

RESOLUTION R 2017-16
HOPEWELL TOWNSHIP, BEAVER COUNTY, PENNSYLVANIA

**A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY,
PENNSYLVANIA ACCEPTING CERTAIN PUBLIC IMPROVEMENTS OF PHASE
TWO OF THE CLAIRMONT MANOR SUBDIVISION AND LAND DEVELOPMENT
PLAN AS IDENTIFIED IN EXHIBIT "A" ATTACHED HERETO**

In accordance with the Development Improvement Agreement, the Developer has satisfactorily completed certain public improvements, consisting of Storm Sewers and Sanitary Sewers, for Clairmont Manor Phase II as set forth in Exhibit "A" attached hereto.

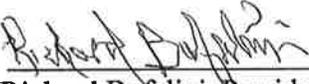
Upon review and inspection of the above referenced improvements, the Township Engineer has determined that said public improvements have been completed in accordance with the approved plans and has recommended acceptance of these public improvements.

RESOLVED AND ENACTED THIS 8 TH DAY OF MAY, 2017 THE PUBLIC IMPROVEMENTS IN EXHIBIT "A" ATTACHED HERETO ARE ACCEPTED BY HOPEWELL TOWNSHIP.

Attest:

Hopewell Township Board of Commissioners


Norm Kraus, Township Manager

By: 
Richard Bufalini, President

Clairmont Manor

Phase 2 Public Improvements

Sanitary Sewer System

Sanitary Manholes – 8
KA, KB, KC, KD, KE, KF, KG, KH

8" Diameter SDR-35 Sanitary Sewer Line – 1,338.23 LF

Sanitary MH KH to Sanitary MH KG – 308.24 LF

Sanitary MH KG to Sanitary MH KF – 69.56 LF

Sanitary MH KF to Sanitary MH KE – 277.65 LF

Sanitary MH KE to Sanitary MH KD – 280.87 LF

Sanitary MH KD to Sanitary MH KB – 84.29 LF

Sanitary MH KB to Sanitary MH KA – 97.34 LF

Sanitary MH KA to Sanitary MH K – 150.75 LF

Sanitary MH KC to Sanitary MH KB – 69.53 LF

Storm Sewer System

Storm Manholes – 1
28

Storm Inlets – 7
33, 32, 31, 30, 29, 27, 26

15" CPP Storm Sewer Pipe – 38.68 LF

Inlet 33 to Inlet 32 – 19.44 LF

Inlet 27 to Inlet 26 – 19.24 LF

18" CPP Storm Sewer Pipe – 710.79 LF

Inlet 32 to Inlet 31 – 289.47 LF

Inlet 31 to Inlet 30 – 19.84 LF

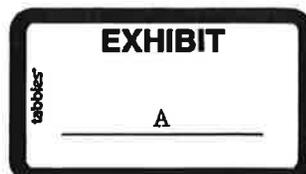
Inlet 30 to Inlet 29 – 98.90 LF

Inlet 29 to Storm MH 28 – 153.52 LF

Storm MH 28 to Inlet 26 – 149.06 LF

24" CPP Storm Sewer Pipe – 223.64 LF

Inlet 26 to Inlet 23 – 223.64 LF



