

1301 12th Street, Suite 103
Altoona, PA 16601
Phone (814) 949-2456
Fax (814) 949-2203



David M. Albright, Chair
Lawrence Bilotto, Vice Chair
Michael Haire, Secretary
Richard Haines
Drew Brennan
Jesse Ickes
Devin Saylor

planning@altoonapa.gov

ALTOONA CITY PLANNING COMMISSION

The Altoona City Planning Commission, created in March 1916, is composed of seven residents appointed by the Mayor with the approval of City Council. The Commission is responsible for developing and updating the Comprehensive Plan, reviewing proposals that affect the development of the City, and providing a public forum that encourages participation in guiding the future of the City.

Regular Meeting of Tuesday, February 4, 2025 at 3:00 PM
4th Floor City Hall Common Room

AGENDA

CALL TO ORDER

ADMINISTRATIVE ITEMS

1. Approval of Minutes – The Commission will consider the approval of minutes from its previous meeting of January 7, 2025 which are included in the packet.
2. Public Comment Period – All public comments will be received at this time.

SUBDIVISION AND LAND DEVELOPMENT

None at this time

STAFF LEVEL REVIEWS

Staff has received the following updates to the staff level subdivision/land development applications since January 7, 2025 regular meeting:

- a) Agudath Achim Congregation – 1306-1316 17th Street – No-Impact SD Plan – Under Review
Lot Line configuration between five separate parcels of land located along 13th Avenue, 17th Street and 14th Avenue. No new development is proposed.
- b) NAJJAT LLC – 610-612 25th Street – No-Impact SD Plan – Under Review
Lot consolidation of two contiguous parcels. The total combined area will consist of 0.059-acres. No new development is proposed. An existing three story duplex will serve this parcel.

SPOT BLIGHT DECLARATION

1. 712 3rd Avenue
Owner: Tina Grimme
1109 5th Avenue
Altoona, PA 16602
2. 901 4th Avenue
Owner: Lori Hartman
903 4th Avenue
Altoona, PA 16602
3. 1339 N. 9th Avenue
Owner: Linda Cain
1339 N. 9th Avenue
Altoona, PA 16601
4. 2308 3rd Avenue
Owner: Curtis & Tina Whitfield
2308 3rd Avenue
Altoona, PA 16602
5. 223 3rd Avenue
Owner: James M. Werner, Jr.
20570 Torre Del Lago Street
Estero, FL 33928
6. 223 5th Avenue
Owner: Radesh Sutraban Ganji
14601 Hillside Apt 2B
Jamaica, NY 11435
7. 516 N. 10th Street
Owner: Margaret & Harry Forshey
516 N. 10th Street
Altoona, PA 16601

INFORMATIONAL ITEMS

1. GAEDC Report – Larry Bilotto/Diana White
2. Blair County Planning Commission Report

COMMISSIONER FORUM

1. Update on czb, LLC - Zoning and SALDO

QUESTIONS FROM MEDIA AND PUBLIC

ADJOURNMENT

MINUTES
ALTOONA CITY PLANNING COMMISSION
REGULAR MEETING
January 7, 2025

MEMBERS PRESENT

David Albright – Chair
Larry Bilotto – Vice Chair
Michael Haire – Secretary
Drew Brennan
Richard Haines
Councilman Jesse Ickes
Devin Saylor

GUESTS PRESENT

Tim Smith, City Resident
Bill Kibler, Altoona Mirror

STAFF PRESENT

Sabrina Appel-McMillen – GIS/Land Use Coordinator
Rebecca Brown – Director, Codes and Inspection
Bette Fischer – Clerical Associate III – Department of Community Development
Diana White – Director, Department of Community Development

The Altoona City Planning Commission (ACPC) held its regular monthly meeting on January 7, 2025, in the City Hall 4th Floor Common Room, 1301 12th Street, Altoona, PA. Chairman David Albright called the meeting to order at 3:04 PM.

ADMINISTRATIVE ITEMS

1. Approval of Minutes

A motion was made by Mr. Bilotto to approve the December 3, 2024 minutes as read. Mr. Saylor seconded the motion. Motion passed unanimously.

