

The CENTER



A newsletter from Mt. Oliver Borough



Manager's Minute

I don't think many people fully understand the importance of zoning, and since we are in the process of adopting a new zoning ordinance, I thought I'd take the opportunity to shed some light on this important and sometimes complicated component of municipal government. In the broadest sense, zoning regulates the use of land and buildings. The traditional approach to zoning was to prevent property owners from using their property in ways which would create a nuisance or cause harm to adjacent owners. While this is still relevant, the scope of zoning has expanded over the years and is now also used as a tool for encouraging certain development and creating an attractive community.

The power to zone and adopt zoning ordinances is granted to local governments by the Pennsylvania Municipalities Planning Code, or MPC. The MPC establishes the rules that a municipality must follow to enact, administer, and enforce the zoning ordinance. Other laws also impact what can and can't be included in the zoning ordinance such as the Fair Housing Act, the Americans with Disabilities Act, the Telecommunications Act, and even case law, or laws that are established by the outcomes of court rulings.

The zoning ordinance is always composed of two parts – the text and the zoning map. The text contains the community development objectives and necessary technical provisions to regulate the use of land and buildings and to establish bulk, height, area, setback, and other standards. On the other hand, the zoning map delineates the boundaries of the specific districts or zones created in the ordinance. What many people don't know is that the MPC requires that municipalities must provide for every possible use in their community. Therefore, it's important that potential uses are thought through and included in the zoning ordinance. If they're not in the ordinance then it's difficult to regulate them.

For a little over a year now, we have been working with the Planning Commission and a consultant team to update our decades-old ordinance. This update couldn't be more timely with property sales at an all-time high, both in terms of quantity and price, and the surge of interest from both residential and commercial investors. We want to ensure that the growth that's projected over the next decade occurs responsibly and in line with the Borough's adopted community development objectives. Some notable updates to the ordinance include:

continued inside



Upcoming Trash Collection

The following dates are upcoming trash collection dates and changes due to holidays:

Jul 2	Regular Collection
Jul 9	Regular Collection
Jul 16	Regular Collection
Jul 23	Regular Collection
Jul 30	Regular Collection
Aug 6	Regular Collection
Aug 13	Regular Collection
Aug 20	Regular Collection
Aug 27	Regular Collection
Sep 4	Holiday Collection (Labor Day)
Sep 10	Regular Collection
Sep 17	Regular Collection
Sep 24	Regular Collection

Trash must be placed curbside between 6:00 p.m. the day before and 6:00 a.m. the day of scheduled pick-up. Residents may put out up to 15 bags and no more than 2 bulky items. For specific questions or service issues, please contact Waste Management at 1-800-866-4460.

Please note that TVs and other electronics are never accepted. For these and other hard to dispose of items, contact Evolution E-Cycling at 412-390-3450.



Mt. Oliver Community Group Seeking Volunteers

The Mt. Oliver Community Group is looking for energetic volunteers to assist with vacant lot cleanups and other beautification projects. This group is active from April through October and aims to do a project once a month. So far this year, members cleaned and cleared the vacant lot at Ottillia & Overhill in April, removing over 20 tires, and spruced up the vacant lot at Stamm & Walnut in May.

Act Now! Here's how....

Contact Rick Hopkinson to sign up at 412-431-8107 x 106 or by email at rick.hopkinson@mtoliver.com

- Creating a Traditional Neighborhood Development (TND) District to replace the antiquated Historic District on Brownsville Road. A TND overlay allows the Borough to set special design standards such as façade variation, first floor transparency, signage, lighting, building height, and more. The 100-200 of Brownsville Road (from Arlington to the Clocktower) will be zoned as TND-Commercial where we are trying to promote smaller, more mom-and-pop type establishments, while the 300-block on will be zoned as TND-Mixed Use which will permit larger development (in terms of land area) and also residential development;
- Expanding the Residential Single-Family District, and replacing the Two- and Three-Family Districts with a Residential Mixed Use District to promote more fully integrated, pedestrian-oriented development;
- Replacing the traditional setback requirement by district with a setback requirement by street to more closely existing building footprints;

- Updating parking requirements, lifting of the ban on privacy fences in side and rear yards, and providing for regulations around urban agriculture; and
- Establishing design standards for all new residential and commercial development.