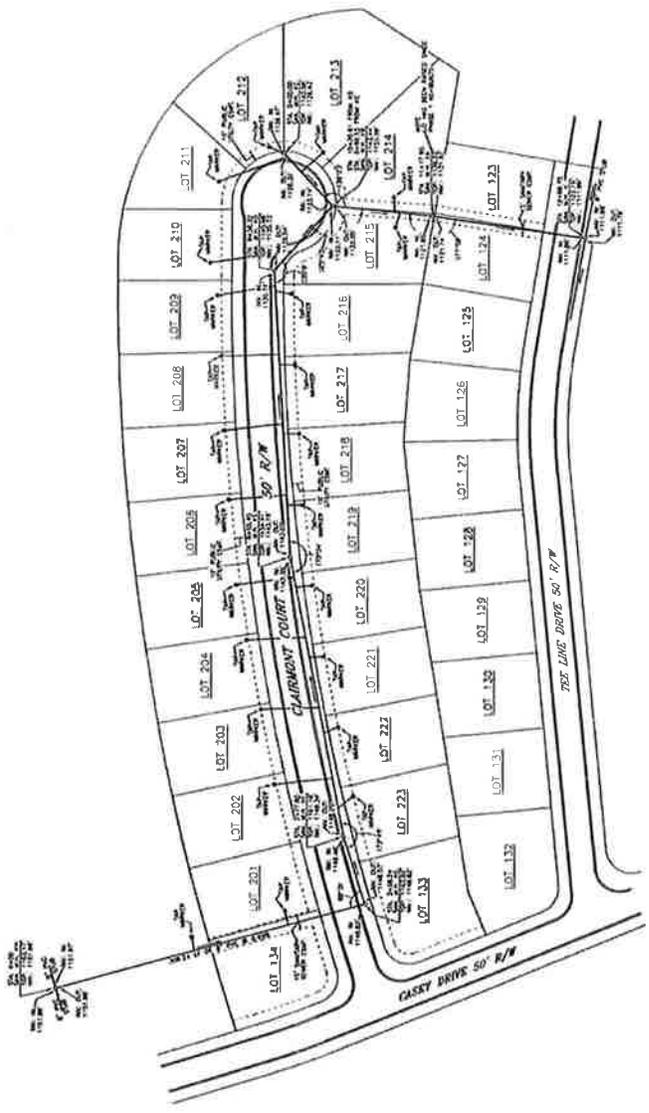


TABLE 1: LOT AREA, PERCENT COVERED, AND PERCENT OPEN

Lot No.	Area (sq. ft.)	% Covered	% Open
132	10,000	10.0	90.0
133	10,000	10.0	90.0
134	10,000	10.0	90.0
135	10,000	10.0	90.0
136	10,000	10.0	90.0
137	10,000	10.0	90.0
138	10,000	10.0	90.0
139	10,000	10.0	90.0
140	10,000	10.0	90.0
141	10,000	10.0	90.0
142	10,000	10.0	90.0
143	10,000	10.0	90.0
144	10,000	10.0	90.0
145	10,000	10.0	90.0
146	10,000	10.0	90.0
147	10,000	10.0	90.0
148	10,000	10.0	90.0
149	10,000	10.0	90.0
150	10,000	10.0	90.0
151	10,000	10.0	90.0
152	10,000	10.0	90.0
153	10,000	10.0	90.0
154	10,000	10.0	90.0
155	10,000	10.0	90.0
156	10,000	10.0	90.0
157	10,000	10.0	90.0
158	10,000	10.0	90.0
159	10,000	10.0	90.0
160	10,000	10.0	90.0
161	10,000	10.0	90.0
162	10,000	10.0	90.0
163	10,000	10.0	90.0
164	10,000	10.0	90.0
165	10,000	10.0	90.0
166	10,000	10.0	90.0
167	10,000	10.0	90.0
168	10,000	10.0	90.0
169	10,000	10.0	90.0
170	10,000	10.0	90.0
171	10,000	10.0	90.0
172	10,000	10.0	90.0
173	10,000	10.0	90.0
174	10,000	10.0	90.0
175	10,000	10.0	90.0
176	10,000	10.0	90.0
177	10,000	10.0	90.0
178	10,000	10.0	90.0
179	10,000	10.0	90.0
180	10,000	10.0	90.0
181	10,000	10.0	90.0
182	10,000	10.0	90.0
183	10,000	10.0	90.0
184	10,000	10.0	90.0
185	10,000	10.0	90.0
186	10,000	10.0	90.0
187	10,000	10.0	90.0
188	10,000	10.0	90.0
189	10,000	10.0	90.0
190	10,000	10.0	90.0
191	10,000	10.0	90.0
192	10,000	10.0	90.0
193	10,000	10.0	90.0
194	10,000	10.0	90.0
195	10,000	10.0	90.0
196	10,000	10.0	90.0
197	10,000	10.0	90.0
198	10,000	10.0	90.0
199	10,000	10.0	90.0
200	10,000	10.0	90.0
201	10,000	10.0	90.0
202	10,000	10.0	90.0
203	10,000	10.0	90.0
204	10,000	10.0	90.0
205	10,000	10.0	90.0
206	10,000	10.0	90.0
207	10,000	10.0	90.0
208	10,000	10.0	90.0
209	10,000	10.0	90.0
210	10,000	10.0	90.0
211	10,000	10.0	90.0
212	10,000	10.0	90.0
213	10,000	10.0	90.0
214	10,000	10.0	90.0
215	10,000	10.0	90.0
216	10,000	10.0	90.0
217	10,000	10.0	90.0
218	10,000	10.0	90.0
219	10,000	10.0	90.0
220	10,000	10.0	90.0
221	10,000	10.0	90.0
222	10,000	10.0	90.0
223	10,000	10.0	90.0
224	10,000	10.0	90.0
225	10,000	10.0	90.0
226	10,000	10.0	90.0
227	10,000	10.0	90.0