2. Public Comment Period

None at this time.

SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS

None at this time.

STAFF LEVEL REVIEWS

Ms. McMillen reviewed the staff level applications that have been received since the December 3, 2024 regular meeting:

- a. Gregory S. Morris – 3511-3513 Baker Blvd. - No impact SD Plan – Approved
- b. Thomas K. Hooper – 4601 Lyndale Rd. – No impact SD Plan – Approved
- c. Christopher & Jennifer Snyder – 4126-4142 3rd Avenue – No impact SD Plan – Under Review.

SPOT BLIGHT DECLARATION

Ms. Brown reviewed the following properties to be considered for declaration of blight.

Emergency Demolitions

1. 1916 10th Street

Owner: John Lynch
1916 10th Street
Altoona, PA 16601

Property is a vacant, residential structure in substandard condition not suitable for rehabilitation. Wood siding is discolored and falling off the property, front stone sidewalk and retaining wall is falling, rear porch is weathered and in poor condition. Some foundation is starting to crumble in front, cement between stones is slowly being removed from water and weather damage. Roof flashing and cornice are rotted and falling apart. Shingles are missing from main roof. Windows are old with wood frames that are also weathered. Interior walls and ceilings have holes and cracks, most of the plumbing is missing from the bathrooms and kitchen and the rest of the house is completely full of garbage and rubbish. Unlivable conditions. Owner has been cited and fined several times; house is unlivable and owner does not have the resources to rehabilitate. Utilities are being removed and there is \$2,030.21 of outstanding taxes owed. The City will demolish the structure and place a lien on the property for the cost of demolition. Appropriate reuse for this property is residential in nature. **Motion was made by Mr. Bilotto to declare this property blighted for demolition with the appropriate use as residential in nature. Mr. Haines seconded the motion. Motion passed unanimously.**

2. 1106 13th Avenue

Owner: Deborah J. English
1106 13th Avenue
Altoona, PA 16601

Property suffered severe fire damage due to January 2, 2025 fire. Demolition was completed to address immediate health and safety hazards. Owner was contacted. Insurance company and adjuster were contacted. **Motion was made by Mr. Bilotto to declare this property blighted demolition**

with the appropriate use as residential in nature. Mr. Brennan seconded the motion. Motion passed unanimously.

3. 1104 13th Avenue

Owner: Prasad Real Estate
Jericho, NY

Property suffered severe fire damage due to January 2, 2025 fire. Demolition was completed to address immediate health and safety hazards. Owner was contacted. Insurance company and adjuster were contacted. **Motion was made by Mr. Bilotto to declare this property blighted and demolish. Mr. Brennan seconded the motion. Motion passed unanimously.**

Spot Blight Declarations

1. 1521 18th Avenue

Owner: Martin D. Kidd
1521 18th Avenue
Altoona, PA 16601

Property is in major disrepair and the owner has not performed any repairs. Siding is weathered and falling apart; looks like old wood siding. Stone and concrete foundation is in moderate condition. Rear roof is completely withered to nothing; roof struts are rotted; shingles and plywood are completely missing. There is a huge hole in the rear leading to the 2nd floor bedroom. The rest of the roof is in very poor condition. Porch roof is in poor condition and drooping. Window boxing is rotted; windows are old. Back half of the house is completely destroyed from water damage due to roof hole. Drywall and ceilings are falling down. Not habitable. Taxes owed: \$957.80. The City will demolish the structure and place a lien on the property for the cost of demolition. Appropriate reuse for this property is residential in nature. **Motion was made by Mr. Saylor to declare this property demolition with the appropriate use as residential in nature. Motion was seconded by Councilman Ickes. Motion passed unanimously.**

2. 850 25th Street

Owner: John & Evelyn Estep
2016 4th Avenue
Altoona, PA 16601

No maintenance on property; dangerous to neighboring properties. Walls are rotting, holes. Gutters are missing. Banisters are rotting. The foundation is cracked, sinking, lifted and separating. The porch roof is falling. Cornice & trim are rotting. Porch roof is leaking. Window casings are rotting. Taxes owed: \$0. The City will demolish the structure and place a lien on the

property for the cost of demolition. Appropriate reuse for this property is residential in nature. **Motion was made by Mr. Bilotto to declare this property blighted demolition with the appropriate use as residential in nature. Motion was seconded by Councilman Ickes. Motion passed unanimously.**

Mr. Saylor asked if it was possible to declare a different use rather than residential if it is allowed by zoning. Ms. White responded that staff will research.