If all goes according to schedule, Council plans to adopt the ordinance at their Regular Meeting on July 15, 2019. There is a Public Hearing scheduled for July 8th at 7:00 PM to receive public comment on the ordinance prior to adoption. A full draft of the ordinance is available on the homepage of the Borough Website, as well as a hard copy at the Municipal Building. I encourage everyone who's interested to take a look and provide feedback!



Rick Hopkinson
Borough Manager
Mt. Oliver Borough

New Leadership Coming to South Pittsburgh Organizations

Two very large and impactful organizations that serve Mt. Oliver have experienced a shift in leadership within the past couple of months. The Brashear Association welcomed Andrea Matthews as their incoming Executive Director in April following Hugh Brannan's retirement after 36 years of dedicated service. A month later, Joey-Linn Ulrich was hired as Executive Director of Economic Development South. These two women are truly the cream of the crop, emerging as finalists in a lengthy recruitment effort led by Nonprofit Talent.



Andrea Matthews

Andrea was the Founding Executive Director of the Children's Sickle Cell Foundation, Inc. and more recently has held a position as a Public Health Analyst with the Health Resources and Services Administration, Health and Human Services, in Rockville, MD. She is a graduate of the University of Pittsburgh and Leadership Pittsburgh Class XXIX. "Andrea's exceptional track record of establishing and growing a nonprofit organization with a strong commitment to innovation, collaboration, and partnership building will support The Brashear Association's vision for expanded services and a new location in the South Pittsburgh Hilltop," said Kristi Rogers, President of the Board of Directors. A native Pittsburgher, who grew up in the Beltzhoover neighborhood, Andrea is already familiar with the work and potential of The Brashear Association. Her children participated in the agency's educational programming and she served on the Board of Directors in a past life as 1st Vice President.

Prior to joining Economic Development South, Joey-Linn served as the Executive Director of Venture Outdoors where she opened a third Kayak Pittsburgh concession in Aspinwall Riverfront Park and worked with a cohort of

four other environmental organizations to hire a shared CFO among other innovative programming that she developed during her time. She also worked for the Girl Scouts and prior to that for the Northside Leadership Conference where she worked side by side community leaders on developing resident and public safety strategies in the East Allegheny neighborhood. Joey-Linn earned a bachelor's degree in public administration from Slippery Rock University and a Master of Arts in Leadership in Nonprofit Management from Carlow University. She is currently a Fellow in Leadership Pittsburgh's Lead Now Pittsburgh. Another Pittsburgh native, Joey-Linn grew up in the Allentown neighborhood and currently resides in Overbrook. She is excited to begin meeting and working with all of the community leaders and partners in the service area.



Joey-Linn Ulrich

For those who are not familiar with the work of these organizations, The Brashear Association supports and enriches families in South Pittsburgh. Through the provision of human services and community action, Brashear recognizes community strengths and diversity and encourages self-help, citizen education, and community improvement and involvement. Economic Development South is a non-profit, corridor-based community and economic development corporation whose member communities include the Boroughs of Brentwood, Baldwin, Whitehall, Mt. Oliver, Pleasant Hills, and Jefferson Hills; the Municipality of Bethel Park; the City of Clairton; and the City of Pittsburgh's Carrick, Overbrook, Brookline, and Knoxville neighborhoods. Together, its member communities total over 110,000 residents and nearly 3,500 businesses. Economic Development South provides leadership and support in five core focus areas including Environment, Transportation, Marketing, Real Estate, and Business Development initiatives.



Business Corner

Welcome New Business: Anzo Nails Spa

After several years of being vacant, nail art is returning to 149 Brownsville! Anzo Nails Spa opened in May by business and building owner Kevin Nguyen. Kevin has years of experience in the nail service industry and is up on all of the latest trends. Prior to opening his storefront in Mt. Oliver, he owned a nails spa in the South Hills for fourteen years. Anzo Nails specializes in organic dip powder and organic spa pedicures, as well as acrylic, gels, solar, 3Ds, ombre, dazzle, and more. They are currently running a special for \$10.00 off of a full set with gels or \$15 off of a laser organic pedicure now through the end of summer. Hours of operation are Monday through Friday 10 AM to 6 PM and Saturday 9:30 AM to 5:30 PM. Call them at 412-431-1006 or stop in today!