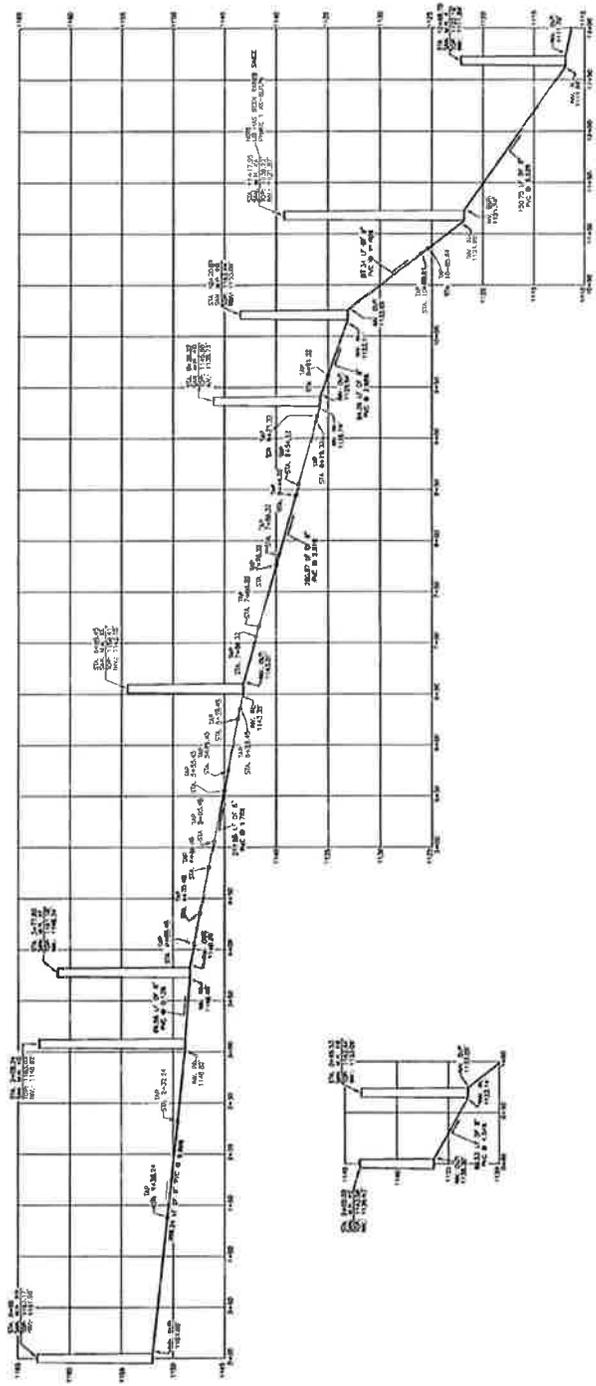
TABLE 2: LOT AREA, PERCENT COVERED, AND PERCENT OPEN

Lot No.	Area (sq. ft.)	% Covered	% Open
132	10,000	10.0	90.0
133	10,000	10.0	90.0
134	10,000	10.0	90.0
135	10,000	10.0	90.0
136	10,000	10.0	90.0
137	10,000	10.0	90.0
138	10,000	10.0	90.0
139	10,000	10.0	90.0
140	10,000	10.0	90.0
141	10,000	10.0	90.0
142	10,000	10.0	90.0
143	10,000	10.0	90.0
144	10,000	10.0	90.0
145	10,000	10.0	90.0
146	10,000	10.0	90.0
147	10,000	10.0	90.0
148	10,000	10.0	90.0
149	10,000	10.0	90.0
150	10,000	10.0	90.0
151	10,000	10.0	90.0
152	10,000	10.0	90.0
153	10,000	10.0	90.0
154	10,000	10.0	90.0
155	10,000	10.0	90.0
156	10,000	10.0	90.0
157	10,000	10.0	90.0
158	10,000	10.0	90.0
159	10,000	10.0	90.0
160	10,000	10.0	90.0
161	10,000	10.0	90.0
162	10,000	10.0	90.0
163	10,000	10.0	90.0
164	10,000	10.0	90.0
165	10,000	10.0	90.0
166	10,000	10.0	90.0
167	10,000	10.0	90.0
168	10,000	10.0	90.0
169	10,000	10.0	90.0
170	10,000	10.0	90.0
171	10,000	10.0	90.0
172	10,000	10.0	90.0
173	10,000	10.0	90.0
174	10,000	10.0	90.0
175	10,000	10.0	90.0
176	10,000	10.0	90.0
177	10,000	10.0	90.0
178	10,000	10.0	90.0
179	10,000	10.0	90.0
180	10,000	10.0	90.0
181	10,000	10.0	90.0
182	10,000	10.0	90.0
183	10,000	10.0	90.0
184	10,000	10.0	90.0
185	10,000	10.0	90.0
186	10,000	10.0	90.0
187	10,000	10.0	90.0
188	10,000	10.0	90.0
189	10,000	10.0	90.0
190	10,000	10.0	90.0
