identification.)
22. \* \* \*
23. MR. McDERMOTT: Exhibit K would be
24. a letter submitted by Mr. John Rattenni,
25. dated/received April 9, 2020, objecting to the



1. occurrence of the hearing tonight under the current  
2. virtual meeting circumstances and raising related  
3. Sunshine Act matters, which, as I indicated before,  
4. we acknowledge, accept, and reserve to him all  
5. rights attached thereto.

6. \* \* \*

7. (Whereupon, Borough Exhibit K  
8. is to be marked for purposes of identification.)

9. \* \* \*

10. MR. McDERMOTT: And, finally, I  
11. would submit a -- a -- a -- a document, called  
12. Rattenni Submissions, Parking Concerns, Number One,  
13. Parking Concerns, Number Two, and Parking Concerns,  
14. Number Three, dated April 13, 2020.

15. \* \* \*

16. (Whereupon, Borough Exhibit L  
17. is to be marked for purposes of identification.)

18. \* \* \*

19. MR. McDERMOTT: If -- with those  
20. exhibits accepted and into the record, I will  
21. conclude, and would invite, without objection, the  
22. Applicant or their representative to make such  
23. submission as they wish regarding this Application.

24. MS. KOCHOSKY: Good evening. Can

25. everyone hear me okay?





1. MS. GLOWARK: Yes.

2. MS. KOCHOSKY: All right. Thank

3. you.

4. Thank you for allowing us to speak

5. today.

6. My name is Krista Kochosky. I'm with

7. the Lynch Law Group, and I'm here today as counsel

8. for Tamara Padgelek and Pittsburgh Pets At Home LLC,

9. of which she is the sole member.

10. I've just first -- I think I mentioned

11. to Tom maybe earlier than this that we do want to

12. place somewhat of an objection on the record this

13. evening just to reserve our right to the extent that

14. this hearing is going to be interpreted as a brand

15. new hearing on whether the subject property applies

16. for a Conditional Use as a pet crematorium.

17. It's the position of my office and my

18. client that the existing decision and the

19. Conditional Use granted remains in effect, absent a

20. successful appeal by an objector to the Court of

21. Common Pleas, which would be the proper jurisdiction

22. if any appeal was intended to be made.

23. So, with that, reserving that position,

24. if I could, on the record.

25. And then, moving forward, I would just



1. ask that the Board, I guess, tab into evidence all  
2. of the information that was provided by Mr. Bean in  
3. the course of presentment of the original  
4. Application for Conditional Use.  
5. That would include the Application for  
6. Conditional Use, submitted on January 18, 2019.  
7. That would include the report of Gateway  
8. Engineers, engaged by the Township, dated  
9. January 25, 2019, pursuant to which the engineers  
10. concluded that all of the standards required for the  
11. grant of the Conditional Use were met. And those  
12. are all the standards identified in  
13. Section 903.29 A., including the Performance  
14. Standards identified as 1000.1 through 1000.11.  
15. And, also, the actual decision of the  
16. Planning Commission to recommend to the Council that  
17. the Application be granted with some conditions,  
18. including landscape improvements and gooseneck  
19. lighting.  
20. And then, finally, the actual decision  
21. of the Council to grant the Conditional Use. Again,  
22. with contingencies outlined by the Planning  
23. Commission, which were outlined by the engineer,  
24. speaking to lighting and landscaping.  
25. MR. McDERMOTT: Without objection,



1. those will be accepted into the record.
2. And the solicitor will also note our
3. acknowledgment that this is not a new Application,
4. and this is a re-hearing of the original
5. Application, as originally filed in February 2020.
6. MS. KOCHOSKY: Thank you.
7. MR. McDERMOTT: Would you like
8. to -- this --
9. Can you hear me?
10. MR. HENDERSON: Yes.
11. MR. McDERMOTT: Krista, do you have
12. other presentation regarding the Application?
13. MS. KOCHOSKY: I mean, it's our
14. position that the Application was already granted
15. and still remains in effect. So, I think that the
16. information -- the evidence submitted at the time of
17. the original hearing, as long as that's deemed to be
18. on the record this evening, is sufficient to enable
19. that land use decision to be upheld in any
20. situation.
21. I think the only, I guess, maybe
22. additional information I would highlight -- because
23. I do think it was referenced and incorporated into
24. the Gateway Engineer report, which I did just
25. mention before, as part of our evidence tonight --