FAQs: Open Burning

One of the most frequently asked questions this time of year is whether or not fire pits are permitted in the Borough. The short answer is yes, fires are permitted in the Borough. However, they are subject to regulation by Allegheny County. To aid in the understanding of what's allowed and what's not, the Allegheny County Health Department Published an Open Burning Fact Sheet. According to the County Ordinance, open burning is defined as "any fire or combustion from which air contaminants pass directly into the open air without passing through a flue." The term includes any fire or combustion which occurs in a fire pit, outdoor fireplace or grill. Below are some important highlights:

- No material other than clean wood, propane, or natural gas may be open burned EXCEPT for:
 - Commercially available fire logs, paraffin logs, or wood pellets;
 - Paper or commercial smokeless fire starters in order to start a fire;
 - Charcoal for the preparation of food only.
- Fires may be no larger than 3' wide by 3' long by 2' high
- Fires must be at least 15 feet from the nearest neighbor's dwelling or inhabited area, any property line, roadway, sidewalk, or public access way.

You can find the full text on the Borough Website by clicking "For Residents," then "Quick Reference Guide to Mt. Oliver."



Seeking Suggestions

What do you wish you had known sooner?

Is there something that wish you knew when you became a member of the Borough? Whether you've lived or owned property here for 30 years or 3 months, we want to hear from you! Your suggestions will help us with our Welcome Packet we are developing for new residents and property owners.

Act Now! Here's how...

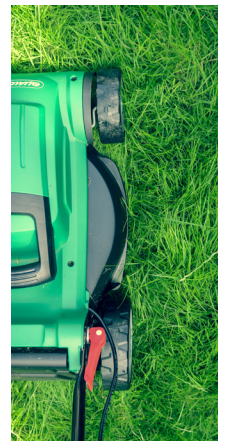
Send your suggestions to Kathy Connolly at 412-431-8107 x 103 or kathy.connolly@mtoliver.com.



Property Maintenance

This is a friendly reminder that grass must be kept under eight inches at all times. Weather dependent, successful grass maintenance requires mowing once a week. Additionally, grass clippings must be cleaned up around the perimeter of the property. It is not permissible to sweep or blow grass clippings into the street.

Remember to never ignore a violation notice and that communication is critical to avoiding a citation or potential legal action. If you have a hardship, please contact us and we will work with you.



Commonwealth Sandwich Company

225 Brownsville Road

**\$1 off boxed
any boxed lunch
until July 31!**





Upcoming Events

Council Meeting

3rd Monday (7/15, 8/19, 9/16) at 7:30 PM
Municipal Building – 150 Brownsville Road

Planning Commission Meeting

4th Monday (4/22, 5/27, 6/24) at 6:00 PM
Municipal Building – 150 Brownsville Road

Business Owners Association Meeting

1st Tuesday (No July Meeting, 8/6, 9/3) at 5:00 PM
Don's Bar – 151 Margaret Street

Cruising into Summer Street Fair w/ Classic Car Cruise by Beckman Motors

Saturday 7/20 from 2:00 PM to 7:00 PM
100-200 Block of Brownsville Road

Live DJ | Food | Entertainment | Games | Vendors | Beer
Garden | Activities for Kids | And Much More

The Brashear Association's Christmas in July

Thursday 7/25 from 5:00 PM to 8:00 PM
Double Wide Grill – 2339 East Carson Street

Join the Brashear Association for fun, food, and drinks as they kick off their Holiday Helping Season! Admission is one new, unwrapped toy or a \$20 donation. There will be free appetizers, cash bar, and lots of great raffle prizes donated by local businesses and friends.

Contact 412-431-2236 for more information or to learn about additional ways to support the holiday assistance program!

Mt. Oliver Fire Dept. / Option Independent Fire Co. Sportsman's Bash

Saturday 9/14 from 12:00 PM to 7:00 PM
Braddock VFD #2 Social Hall – 845 Talbot Ave

Free food & drink, prizes every 10 minutes!
Contact 412-431-5210 for tickets!

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Pittsburgh, Pennsylvania 15210

