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SCRANTON CITY COUNCIL MEETING
PUBLIC HEARING

FILE OF COUNCIL NO. 11, 2008 - AMENDING FILE OF
COUNCIL NO. 74, 1993, (AS AMENDED) ENTITLED, "THE
ZONING ORDINANCE FOR THE CITY OF SCRANTON," BY CHANGING
THE MAP IN THE VICINITY OF THE SCRANTON HIGH SCHOOL AND
IT'S SURROUNDING AREA AS MORE PARTICULARLY DESCRIBED IN
THE EXHIBIT "A" ATTACHED HERETO FROM I-L (LIGHT
INDUSTRIAL) TO INS-G (GENERAL INSTITUTIONAL) AND C-G
(GENERAL COMMERCIAL).

HELD:

Tuesday, February 5, 2008

LOCATION:

Council Chambers
Scranton City Hall
340 North Washington Avenue
Scranton, Pennsylvania

CATHENE S. NARDOZZI- COURT REPORTER

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CITY OF SCRANTON COUNCIL:

MR. ROBERT MCGOFF, PRESIDENT

MS. JUDY GATELLI, VICE-PRESIDENT

MS. JANET E. EVANS

MS. SHERRY FANUCCI

MR. WILLIAM COURTRIGHT

MS. KAY GARVEY, CITY CLERK

MR. NEIL COOLICAN, ASSISTANT CITY CLERK

MR. AMIL MINORA, SOLICITOR

1 MR. MCGOFF: I'd like to call this
2 public hearing to order. Roll call, please.

3 MR. COOLICAN: Mrs. Evans.

4 MS. EVANS: Here.

5 MR. COOLICAN: Mr. Courtright.

6 MR. COURTRIGHT: Here.

7 MR. COOLICAN: Ms. Fanucci.

8 MS. FANUCCI: Here.

9 MR. COOLICAN: Ms. Gatelli.

10 MS. GATELLI: Here.

11 MR. COOLICAN: Mr. McGoff.

12 MR. MCGOFF: Here. The purpose of a
13 said public hearing is to hear testimony and
14 discuss the following: FILE OF COUNCIL NO.
15 11, 2008, AMENDING FILE OF COUNCIL NO. 74,
16 1993, (AS AMENDED) ENTITLED, "THE ZONING
17 ORDINANCE FOR THE CITY OF SCRANTON," BY
18 CHANGING THE MAP IN THE VICINITY OF THE
19 SCRANTON HIGH SCHOOL AND IT'S SURROUNDING
20 AREA AS MORE PARTICULARLY DESCRIBED IN THE
21 EXHIBIT "A" ATTACHED HERETO FROM I-L (LIGHT
22 INDUSTRIAL) TO INS-G (GENERAL INSTITUTIONAL)
23 AND C-G (GENERAL COMMERCIAL).

24 We have two speakers signed in.

25 David Rinaldi.

1 MR. RINALDI: Thank you, Mr. McGoff.
2 My name is a David Rinaldi, I'm a property
3 owner down on Olive Street and I'm a partner
4 in the OSC Company which is a family-owned
5 partnership with my brother and sister and
6 we own the property that's listed at 2 West
7 Olive Street, and to give you an idea, it's
8 the property between Love Road and a piece
9 of property between ourselves, a triangular
10 piece, and the school district's seven and a
11 half acres that's on the corner of Seventh
12 and Olive where Providence Road meets it.

13 Anyway, I came here tonight because I
14 received -- well, the OSC company is listed
15 as one of the individuals in a letter sent
16 January 28, 2008, which I believe is
17 required under the Municipality Planning
18 Code for notice to property owners that are
19 affected by the zoning change. I would like
20 to know whether or not there are any other
21 notices that were sent to other individuals
22 that don't appear on my -- on the letter
23 that I received and the reason for that is I
24 think that there is someone missing and as a
25 result I think that the city should look at

1 whether or not it can move forward with this
2 until the proper notice is given under 53 PS
3 10609 (b) (2) (i) (1) which requires
4 specific notice be given my regular mail to
5 owners and property that are affected by a
6 zoning change.

7 Anyway, the reason I say this is
8 because there are -- the piece of property
9 that I'm referring to I know that the owner
10 of the property is a partnership called FMP
11 Realty, and if I can approach, Mr. McGoff,
12 I'll give you a copy of the zoning map which
13 is Zoning Map 145.16 and I have
14 highlighted -- I have highlighted the area
15 in question which I believe is missing from
16 the notice at least from the letter that I
17 have.