191	10,000	10.0	90.0
192	10,000	10.0	90.0
193	10,000	10.0	90.0
194	10,000	10.0	90.0
195	10,000	10.0	90.0
196	10,000	10.0	90.0
197	10,000	10.0	90.0
198	10,000	10.0	90.0
199	10,000	10.0	90.0
200	10,000	10.0	90.0
201	10,000	10.0	90.0
202	10,000	10.0	90.0
203	10,000	10.0	90.0
204	10,000	10.0	90.0
205	10,000	10.0	90.0
206	10,000	10.0	90.0
207	10,000	10.0	90.0
208	10,000	10.0	90.0
209	10,000	10.0	90.0
210	10,000	10.0	90.0
211	10,000	10.0	90.0
212	10,000	10.0	90.0
213	10,000	10.0	90.0
214	10,000	10.0	90.0
215	10,000	10.0	90.0
216	10,000	10.0	90.0
217	10,000	10.0	90.0
218	10,000	10.0	90.0
219	10,000	10.0	90.0
220	10,000	10.0	90.0
221	10,000	10.0	90.0
222	10,000	10.0	90.0
223	10,000	10.0	90.0
224	10,000	10.0	90.0
225	10,000	10.0	90.0
226	10,000	10.0	90.0
227	10,000	10.0	90.0

AS-BUILT SURVEY OF SANITARY FACILITIES
 IN PHASE 2 OF THE CLAIRMONT MANOR PLAN
 PLAN APPROVED FOR
 HOPEWELL TWP. SEWER DEPARTMENT
 AND
 MARIONDA HOMER, INC.
 SURVEYOR
 SPECIAL LICENSE NO. 2011-0011-0000000000
 DATE: SEPTEMBER 24, 2011. SCALE: 1" = 40'
 PRINGLE-NERO LAND SURVEYING, INC.
 PROFESSIONAL LAND SURVEYOR
 DUANE J. PRINGLE, P.L.S., WALLEY J. NERO, P.L.S.
 2020 SPANER AVENUE, SUITE 112
 HOUSTON, TEXAS 77055
 PHONE: (281) 775-5555

SHEET 1 OF 2





AS-BUILT SURVEY OF SANITARY FACILITIES
 IN CHASE E. OF THE CLAYMONT MANOR PLAN
 AS SHOWN ON SHEET 1 OF 2
 HOPEWELL TWP. SEWER DEPARTMENT