INFORMATIONAL ITEMS

1. **GAEDC Report** – Mr. Bilotto and Ms. White both attended the meeting on December 18, 2024. Ms. White reported that the McCrory's Building project is nearly complete and that the Redevelopment Authority will be touring the building on January 9, 2025. The Kress Building is on schedule to be completed in the spring. The Parking Authority signed an agreement with SP+, a management company. Ms. White gave the board a status report on the SALDO and zoning ordinance updates.
2. **Blair County Planning Commission Report** – None.

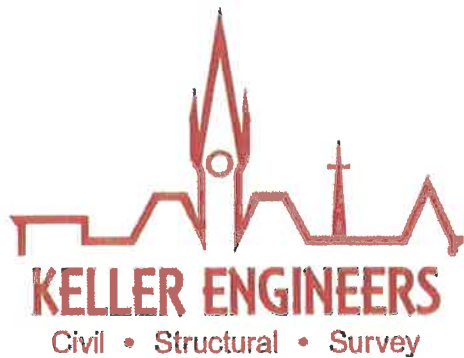
COMMISSIONERS FORUM

Ms. White reported that the TAC #4 meeting was held on December 17, 2024. czb has completed the information gathering phase and are now drafting the new ordinances. City staff will be meeting in with czb virtually on January 15th and another date to be determined. The TAC #5 virtual meeting will be held on February 11th. The consultants expect to have the draft ordinances ready by the end of February and will return to the City on March 10th. They will present a report to Council at the regular meeting. While they are in town, they will meet with Council in small groups, as well as with the TAC. A public open house will be held on the evening of March 11th.

ADJOURNMENT

There being no further business the **motion was made by Mr. Bilotto to adjourn the meeting at 3:38 PM.**

Signed: Michael Haire, Secretary



Keller Engineers, Inc
420 Allegheny Street
Hollidaysburg, PA 16648
Phone: (814) 696-7430
Fax: (814) 696-0150
keller-engineers.com