1. would be the fact that -- that my client did, in  
2. fact, have the Allegheny County Health Department  
3. approve the operations of -- the intended operations  
4. as a pet crematorium. And those were submitted and  
5. acknowledged by Gateway Engineers at the time of the  
6. initial hearing.

7. MR. McDERMOTT: Thank you.

8. And if you could, just for Council's  
9. edification, and folks' edification, that includes  
10. the certification regarding the emissions; is that  
11. correct?

12. MS. KOCHOSKY: Yes, it is. It is  
13. correct.

14. And it's actually, also -- I think,  
15. probably was raised and pertinent to the underlying  
16. Application because of the requirement to conform  
17. with 903.29 C., which states that the use shall  
18. conform with the air quality regulations of the  
19. County Health Department. So, that permit was  
20. submitted as evidence of compliance with that --  
21. with that standard.

22. MR. McDERMOTT: Thank you. I just  
23. wanted to give you an opportunity to share that  
24. with --

25. MS. KOCHOSKY: Thank you.





1. MR. McDERMOTT: -- Council.
2. And would that conclude your
3. presentation?
4. MS. KOCHOSKY: It -- it does.
5. I mean, I would like to respond to any
6. attempts to deem if an appeal of that decision is --
7. if that decision is raised by one of the residents
8. or any objector.
9. But I'll -- I'll hold back those --
10. those comments, unless -- because they may not be
11. necessary.
12. MR. McDERMOTT: Certainly. And we
13. certainly want everybody to reserve whatever rights
14. they wish they need -- feel they need to reserve on
15. the record at this time.
16. MS. KOCHOSKY: Attorney McDermott,
17. would you -- do you need -- my client is here with
18. me. Do you -- does the Council need her to state
19. that she acknowledges everything that I've said and
20. accepts it, or --
21. MR. McDERMOTT: No, ma'am. You can
22. speak on her behalf.
23. MS. KOCHOSKY: Okay. Thank you.
24. MR. McDERMOTT: It might be germane
25. at this time, or worthwhile, I guess, at this time,



1. to note a couple things:
2. There -- one concern that was raised --
3. and I'll let Lennon, Smith speak to this specific
4. parking matter in a moment -- was, even accepting
5. the manner in which the calculations for parking,
6. what-if kind of thing, if, say, for example, the
7. third floor were to be occupied by either the
8. present Applicant -- in three regards:
9. One, as kind of an accessory
10. administrative office to this business;
11. Two, as a separate, say, veterinary or
12. other business;
13. Or, three, rent it out to a third party
14. for occupation.
15. It goes without saying -- and I believe
16. the Applicant understands and appreciates, as well,
17. and it's been explained to the public -- to the
18. extent that the Applicant wishes to use the entire
19. building for this use, she may do so, and the
20. parking calculations are based on the public space.
21. For example, an administrative
22. managerial office, where she did billing or whatnot
23. in the adding space or whatever, is a subordinate
24. accessory use to this business and does not require
25. separate occupancy, nor does it need to be accounted



