

The CENTER



A newsletter from Mt. Oliver Borough



Manager's Minute

At the end of each year, I like to take some time to reflect. They say that public service is a thankless job, but the reward is really in the work that we do and the people we serve. This is especially true in local government where we have the ability impact lives every day. Oftentimes, we get bogged down in the shuffle and can lose sight of the end goal which is very simply to improve quality of life. While this concept can have different meanings in a variety of contexts, I think for our purposes it means safe neighborhoods, well-maintained public infrastructure, quality housing, a vibrant business district, and a strong sense of place. I think we're making genuine progress in most, if not all fronts, but there's so much more work that lies ahead. In the following text, I do my best to concisely outline some of the accomplishments in 2019, as well as the plan for 2020 as we continue work towards improving quality of life.

2019

Homeowners as a % of occupied properties has increased; Average sale price of single-family homes increased by \$11,472; 10 vacant structures now occupied.

Defended the Borough in 34 tax appeal hearings; Filed a few of our own for grossly undervalued properties (e.g. \$4,000) and won, increasing values by more than \$280,000.

613 Code Enforcement cases year to date; 94% compliance rate; Updated the Rental License Ordinance; Nearing completion of Zoning Ordinance Update; 4 vacant lots cleaned up by the Property Stabilization Committee.

Contracted with Roadbotics to conduct pavement conditions survey; Updated 5-Year Paving Plan.

Began conducting sign inventory and replacing faded/damaged signs.

Public Works Department short-staffed most of the year; Excellent job maintaining services levels; Hired two additional full-time employees in October/November.

Police Department responded to 6,725 calls year to date; 450 Park & Walks; 335 Drug Arrests; Updated Disruptive Property Ordinance; Also short-staffed most of the year; Hired one full-time officer in October.

Debut of "The Center" Quarterly Newsletter; Revived the Business Owners Association; Organized seven promotional and community events; 4 Storefront Improvement grants awarded; Accepted into the Allegheny Together Program for business district planning and technical assistance around business recruitment and retention.

continued on next page



Upcoming Trash Collection

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

Dec 24	Regular Collection
Dec 31	Regular Collection
Jan 7	Regular Collection
Jan 14	Regular Collection
Jan 21	Regular Collection
Jan 28	Regular Collection
Feb 4	Regular Collection
Feb 11	Regular Collection
Feb 18	Regular Collection
Feb 25	Regular Collection
Mar 3	Regular Collection
Mar 10	Regular Collection
Mar 17	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.



Veterans Banner Program

Did you or a loved one serve in the military? If so, send us the name, branch of service, and any other pertinent information such as rank or honors received, along with a high-quality photo and Mt. Oliver Borough will sponsor the production of a banner that will proudly adorn our street poles.

Act Now! Here's how...

Contact Kathy Connolly with your submittals at 412-431-8107 x 103 or kathy.connolly@mtoliver.com

Worked with utilities to repave Brownsville Road under warranty due to reflective cracking; Began site work on Walnut Street Parking Lot; Completed annually required CCTV, Pipe Lining, and Point Repair projects to the sanitary sewer system under the Consent Order.

2020

Continue defending Borough in tax appeal hearings; Stabilize tax base.

Complete at least 2 Demolitions; Encourage side yards; Market vacant properties; Finalize Zoning Ordinance; Update Vacant Property Registration Ordinance.

Finish sign inventory and replacement of faded/damaged signs; Refresh pavement markings; Enhance landscaping on Brownsville Road and in parks.

Upgrade sidewalks in the 300-500 blocks of Brownsville; Paint light poles; Install new banners

Finish Walnut Street Parking Lot; Upgrade Middle Way Parking Lot; Continue Paving Plan; Televis 10% of sanitary sewer lines; Repair defects identified in 2019 CCTV.

Continue promotional and community events; Complete Business District Plan; Recruit 4 new businesses; Secure additional funding for Storefront Improvement Program.

As you can see, it's been a busy year and we're thrilled to continue the moment into 2020. If there's anything that really excites you and you want to volunteer or if there's something that you think might be lacking, please don't hesitate to reach out. Thank you, and Happy Holidays!



Rick Hopkinson
Borough Manager
Mt. Oliver Borough

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Business Corner

Contributing Author: Dan Davis, CORO Pittsburgh

TC Candy

Three years ago, Suzanne Terreri went from being a home chocolatier to the owner of her own shop, Terreri Chocolate Candy, more commonly known as TC Candy. While she's only a few years into owning her shop, she's far from new to making chocolate. In fact, she started TC Candy in the garage of her home after getting into making the candy as a hobby.



Suzanne Terreri grew up in Mt. Oliver's neighboring town of Knoxville. Terreri and her husband, Dennis, married when she was just 20 years old. At that time, she was working at G. C. Murphy's behind the candy counter, selling chocolates and hot roasted nuts. Terreri eventually left that job to start her own woodworking business with Dennis called Together Crafters or TC for short. Unfortunately, many people preferred cheaper wood trinkets and signs that were mass manufactured so they were forced to shift gears.