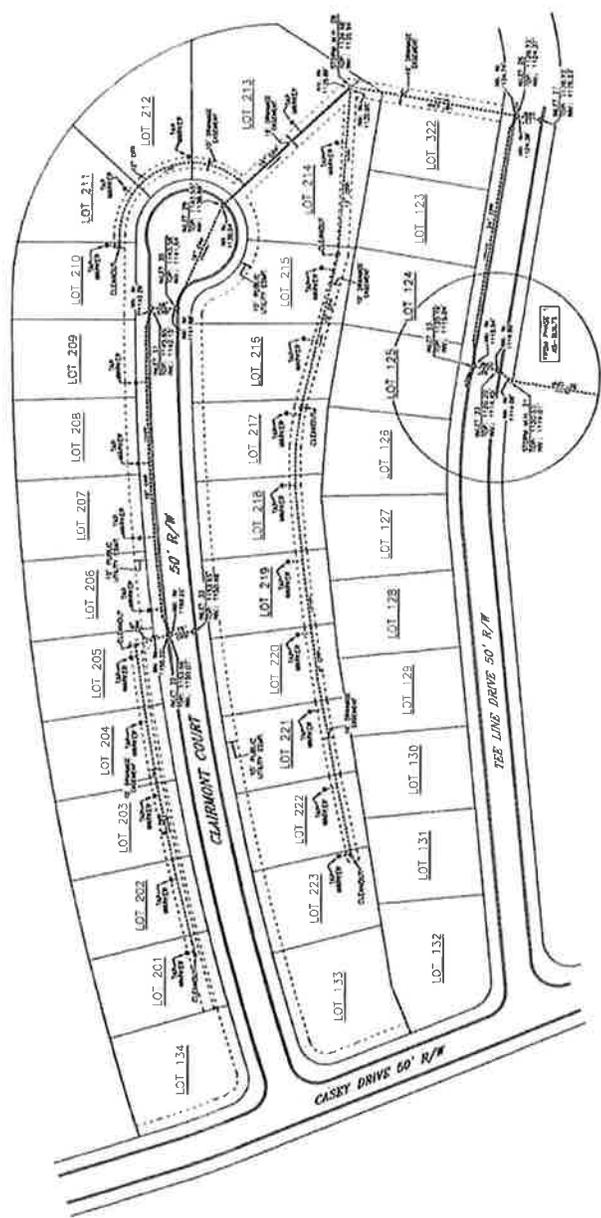
MERIONDA HOMES, INC.
 2000 BROADWAY, SUITE 100
 HOPEWELL TWP., NJ 07831

PRINGLE-NERO LAND SURVEYING, INC.
 2000 BROADWAY, SUITE 100
 HOPEWELL TWP., NJ 07831

DUANE J. PRINGLE, P.E.
 LICENSE NO. 12001

DATE: 08/13/2013
 SHEET 2 OF 2

PROFILE SCALE: HORZ.: 1" = 50', VERT.: 1" = 5'



AS-BUILT SURVEY OF STORM FACILITIES
 IN PHASE 2 OF THE CLAIRMONT MANOR PLAN
 REAL ESTATE
 HERRICK, PENNSYLVANIA
 MARIONA HOMES, INC.
 SCALE: 1" = 20'
 DATE: MARCH 14, 2011

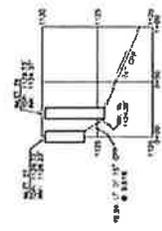
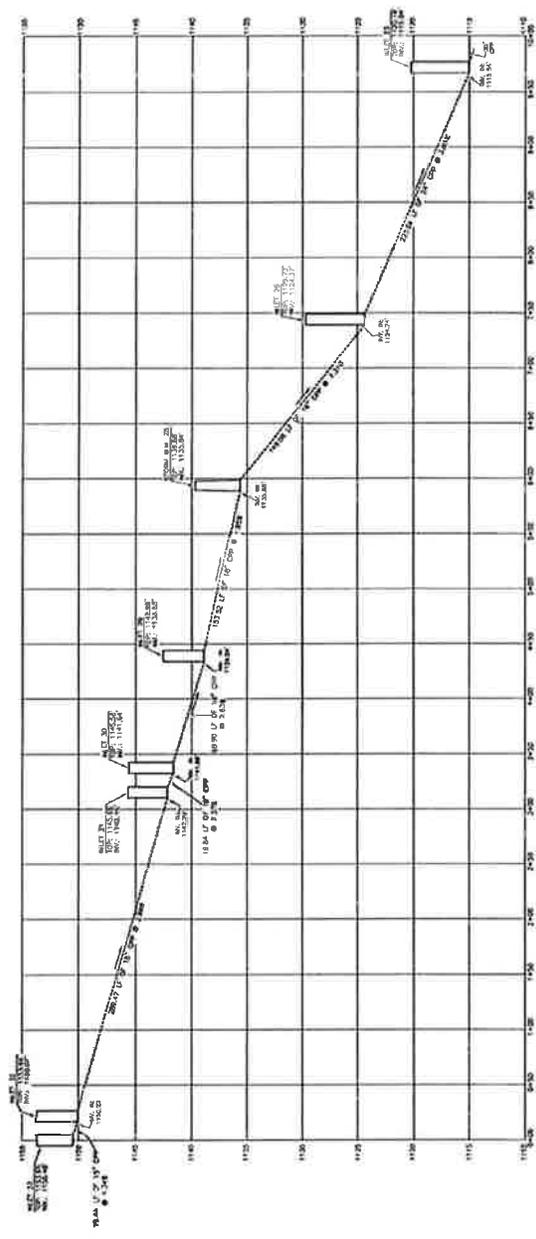
PRINGLE-NERO LAND SURVEYING, INC.
 DUANE J. PRINGLE, P.L.S., WALLEY J. NERO, P.L.S.
 1000 BEAVER MOUNTAIN, SUITE 112
 MONACA, PA. 15067
 PHONE: (717) 721-5905