1. for otherwise, in the parking calculations.  
2. However, by way of just-be-advised kind  
3. of notice, we can make note in our decision of the  
4. fact, and make note of it in this public hearing,  
5. that everybody is aware that, to the extent that  
6. there was a separate occupancy or use, that would be  
7. subject to new Application, occupancy permits, and  
8. separate parking requirements. And I just wanted to  
9. make a note of that.  
10. Lennon, Smith, for -- even though  
11. parking is not directly before us, I've asked him to  
12. summary review, and just speak in summary fashion to  
13. compliance with the parking criteria as pertains to  
14. ordinance requirements on how you calculate for this  
15. use and its design. If you might?  
16. MR. BRETT: Yes. Good evening,  
17. everybody. This is Kevin Brett, from Lennon, Smith,  
18. Souleret.  
19. As Tom indicated, we did receive and  
20. review Site Plans. We have the letters, as Tom  
21. indicated, that were issued. Final plans. They did  
22. meet the requirements for parking. They did meet  
23. the requirements that were conditioned: Lighting  
24. and landscaping.  
25. And as Tom indicated, there is specific



1. criteria for what's required for the subject use pet  
2. crematorium. It's one space for each 250 square  
3. foot devoted customer service and retail sales.  
4. The Applicant has submitted  
5. documentation, and their plan has submitted -- does  
6. comply with the ordinances.  
7. The -- as indicated by the Applicant,  
8. their Conditional Use was submitted and reviewed by  
9. the previous engineer, Gateway Engineers, and that  
10. letter stands, as far as the Conditional Use  
11. criteria.  
12. Tom did forward over three concerns on  
13. parking concerns one, two, and three. I did take an  
14. opportunity to review those. Those items were --  
15. are -- are noted that the comments have been  
16. received.  
17. But as far as the plan goes, and our  
18. review of the concerns versus what -- the plan that  
19. was submitted, the plan, as submitted, still meets  
20. the ordinance, and our opinion remains unchanged.  
21. So, I can take any questions beyond  
22. that.  
23. MR. McDERMOTT: Thank you.  
24. Mr. Chairman, it would be appropriate at  
25. this time, if you wish to -- if any of Council





1. members certainly had any questions of anybody, or  
2. if members -- if Mr. Rattenni or any other member of  
3. the public wishes to make comment at this time.  
4. MR. HENDERSON: I would first  
5. invite Mr. Rattenni, if he had any comments to add.  
6. You were -- you were on mute. If you're  
7. trying to speak, Mr. Rattenni, you were on mute.  
8. MS. GLOWARK: He is --  
9. MR. RATTENNI: Can you hear me?  
10. MS. GLOWARK: Yes.  
11. MR. HENDERSON: We can hear you  
12. now, yes.  
13. MR. RATTENNI: In the Zoning  
14. Ordinance, there's a particular provision which  
15. requires that no vehicle exiting the parking space  
16. should require a vehicle on the street to queue that  
17. vehicle. They use that specific language.  
18. Given the fact that their parking -- the  
19. garage and the garage door is literally 5 feet off  
20. of their own surface, and the road is a very narrow  
21. road -- it's a noncomplying road. Only 19 feet, as  
22. opposed to the required 24 feet -- it would be  
23. impossible to exit the garage without requiring an  
24. on-road vehicle, on-street vehicle, to have to  
25. address that -- that vehicle that's attempting to



1. exit the garage.
2. So, my question is, what does the term
3. "queue" mean in the Zoning Ordinance, with regards
4. to vehicles exiting the parking spaces?
5. MR. McDERMOTT: I'm happy to
6. address that in the first instance.
7. As I said, that's a matter of the Site
8. Plan approval, not the land -- not the Conditional
9. Use approval, as a procedural matter.
10. As a substantive matter, those rules
11. speak to when one is designing a street versus the
12. existing conditions, which were presented.
13. With that existing condition in place,
14. the engineers review it on an existing condition
15. basis, subject to the specific criteria in the
16. Ordinance, and they comply with the -- those, in
17. terms of the locations of their parking spaces and
18. their parking numbers.
19. I don't know if Kevin might have
20. anything to add to that.
21. MR. BRETT: That is true. And, I
22. mean, I think this falls to, as Tom said, you're
23. talking about the design of the street versus
24. somebody coming out of a fixed structure onto the
25. street.



