

RESOLUTION R-2016-07

Hopewell Township, Beaver County, Pennsylvania

A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA APPROVING THE SUBDIVISION AND LAND DEVELOPMENT PLAN OF TAX PARCELS 65-036-0100.000, 65-036-0103.000, 65-036-0104.000, 65-036-0115.000 and 65-036-0116.000, KNOWN AS THE KANE ROAD PROPERTIES APARTMENT COMPLEX SUBDIVISION AND LAND DEVELOPMENT PLAN, TO CONSOLIDATE FOUR (4) LOTS INTO ONE (1) FOR THE CONSTRUCTION OF NINE (9) APARTMENT BUILDINGS ALONG KANE ROAD, HOPEWELL TOWNSHIP, IN ACCORDANCE WITH THE ZONING ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

WHEREAS, the Owner/Developer, **MORGAN KANE ROAD APARTMENTS, LLC**, by and through its authorized representatives, submitted to Hopewell a Subdivision and Land Development Plan proposing to consolidate in the R-4 Zoning District four (4) lots into one (1) lot and in so doing reduce the size of Parcel 036-0100.000 (owned by Mark and Heidi Gray and having situate thereupon a single family residential dwelling) to 6.45 acres; the consolidated lots will encompass a total of 25.93 acres upon which will be constructed nine (9) apartment buildings housing 110 one-bedroom and 110 two-bedroom apartment units totaling 97,216 square feet in size; the consolidated lots will have public access to Kane Road; and the consolidated lots will contain various public improvements and private facilities, and

WHEREAS, the Beaver County Planning Commission rendered its comments relative to the plan in a letter dated June 18, 2014, and

WHEREAS, Marie Stratakis Hartman, P.E, Hopewell Township Engineer, issued comment letters dated July 7th, 2014, July 17th, 2014, August 7th, 2014, 2014 August 22nd, 2014, September 8th, 2014 and October 13, 2014 addressing the aforementioned subdivision and land development plan citing various technical modifications required in order to comport with certain Hopewell Township Ordinance provisions, and

WHEREAS, the Hopewell Township Planning Commission recommended approval of the subdivision and land development application contingent upon compliance with the comments set forth in the Hopewell Township Engineer review letters identified above, and

WHEREAS, this Resolution shall ratify the approval of the Plan given by the Hopewell Township Board of Commissioners by Motion on September 8, 2014.

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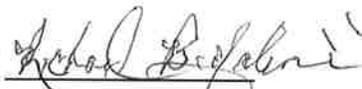
NOW, THEREFORE, BE IT RESOLVED that the Hopewell Township Board of Commissioners hereby ratifies and grants preliminary and final approval of the Kane Road Apartments Subdivision and Land Development Plan conditioned upon the owner/developer fully complying with the comments contained in the Hopewell Township Engineer's review letters dated July 7th, 2014, July 17th, 2014, August 7th, 2014, 2014 August 22nd, 2014, September 8th, 2014 and October 13, 2014; the Developer obtaining a grading permit and bonding therefore with adequate provisions for steep slopes, slide material and fill requirements; dedication to, approval by and acceptance of the sanitary sewer facilities by Hopewell; a properly executed Development Improvement Agreement; issuance of a highway occupancy permit (HOP) at the intersection with Kane Road; a stormwater maintenance plan approved by the Beaver County Conservation District and a Best Management Practices agreement with Hopewell; sufficient water distribution and capacity for the Plan; sufficient sanitary sewer capacity for the Plan; an erosion and sedimentation plan including an NPDES permit; Pennsylvania Department of Environmental Protection (PADEP) approval of 220 EDU's to the Hopewell Sanitary Sewer System including either a sewage facilities plan exemption or an approved planning module; and adequate ingress/egress access and utility easements for Tax Parcel No. 65-036-0100.000

RESOLVED AND ENACTED this 11th Day of April, 2016

Attest:

Hopewell Township Board of Commissioners


Norm Kraus, Jr., Township Manager

By: 
Richard Bufalini, President

**TOWNSHIP OF HOPEWELL
Beaver County, Pennsylvania
BOARD OF COMMISSIONERS
WORKSHOP MINUTES**

6:30pm Meeting was called to order by Mr. Bufalini and the meeting was being recorded

6:30pm

ROLL CALL

President

Rich Bufalini- present

Vice President

Joe Kusnir – present

Commissioners

Dave Ciccone- absent

Nick DiPietro- present

Gary Tranelli – absent

Others Present

Norm Kraus, Jr., Township Manager

Marie Stratakis-Hartman, Township Engineer

Michael Jones/McMillen, Urick, Tocci & Jones, Township Solicitor

6:30pm

The Board of Commissioners meet with developer Chris Passodelis, Jr.