TABLE 1: LOT AREA, PERMITS, AND RECORD INFORMATION

LOT	AREA (SQ. FT.)	PERMIT NO.	RECORD NO.
LOT 132	1,234	100-132-01	100-132-01
LOT 133	1,234	100-133-01	100-133-01
LOT 134	1,234	100-134-01	100-134-01
LOT 201	1,234	100-201-01	100-201-01
LOT 202	1,234	100-202-01	100-202-01
LOT 203	1,234	100-203-01	100-203-01
LOT 204	1,234	100-204-01	100-204-01
LOT 205	1,234	100-205-01	100-205-01
LOT 206	1,234	100-206-01	100-206-01
LOT 207	1,234	100-207-01	100-207-01
LOT 208	1,234	100-208-01	100-208-01
LOT 209	1,234	100-209-01	100-209-01
LOT 210	1,234	100-210-01	100-210-01
LOT 211	1,234	100-211-01	100-211-01
LOT 212	1,234	100-212-01	100-212-01
LOT 213	1,234	100-213-01	100-213-01
LOT 214	1,234	100-214-01	100-214-01

SHEET 1 OF 2





AS-BUILT SURVEY OF STORM FACILITIES
 IN PHASE 2 OF THE CLAIRMONT MANOR PLAN
 SAN BERNABEO FOR
 HOPKINSON TOWNSHIP
 AND
 MARIONA HOMES, INC.
 SUBMITTAL TO THE BOARD OF SUPERVISORS
 OF HOPKINSON TOWNSHIP, CALIFORNIA
 DATE: MARCH 14, 2012 SCALE: 1" = 50'

PRINGLE-NERO LAND SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS
 DUANE J. PRINGLE, P.L.S., WALLEY J. NERO, P.L.S.
 2020 MONROE, PA. 19151-1112
 PHONE: (215) 779-8805

SHEET 2 OF 2
 PROFILE SCALE: HORIZ.: 1" = 50', VERT.: 1" = 5'

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

6:26pm

ROLL CALL

President

Rich Bufalini- in attendance

Vice President

Joe Kusnir – absent

Commissioners

Dave Ciccone- in attendance (by phone conference)

Nick DiPietro- present

Dave Swihart - present

Others Present

Norm Kraus, Jr., Township Manager

Marie Stratakis-Hartman, Township Engineer

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

6:27pm

ENGINEER'S REPORT – Marie Stratakis Hartman (report is on file)

7:06pm

CITIZEN'S COMMENTS pertaining to the Business Agenda/ None

7:071pm

BUSINESS AGENDA

Mr. Bufalini

Motion to approve the Workshop Meeting minutes of April 10th, 2017.

Mr. Swihart

Second the motion

Roll Call Vote:

Mr. Swihart Yes

Mr. Ciccone Yes

Mr. DiPietro Yes

Mr. Kusnir Absent

Mr. Bufalini Yes

Motion Carried

Mr. DiPietro

Motion to approve the list of bills dated 5-8-2017 as presented: General Fund; \$18,686.06; Sewer Fund; \$105,235.60 and State Fund; \$2,412.08.