1. If the literal interpretation was taken  
2. into account, then every street that somebody would  
3. have a garage that comes out onto the street, in  
4. order for somebody to back out from a structure onto  
5. the street, obviously, a car has to -- if one's  
6. coming, has to stop in order to pull out onto the  
7. street.

8. So, I believe the intent of the  
9. Ordinance is -- or, how it's interpreted is, is for  
10. a new street, not for an existing condition.

11. MR. McDERMOTT: And that's the way  
12. those are commonly interpreted and applied in the  
13. contexts of these sorts of applications, in terms of  
14. existing conditions that you found here and  
15. elsewhere, where you deal with such matters,  
16. Mr. Brett?

17. MR. BRETT: Yes.

18. MR. McDERMOTT: Thank you.

19. Does Mr. Rattenni have any further  
20. comment?

21. MR. HENDERSON: Should we open it  
22. up for public comment, Tom?

23. MR. McDERMOTT: Yes, Mr. Chairman.

24. MR. HENDERSON: Are there any  
25. comments from the public? Any comments from the



1. public?
2. MR. McDERMOTT: I did -- I did -- I
3. thought I heard Mr. DeBlasio attempt to comment
4. generally at the beginning, unless we missed that, I
5. guess, one shout out to him; if he still wished to
6. comment on this Application.
7. MS. GLOWARK: Tom, I think he is --
8. has hung up --
9. MR. HENDERSON: Okay.
10. MS. GLOWARK: -- from the meeting.
11. MR. McDERMOTT: Okay.
12. MR. HENDERSON: Okay. At this
13. time, then I'll take a motion for an adjournment.
14. MS. COOPER: I have a question.
15. Is --
16. MR. HENDERSON: Oh. Go ahead. Who
17. was that?
18. MS. COOPER: My name is Kelli.
19. This is the Council meeting about the --
20. the crematory down at the bottom of the hill;
21. correct?
22. MR. McDERMOTT: Public hearing.
23. Yes, ma'am.
24. And if you could, state your name and
25. address for the record, please. Full name.





1. MS. COOPER: My name is Kelli -- my
2. name is Kelli Cooper, and my address is
3. 1311 Missouri Avenue, Bridgeville, 15017.
4. MR. McDERMOTT: Thank you.
5. MS. COOPER: So, I just have a
6. question.
7. With all of those -- it's my
8. understanding that a couple of these different --
9. there was a couple different locations that denied
10. Application for this.
11. Am I wrong about that? Like --
12. MR. McDERMOTT: I -- I have no
13. issue -- are you talking about -- when you say
14. "other locations," you mean other municipalities?
15. MS. COOPER: Correct. Yes.
16. MR. McDERMOTT: That may or may not
17. be the case. That's not relevant. Every township
18. and borough has its own Zoning Ordinance and Land
19. Development Ordinance and its own criteria. So,
20. that would be apples and oranges.
21. The only thing that we're allowed to
22. judge an Application against is our own Bridgeville
23. Ordinance criteria.
24. MS. COOPER: Okay. Also, about the
25. parking that we're able to -- where is all the



1. parking going to come from with this building?
2. MR. McDERMOTT: Just for your
3. information, on the Site Plan, it has been testified
4. and meets our specifications.
5. The only -- the parking that they are
6. required to provide is sufficient for their place
7. where they would have a customer or patron come and
8. visit them in a public space.
9. This location has approximately 700
10. square feet of that, and that yields a minimum of
11. three parking spaces required.
12. My understanding is, the Site Plan shows
13. that they have those spaces outside. And in
14. addition to that, they have one internal space that
15. they anticipate using for their own use.
16. Is that a fair summary of the parking,
17. Kevin?
18. MR. BRETT: Yes. Yes, it is, Tom.
19. MR. McDERMOTT: Does that address
20. your question, ma'am?
21. MS. COOPER: To that, yes.
22. Also, with -- with living here and
23. having small children and living above this and
24. having the winds come this direction from there,
25. with everything that is -- has any of this been