Chocolate became Suzanne's medium of choice after a suggestion from Dennis. The two of them went to a candy show in Philadelphia and after a few classes began experimenting at home. At first, she would make chocolates for her friends just as a treat, but as she gave out more, people started asking how they could buy it. Next thing she knew, she was buying additional chocolate machines to keep up with the demand. When asked about how much chocolate she handled in her store, she told me, "Chocolate comes in 10 pound slabs and I used to buy pieces. Then one time, I thought, 'Oh my gosh, can I buy 10 pounds at a time?' I was so excited because I graduated to this bigger thing of chocolate. And now I buy 500 pounds at a time!"

With almost a full ton of chocolate going through her store each year, TC Candy still remains rooted in family. Her husband helps make the peppermint patties from scratch, her daughter helps make each candy, and her son bought the food trailer with a dream that "everybody in the country will taste this chocolate." Although he may be determined to make that happen, it might be hard to supply that many chocolates because to this day, Susanne and her daughter still make each piece of candy by hand and she doesn't want that to change.

TC CANDY
Homemade Chocolate Candy

Make your holiday a little sweeter with TC Candy! Show this ad and get 10% off your order over \$25. Expires January 31, 2020.

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412-431-1006

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PITTSBURGH PA 15210

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SOLAR WAXING L



Property Maintenance

This is a friendly reminder that all sidewalks must be cleared of snow and ice within 24 hours of a snow event.



MILLER ACE HARDWARE

237 BROWNSVILLE RD

PITTSBURGH, PA 15210

CUSTOMER APPRECIATION COUPON

BUY ONE KEY, GET ONE FREE. MUST
HAVE COUPON PRESENT AT PURCHASE.

EXP DECEMBER 25, 2019.



Trzade Salon

113 Brownsville Road. Walk-ins are welcome! We have student and senior citizen discounts. 10 AM - 6 PM
Tuesday - Saturday. (412) 431-1100



FAQs: Zoning Permits

Last issue, we talked about the Uniform Construction Code (UCC) and situations when a building permit may be required. In this issue, we'd like to spend some time on zoning permits, as the two often go hand-in-hand. Unlike the UCC which is regulated by the state, zoning is (almost) exclusively regulated by the local jurisdiction, with the exception of a handful of influencing federal statutes and case law.

The purpose of a zoning permit is really to ensure that the development or use of a particular property is compliant with the Borough's Zoning Ordinance adopted by Council. Common examples of when a zoning permit is needed include:

- Construction of a garage
- Installation, alteration, or repair of a fence
- Installation of a shed
- Installation, alteration, or repair of a sign
- Any change of use

The last item is the one that most people aren't aware of, at least in our experience. Just because a particular use might be permitted in the district that property is located, a zoning permit is still required because there are normally other criteria that must be met. For example, if someone wanted to convert a single-family home into a two-family property in a multi-family district, there are parking and other requirements that must be met in order to allow the conversion. Once it's confirmed that all requirements have been met, a zoning permit will be issued, followed by an occupancy permit once the work has been completed and inspected for building code requirements. The same holds true for commercial uses. If a nail salon becomes restaurant, they too must apply for a zoning permit to ensure that the use is permitted in the district and all requirements are met. The only difference for commercial is that certified stamped drawings from an architect must also be submitted in order to evaluate the myriad of building code requirements that apply to different types of commercial uses. This is called a commercial plan review.

Another common misconception is around plot plans and surveys. For example, when installing a fence, unless it's abutting the sidewalk, we require a survey in order to properly evaluate whether setback requirements are met and more importantly, to ensure that the fence is not encroaching on the neighbor's property.

As always, you are encouraged to contact the Borough Offices with specific questions when planning your project. Codes and ordinances can be daunting, but we are here to help!

+ Trending in MTO



On Thursday, November 7th, the Mt. Oliver Area Business Owners Association held a networking event at the newly opened Ormsby Café at 402 Ormsby Avenue. The evening was filled with tasty eats, good drinks, and lively conversation.



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Upcoming Events

Council Meeting

3rd Monday at 7:30 PM

Municipal Building – 150 Brownsville Road

Re-Organization Meeting

Monday, 1/6 at 7:30 PM

Municipal Building – 150 Brownsville Road

Council Meeting

3rd Monday at 7:30 PM (1/20, 2/17, 3/16)

Municipal Building – 150 Brownsville Road

Business Owners Association

Working Group Meeting

1st Tuesday at 5:00 PM (1/2, 2/4, No March Meeting)

Don's Bar – 151 Margaret Street

Business Owners Association Networking Event

Thursday, 3/5 at 7:00 PM

TC Candy – 101 Brownsville Road

Gerald Izaj's Antiques & Collectables

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Owner Gerald Izaj

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