Mr. Ciccone

Second the Motion

Roll Call Vote

Mr. Swihart Yes

Mr. Ciccone Yes

Mr. DiPietro Yes

Mr. Kusnir Absent
Mr. Bufalini Yes
Motion Carried

Mr. Bufalini Motion to pass Resolution R 2017-13, a Resolution of the Township of Hopewell, relative to the establishment and maintenance of Employee's Pension, Annuity, Insurance and Benefit Fund or Funds, to amend certain provisions of the Pension Plan or Program applicable to the Police Employees of said Township
Mr. DiPietro Second the Motion

Roll Call Vote
Mr. Swihart Yes
Mr. Ciccone Yes
Mr. DiPietro Yes
Mr. Kusnir Absent
Mr. Bufalini Yes
Motion Carried

Mr. Ciccone Motion to pass Resolution R 2017-14, a Resolution of the Township of Hopewell, Beaver County, Pennsylvania, Authorizing an Amendment to the Agreement dated January 1, 1987, between the Township of Hopewell and the Pennsylvania Municipal Retirement Board to reduce for 2017, only the required member contribution to the Municipal Pension Plan.
Mr. Bufalini Second the Motion

Roll Call Vote
Mr. Swihart Yes
Mr. Ciccone Yes
Mr. DiPietro Yes
Mr. Kusnir Absent
Mr. Bufalini Yes
Motion Carried

**BEAVER COUNTY REGIONAL COUNCIL OF GOVERNMENTS (BCRCOG)
SPRING/SUMMER COMMODITIES**

The BCRCOG has opened Bids for Spring/Summer Commodities. The Hopewell Township Road Department, Sewer Department, and Park have jointly participated in this process. Attached please find a summary table indicating the low bidder for each item that was bid by the BCRCOG and the corresponding total bid price. The Bids should be formally accepted by Hopewell Township and their execution by the Township Manager with individual suppliers should be authorized as follows:

Mr. DiPietro: Motion to pass the following six contracts through BCRCOG:

- 1) Contract #1 – A.R. Oliasto, Inc. for Size No. 2A (Formerly 2A) River Gravel at \$17.49 per Ton Delivered to the Job Site; Size No. 57 (Formerly 2B) River Gravel at \$21.62 per Ton Delivered to the Job Site; and Natural Sand at \$15.35 per Ton Delivered to the Job Site.
2. Contract #1 – McCiymonds Supply and Transit Company, Inc. for Size No. 2A Limestone at \$19.11 per Ton Delivered to the Job Site; Size No. 8 (Formerly 1B) Limestone at \$20.86 per Ton Delivered to the Job Site; and Size No. 3 (Formerly 3) Limestone at \$20.86 per Ton Delivered to the Job Site.
3. Contract #3 – Hanson Aggregates BMC, Inc. for Superpave HMA Wearing Course 9.5mm, 0 to 0.3 Million Design ESAL's, PG 64-22, SRL-H, Section 409 at

\$48.00 per Ton FOB Plant.

4. Contract #4 – Wine Concrete Products, Inc. for Standard Inlet Box with Base H=2' at \$191.00 Each Delivered to the Job Site.
5. Contract #5 – Chemung Supply Corp. for 2' x 4' Storm Inlet Risers, T = 4" at \$335.00 Each Delivered to the Job Site!.
6. Contract #6 – ADS, Inc. for 12" Diameter HOPE Smooth Interior Pipe at \$4.55 per Foot (Bands are \$5.69 Each) Delivered to the Job Site; and 18" Diameter HOPE Smooth Interior Pipe at \$8.75 per Foot (Bands are \$10.94 Each) Delivered to the Job Site.

Mr. Swihart: Second the Motion

Roll Call Vote:

Mr. Swihart Yes
Mr. Ciccone Yes
Mr. DiPietro Yes
Mr. Kusnir Absent
Mr. Bufalini Yes

Motion Carried

Mr. DiPietro Motion to pass Resolution R 2017-15, a Resolution of the Township of Hopewell, Beaver County, Pennsylvania, accepting certain public improvements of Phase One of the Clairmont Manor Subdivision and Land Development Plan as identified in Exhibit "A" attached hereto

Mr. Swihart Second the Motion

Roll Call Vote:

Mr. Swihart Yes
Mr. Ciccone Yes
Mr. DiPietro Yes
Mr. Kusnir Absent
Mr. Bufalini Yes

Motion Carried

Mr. Ciccone Motion to pass Resolution R 2017-16, a Resolution of the Township of Hopewell, Beaver County, Pennsylvania, accepting certain Public Improvements of Phase Two of the Clairmont Manor Subdivision and Land Development Plan as identified in Exhibit "A" attached hereto

Mr. Bufalini Second the Motion

Roll Call Vote:

Mr. Swihart Yes
Mr. Ciccone Yes
Mr. DiPietro Yes
Mr. Kusnir Absent
Mr. Bufalini Yes

Motion Carried

Mr. Swihart Motion for consent to the private offer to purchase from the Repository of unsold properties , Tax Parcel No. 65-004-1307.000 by Charles Hull in the amount of \$1,111.90.