1. tested by the EPA?
2. MR. McDERMOTT: All I can respond
3. to that is, if the Applicant's representative wishes
4. to add anything to that?
5. The -- it is -- and it may well be
6. through EPA laws and through state laws and
7. regulations that distill their way down to the
8. County, but the County is the primarily -- the local
9. regulatory agency that approves such matters.
10. And it has been placed into the record
11. that they have obtained all their necessary state
12. and county approvals, including their certification
13. that is based on the compliance with air emissions.
14. MS. COOPER: Okay. And how safe is
15. this then?
16. MR. McDERMOTT: It's compliant with
17. the regulations and presumptively meets that
18. criteria.
19. The Applicant may, if she wishes, speak
20. to, if she wishes, the nature of this crematorium
21. and how it operates, if -- if she wishes.
22. MS. KOCHOSKY: Attorney McDermott,
23. my client, Ms. Padgelek, is willing to offer a few
24. comments to answer that inquiry.
25. But prior to her doing that, again, I



1. just want to reiterate that it's our position that  
2. the conditional land use was granted on February 14,  
3. 2019. So, therefore, the extent that any objector  
4. wanted to appeal that decision, it should have been  
5. done to the Court of Common Pleas by March 16th --  
6. MR. McDERMOTT: We will accept that  
7. as a continuing objection.  
8. MS. COOPER: Right. Because we did  
9. not know about this.  
10. Mr. McDERMOTT: That's why we're --  
11. MS. COOPER: We didn't know about  
12. that, as homeowners, that this was going in.  
13. And I also find it odd that we're having  
14. this meeting held during a pandemic, where we're not  
15. all able to be there in person.  
16. MR. McDERMOTT: Your objection in  
17. that regard is -- is noted.  
18. MS. KOCHOSKY: Ms. Padgelek?  
19. MS. PADGELEK: The --  
20. COURT REPORTER: I can't hear you.  
21. MS. PADGELEK: The crematory  
22. itself, the furnace itself, has absolutely no smoke  
23. or any type of emissions. The only thing that comes  
24. out of there is hot air.  
25. The permit that I had to obtain from





1. Allegheny County took a year to get. And it's very  
2. strict, as far as EPA and guidelines and pollutants,  
3. and things like that. There are none, or they're  
4. very minimal. Not any worse than a furnace in a  
5. house because, obviously, we don't want to hurt the  
6. public.

7. And I also want to say, there's a  
8. crematorium, you know, a mile up the street, and  
9. those -- there are apartments right next to those --  
10. to that crematory, as well, that never complained,  
11. as far as I know, to the Borough about any problems  
12. with that crematory either.

13. MR. McDERMOTT: Ma'am, the  
14. crematorium you're referring to up the street,  
15. you're referring to within the Business District of  
16. the Borough of Bridgeville itself?

17. MS. PADGELEK: That's correct.  
18. Chartier's Cremation.

19. MR. McDERMOTT: Can we have the  
20. manager and zoning officer speak to whether or not  
21. we've ever received any complaints regarding that  
22. existing facility?

23. MS. COLLINS: I have never  
24. experienced or received any complaint regarding that  
25. facility since it's been in existence, which is --



1. which is quite a few years now.
2. MR. McDERMOTT: Thank you.
3. Does Kelli or anybody else have any
4. other comments at this time?
5. MR. HENDERSON: Pat DeBlasio has
6. been trying to get in. Is he unmuted at this point?
7. MR. DeBLASIO: I'm here. Hello?
8. So, yes, I am here and, yes, I did have
9. a couple of comments.
10. First, as was being said, I don't -- I
11. don't see this being an issue of pollution or of air
12. quality.
13. I certainly see the issue of parking.
14. Again, you know, I don't see the issue
15. of parking so much from the Applicant's standpoint.
16. I understand how he is trying to -- or, she is
17. trying to, you know, comply with the Borough's
18. regulations.
19. I'm speaking more broadly. And
20. Mr. Henderson and the rest of Council is aware of
21. the -- the difficulty at the north end of Washington
22. Avenue in Bridgeville Borough.
23. The lack of parking there has
24. constrained development and made a very difficult
25. situation for the residents of St. Clair Street, the