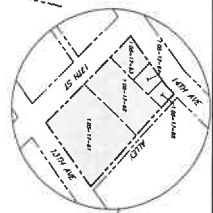
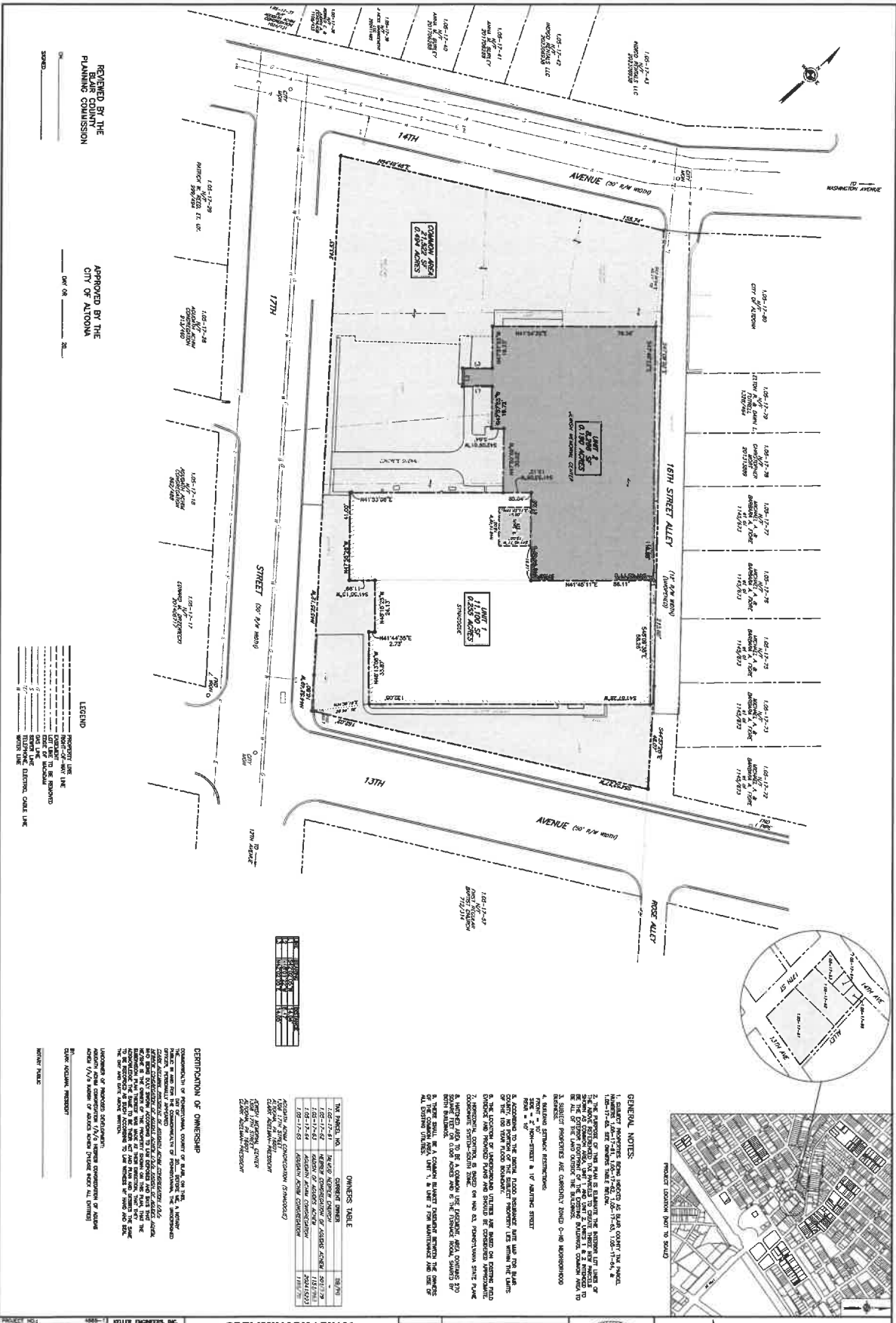
**PROJECT NARRATIVE
SUBDIVISION/CONDOMINIUM PLAN
FOR
AGUDATH ACHIM CONGREGATION
AND
JEWISH MEMORIAL CENTER
PROJECT NUMBER 4888-1
JANUARY 2025**

The Agudath Achim Congregation and the Jewish Memorial Center are the owners of five separate parcels of land located along 13th Avenue, 17th Street and 14th Avenue. These parcels are indexed as Blair County Tax Parcel Numbers 1.05-17-61, 1.05-17-62, 1.05-17-63, 1.05-17-64, & 1.05-17-65.

It is the intention of the above parties to eliminate the interior lines of the above referenced tax parcels to create three new parcels shown as “Common Area”, “Unit 1”, and “Unit 2”.

Units 1 (Synagogue) and Unit 2 (Jewish Memorial Center) are intended to be exterior footprint of the existing buildings and the Common Area to be all the land outside of the buildings.

Blanket easements for maintenance and use of all existing utilities, shared use agreements, declarations, and bylaws for the Proposed Condominium Association will be recorded within the new deeds of record.