The BOC had an impromptu meeting with developer Chris Passodelis, Jr., who owns the strip of property at Gringo-Clinton Rd. that had been approved for a self-storage facility previously by the Zoning Hearing Board. Mr. Passodelis wanted to update the BOC to a possible change in direction with that property. FYI, that property has been owned by the Passodelis family since the early 1970s. He told the Board his investment group was looking to change from the self-storage facility to a hotel. He is investing 3 months of engineering plans into the possible hotel, but was seeking an extension on his self-storage facility of the hotel proved to be unfeasible. The severe bend at Gringo-Clinton Rd., is a significant hurdle and Mr. Passodelis was seeking help from local and state politicians, as well as the BOC, in getting funds (TIFF Grant money) to help with funding of that geographical change. President Bufalini mentioned that three of the commissioners has spoken to State Senator Camera Bartolotta last Thursday when she was at the township building about giving us some help with PennDOT on this matter. President Bufalini also assured Mr. Passodelis that we would get in touch with State Representative Rob Matzie for support in this area. Mr. Passodelis is looking to get this process at Gringo-Clinton (where his property is situated) expedited as best as can be done. Even though Solicitor Jones said that state law is permitting extensions on periods of time for cases like the self-storage facility, Mr. Kusnir commented he did not wish to extend the permit, as the township is much more inclined to seeing a hotel go on that property instead of a storage facility. Mr. Passodelis said the hotel would run in the 10-12 million dollar range while the self-storage would run in the 4-5 million dollar range. The hotel would be 100 rooms, with a restaurant on the top floor and underground parking below. Mr. Passodelis thanked the BOC for their time and support and said he would be in touch with all parties that would be involved in this project in one way or another.

6:45pm

ENGINEER'S REPORT Marie Stratakis Hartman REPORT ON FILE

Mrs. Hartman covered a wide range of topics in her eight page report. The BOC approved her

sending a letter to the one outstanding property owner off Andrews Alley. Non-reply by this absentee owner of the property would signify approval of the maintenance agreement with the township and the BOC could then act to adopt maintenance of that alley. Commissioner DiPietro asked if a geotech person could check out Steuer Lane as to what's going on there, since the road has been closed there due to sliding. Ms. Hartman said she would inquire about getting a geotechnical person to survey the damage. Ms. Hartman also presented a comprehensive timeline of what has occurred thus far with the Hopewell Community Park DC NR Grant, as well as a projected timeline for finishing up the project at the Park by year-end 2016, or possibly asking for an extension through DCNR into 2017.

7:48pm **CITIZEN'S COMMENTS PERTAINING TO THE AGENDA: NONE**

7:50pm **BUSINESS AGENDA**

Mr. DiPietro Motion to approve the Workshop Minutes for March 14th, 2016
Mr. Tranelli Second the motion

Roll Call Vote:

Mr. Tranelli Absent
Mr. Ciccone Absent
Mr. DiPietro Yes
Mr. Kusnir Abstain/late for meeting
Mr. Bufalini Yes
Motion Carried

Mr. Kusnir Motion to approve the list of bills dated 4-11-2016, as presented; General Fund; \$15,617.15;
Sewer Fund; \$5,999.43 and State Fund; \$14,565.15.
Mr. DiPietro Second the motion

Roll Call Vote:

Mr. Tranelli Absent
Mr. Ciccone Absent
Mr. DiPietro Yes
Mr. Kusnir Yes
Mr. Bufalini Yes
Motion Carried

Mr. Kusnir Motion to approve Resolution R-2016-07 , Hopewell Township, Beaver County, Pennsylvania, a Resolution of the Township of Hopewell, Beaver County, Pennsylvania, approving the Subdivision and Land Development Plan of Tax Parcel 65-036-0100.000, 65-036-0103.000, 65-036-0104.000, 65-036-0115.000 and 65-036-0116.000, known as the Kane Road Properties Apartment Complex Subdivision and Land Development Plan, to consolidate four (4) lots into (1) one for the construction of nine (9) apartment buildings along Kane Road, Hopewell Township, in accordance with the Zoning Ordinance and Subdivision and Land Development Ordinance.
Mr. DiPietro Second the Motion

Roll Call Vote:

Mr. Tranelli Absent
Mr. Ciccone Absent
Mr. DiPietro Yes
Mr. Kusnir Yes
Mr. Bufalini Yes
Motion Carried

7:53pm

ITEMS FOR DISCUSSION

Manager Norm Kraus announced to the BOC that Police Chief Brian Uhrmacher has set up the testing date for the part-time officers. The Chief received 25 applications and the agility and fitness test will take place at (am on Thursday, April 28th at the CCBC training/testing facility. Those candidates that pass the agility/fitness test will then proceed to take the written test in the afternoon, as administered by Bill Gamble. The Chief was quite pleased with the response to the ad for the part-time officer positions with the township.

7:56pm

CITIZEN FORUM/ None

7:56pm

NEW BUSINESS/ None

8:03pm

OLD BUSINESS/

Commissioner DiPietro brought up the overhanging tree on Wimpole Street that is getting worse and needs addressed. Manager Kraus said he would speak with Zoning Officer John Bates about it. Commissioner Kusnir once again brought up the Lopata Property on Platte Street and what direction was the BOC going to take on this property that the township owns, but has been sitting stagnant for some time now. President Bufalini suggested the township put a work shed up on the property near the house and have Mike Jones file a letter of appeal to Beaver County with regards to the tax situation. Manager Kraus said he would speak with Park Maintenance Supervisor Carl Wagner about erecting a storage/maintenance shed on the property.

8:05pm

EXECUTIVE SESSION BEGINS/Discussing current litigation and police contract issues, as well as a personnel issue at the Park.

8:45pm

EXECUTIVE SESSION ENDS/ President Bufalini announces the Executive Session has ended and there would be no action taken from discussions held in the session.

8:46pm

ADJOURNMENT

Commissioner DiPietro
Commissioner Kusnir

Motion to adjourn
Second the Motion

Voice Vote

All in favor

Motion Carried