18 I'm familiar with that property
19 because I was involved in the -- in an
20 objection to the private sale of the school
21 district, they were selling a piece of the
22 property to the current owners of what's
23 highlighted there, about 5,000 square feet
24 next to the girls' soccer field.
25 Anyway, if you look at the map it says, "C,

1 P, R and 0," that was the previous owner
2 that sold FMP Reality in approximately 1994
3 and as a result I'm not sure whether or not,
4 you know, the proper notice was given in
5 this particular case.

6 If you look at the second page, it's
7 just a blowup of that area on the zoning
8 map, and the third and fourth pages are
9 copies of the exhibits that were in that
10 objection to the school district sale,
11 Exhibit C, B and C, to the school district's
12 amended petition and as you can see it
13 indicates Parcel A, that's the parcel that
14 has C, P, R and 0 on the zoning map, so I
15 was concerned whether or not there was the
16 proper notice as given to all of the
17 property owners.

18 I also wanted to -- I was looking at
19 the -- I received, by the way, a copy of the
20 packet of information from the city and I
21 thank the city for that. Included was a
22 copy of File of Council No. 11, 2008, the
23 ordinance and in the second whereas clause
24 it indicates, "The city planning commission
25 is recommending that the area be zoned to

1 reflect a current and planned institutional

2 and commercial uses."

3 Now, I wasn't aware that there are
4 planned institutional uses for our area, I
5 don't know of any. I do know that, of
6 course, the school is an institution and as
7 a result this amendment will change the
8 zoning for their particular property because
9 that's a different change in the zoning that
10 the property, my property or our property
11 that's affected.

12 And I do know that, for example,
13 across the street this from the Ice Box
14 there is going to be a mini-mart and a gas
15 station and a carwash because I was speaking
16 with the owner so I know that that
17 particular piece there has already been
18 granted a special exception under the light
19 industrial or a variance, I'm not sure.

20 And I feel really that the city
21 should have known about this piece of
22 property because several years ago Lamar
23 Advertising on behalf of the owners at the
24 time brought a -- asked for a variance
25 before the zoning board to put up a three-

1 sided billboard, I opposed it and I'm

2 thankful that the zoning board agreed and
3 didn't grant the variance, so we only have a
4 two-sided billboard there now, but that's
5 why I'm familiar with the property, I'm
6 familiar with the property owners in the
7 area.

8 In regard to the change itself, it
9 really doesn't have a great economic impact
10 on the uses of our property there, so I
11 don't see it as being that detrimental
12 certainly to changing it, I just wonder, you
13 know, after all of these businesses were
14 allowed to go up there it's sort of like
15 changing the ordinance, you know, after all
16 of the development has been done and that's
17 essentially -- I just wonder, you know, if
18 it's even necessary. If council has any
19 questions I would be happy to answer them
20 for you.

21 MR. MCGOFF: Thank you, Mr. Rinaldi.

22 MR. RINALDI: Okay, thank you very
23 much.

24 MR. MCGOFF: John Appleton.

25 MR. APPLETON: Good evening, Council.

1 My name is John Appleton and I'm council for
2 Keystone Block and Supply Company, Keystone

3 Concrete Block and Supply Company, the owner
4 of the largest parcel of this zoning change
5 which approximates 23 acres which together
6 with Slipco will be developing that parcel
7 into a corporate center which will house
8 five separate pads which will have five
9 separate corporate offices at that site all
10 within the City of Scranton, all of which
11 will be available, some of which will be
12 available to pay taxes, some of which are
13 Keystone KOZ. If you have any questions
14 concerning that project I'd be happy to
15 answer them.

16 As far as the notices are concerned,
17 we were assured by the zoning office that
18 all people were notified, the Galdier family
19 has been on that site for 70 years, they
20 have not heard of this company, but they
21 have heard of the ones that are in the
22 notice that were sent out on June 28th of
23 2008, so consequently we would ask that if
24 comes up for a vote that you will, in fact,
25 be so kind as to vote in the affirmative so

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1 that this project can start and what we will
2 essentially do is move it downtown to the

3 City of Scranton across up West Linden
4 Street across the river and along the North
5 Central City Expressway.

6 If there is any questions, I'd be
7 happy to answer them. Otherwise, thank you
8 for your kind attention.

9 MR. MCGOFF: Thank you, Mr. Appleton.
10 Anyone else? Since there are no other
11 speakers, I now declare this public hearing
12 closed.

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4 I hereby certify that the proceedings and
5 evidence are contained fully and accurately in the
6 notes of testimony taken by me at the hearing of the
7 above-captioned matter and that the foregoing is a true
8 and correct transcript of the same to the best of my
9 ability.

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CATHENE S. NARDOZZI
OFFICIAL COURT REPORTER

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