REMOVED BY THE
PLANNING COMMISSION

APPROVED BY THE
CITY OF ALTOONA

DATE: 08/15/2021

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LEFT TO BE REMOVED
- REMOVED
- PROPOSED
- EXISTING
- PROPOSED EXISTING
- EXISTING CHASE LINE
- ADJOINING
- WATER LINE

GENERAL NOTES:

1. ALL PROPERTY LINES SHOWN SHOULD BE SHOWN EXACTLY TO SCALE.
2. THE AREA OF THE MAP IS DIVIDED INTO BLOCKS AS SHOWN BY THE MAP.
3. THE AREA OF THE MAP IS DIVIDED INTO LOTS AS SHOWN BY THE MAP.
4. THE AREA OF THE MAP IS DIVIDED INTO UNITS AS SHOWN BY THE MAP.
5. THE AREA OF THE MAP IS DIVIDED INTO CONDOS AS SHOWN BY THE MAP.
6. THE AREA OF THE MAP IS DIVIDED INTO CHASES AS SHOWN BY THE MAP.
7. THE AREA OF THE MAP IS DIVIDED INTO ALLEYS AS SHOWN BY THE MAP.
8. THE AREA OF THE MAP IS DIVIDED INTO AVENUES AS SHOWN BY THE MAP.
9. THE AREA OF THE MAP IS DIVIDED INTO STREETS AS SHOWN BY THE MAP.
10. THE AREA OF THE MAP IS DIVIDED INTO RIVERS AS SHOWN BY THE MAP.

OWNERS TABLE

TAX PARCEL NO.	CURRENT OWNER	AREA (SQ FT)
150-11-40	AGUDATH ACHIM CONGREGATION	10,500
150-11-41	AGUDATH ACHIM CONGREGATION	10,500
150-11-42	AGUDATH ACHIM CONGREGATION	10,500
150-11-43	AGUDATH ACHIM CONGREGATION	10,500
150-11-44	AGUDATH ACHIM CONGREGATION	10,500
150-11-45	AGUDATH ACHIM CONGREGATION	10,500
150-11-46	AGUDATH ACHIM CONGREGATION	10,500
150-11-47	AGUDATH ACHIM CONGREGATION	10,500
150-11-48	AGUDATH ACHIM CONGREGATION	10,500
150-11-49	AGUDATH ACHIM CONGREGATION	10,500
150-11-50	AGUDATH ACHIM CONGREGATION	10,500

CERTIFICATION OF OWNERSHIP

I, the undersigned, being duly sworn, depose and say that I am the owner of the above described property, and that the information furnished herein is true and correct to the best of my knowledge and belief.

OWNER: AGUDATH ACHIM CONGREGATION

OWNER ADDRESS: 150-11-40, 150-11-41, 150-11-42, 150-11-43, 150-11-44, 150-11-45, 150-11-46, 150-11-47, 150-11-48, 150-11-49, 150-11-50, Altoona, PA 16602

DEPOSED: AGUDATH ACHIM CONGREGATION

DATE: 08/15/2021

PROJECT NO: 1

FILE NAME: 150-11-40-150-11-50

DATE: 08/15/2021

DRAWN BY: [Signature]

CHECKED BY: [Signature]

PRELIMINARY / FINAL SUBDIVISION/CONDOMINIUM PLAN FOR AGUDATH ACHIM CONGREGATION AND JEWISH MEMORIAL CENTER CITY OF ALTOONA, PA, BLAIR COUNTY PENNSYLVANIA

DATE & INITIALS	REVISION DESCRIPTION

SCALE: 1"=20'



KELLER ENGINEERS
CIVIL • STRUCTURAL • SURVEY

420 Allegheny Street
Hollidaysburg, PA 16848
P: (814) 696-7430
www.keller-engineers.com

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PROJECT NARRATIVE

For

NAJJAT, LLC

NO IMPACT LOT MERGER

The purpose of this No Impact Lot Merger Plan is to merge Tax Parcel 01.06-06.-096.00-000 and Tax Parcel 01.06-06.-095.00-000 located at 610 & 612 25Th Street, City of Altoona, Pennsylvania 16602. The referenced lots are currently recorded in a single deed having an Instrument No. of 202408313 and are designated as “Premises A” and Premises B”. Both lots are occupied by a three-story brick duplex dwelling house.

The newly combined Lot with an area of 2,583square feet or 0.059 acre will allow the owner to comply with the requirements of mortgagor. No new development is proposed by this plan.

There are no other acreage or parcels under the same ownership that is adjacent to this property.