Mr. Ciccone Second the Motion

Roll Call Vote:

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

Mr. DiPietro Make the motion for final approval of the Clairmont Manor Subdivision and Land Development Plan Phase 2, conditioned upon continued compliance by the Developer with the Development Improvement Agreement, including providing the requisite Performance Bond.
Mr. Ciccone Second the Motion

Roll Call Vote:

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

7:27pm **ITEMS FOR DISCUSSION**

Solicitor Mike Jones mentioned the Widmer Litigation going on and him preparing documentation and background material for the trial.

He also brought up the correspondence he received from Mark Ceccarelli, the attorney for the Independence Square Homeowners Association, regarding the road that comes off Hamilton Drive and leads to our pump station. The homeowner's association claims Township Trucks are damaging that part of the road and is asking that the township repair/pave the road. Engineer Hartman said the township will look into the condition of the road and see what can be done to make repairs on the road. Solicitor Jones said he would mail Attorney Ceccarelli a response in this matter.

Engineer Hartman brought up to Solicitor Jones, of him putting together an agreement with Chris Thompson for the position of Sewer Department Supervisor. She also said she wanted to post the other Sewer Department positions and advertise, if needed. Mr. Jones said the BOC could act on these matters at this meeting and thus, the following motion was introduced by Solicitor Jones for the BOC to act upon:

Mr. Bufalini Motion to enter into a one year employment agreement with Harry "Chris" Thompson to assume the position of Sewer Department Superintendent at the annual salary of \$69,500.00, effective May 1st, 2017. The agreement is to be prepared by the Township Solicitor.
Mr. Ciccone Second the Motion

Roll Call Vote:

Mr. Swihart Yes
Mr. Ciccone Yes
Mr. DiPietro Yes
Mr. Kusnir Absent

Mr. Bufalini Yes
Motion Carried

Mr. DiPietro Motion to approve the Qualifications and Duties for the Sewer Department Superintendent.
Mr. Swihart Second the Motion.

Roll Call Vote:
Mr. Swihart Yes
Mr. Ciccone Yes
Mr. DiPietro Yes
Mr. Kusnir Absent
Mr. Bufalini Yes
Motion Carried

Mr. Bufalini Motion to approve the following; Posting of Certified Laboratory Technician (1); Posting of Sewer Plant Operator (2); Posting of Maintenance Technician (1) and Posting of Laborers (2), and to advertise as necessary.
Mr. Ciccone Second the Motion

Roll Call Vote:
Mr. Swihart Yes
Mr. Ciccone Yes
Mr. DiPietro Yes
Mr. Kusnir Absent
Mr. Bufalini Yes
Motion Carried

7:33pm CITIZEN'S FORUM / NONE

7:33pm NEW BUSINESS NONE

7:38pm OLD BUSINESS/ Mr. Kraus brought up the old Lopata Properties, which the township owns. He has received complaints on the property by residents around that property that children are going into the property playing and it is unsafe to do so. President Bufalini said to board up the property and Mr. Jones said posting "No Trespassing" signs would also be another deterrent to kids entering the property.

Mr. Bufalini also brought up the matter of rental properties serving notification to the township of when tenants come and go. Mr. Jones said he could draft an ordinance that the BOC could review at the next meeting stating that when rental properties exchange renters/owners, the township must be notified when people are coming and going.

7:39pm EXECUTIVE SESSION/ NONE

7:39pm ADJOURNMENT
Commissioner DiPietro Motion to adjourn
Commissioner Swihart Second the Motion

Voice Vote

Page 6, May 8th, 2017 Workshop Meeting Minutes

All in favor
Motion Carried

Minutes Recorded by: Norm Kraus, Jr. 5/8/2017
Minutes prepared by Norm Kraus, Jr. 5/9/2017