1. residents of Prestley, the owners of the property on  
2. Washington Avenue, including the current Applicant.  
3. And I -- my comment is that the Borough  
4. of Bridgeville, as a Borough, should solve the  
5. public problem. It needs to be solved.  
6. And, by the way, I take -- hold on a  
7. second. I take my share of the blame in not getting  
8. the problem solved.  
9. So, I'm -- I'm not trying to pass this.  
10. I'm simply bringing it up, that we have a parking  
11. problem and it needs to be solved.  
12. Go ahead.  
13. MR. McDERMOTT: Thank you. And I  
14. didn't mean to cut you off, Pat. I apologize.  
15. I just wanted to ask you and have you  
16. acknowledge, do you agree or disagree with the  
17. concept that that general policy, parking concern,  
18. is separate and apart from this Application? Is it  
19. or is it --  
20. You're not suggesting, are you, that  
21. this particular Application can be denied or decided  
22. upon one way or the other based on that generalized  
23. parking concern in the neighborhood?  
24. MR. DeBLASIO: No. I -- I -- I  
25. find -- I -- I -- back -- back in 2019, when this



1. Application was originally brought forth, I saw how
2. the mathematics were being done, I see
3. Mr. Rattenni's issue with -- with -- with the
4. possible additional burden if the use were to
5. change, and I see your answer.
6. In quick answer, no, I do not see it as
7. one way or another for this Applicant.
8. I bring my comments to the floor because
9. it's a problem that needs solved by the Borough.
10. MR. McDERMOTT: Thank you.
11. I just wanted to make sure we were on
12. the same page, as far as what you're explaining.
13. MR. DeBLASIO: We are. It is not.
14. MR. McDERMOTT: Thank you.
15. MR. HENDERSON: Do we have any
16. other comments from citizens?
17. With no further comments, I'll take a
18. motion to adjourn.
19. MR. COLOSIMO: So moved. Joe
20. Colosimo.
21. MR. HENDERSON: Joe Colosimo,
22. motion to adjourn.
23. Do I have a second?
24. MR. VERDUCI: I'll second.
25. MR. HENDERSON: Is that Joe





1. Verduci?
2. All in favor?
3. BOARD MEMBERS: Aye.
4. MR. HENDERSON: Those opposed?
5. Motion to adjourn.
6. \* \* \*
7. (Whereupon, this hearing was adjourned at 7:11 p.m.)
8. \* \* \*
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1. THE COMMONWEALTH :  
OF PENNSYLVANIA :  
2. : SS: C E R T I F I C A T E  
COUNTY OF WASHINGTON :

4 I, SHEILA M. ROZANC, a Registered  
Professional Reporter and Notary Public in and for  
5 the Commonwealth of Pennsylvania, do hereby certify  
that the foregoing is a true and correct  
6 transcription of the testimony within.

7  
I do further certify that this testimony  
8 was taken at the time in the foregoing caption  
specified, was taken remotely via Zoom, and was  
9 completed.

10  
I do further certify that I am not a  
11 relative, counsel or attorney of either party, or  
otherwise interested in the event of this action.  
12

13 IN WITNESS THEREOF, I have hereunto set  
my hand and affixed my seal of office at  
14 Burgettstown, Pennsylvania on the 6th day of May  
2020.  
15

16  
Sheila M. Rozanc  
17 Registered Professional Reporter  
Notary Public within and for  
18 the Commonwealth of Pennsylvania  
19

20 My commission expires September 30, 2022.  
21  
22  
23  
24  
25

