RESOLUTION 2017-28

A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA APPROVING THE KATHERINE E. UNIS PLAN OF LOT LINE REVISION INVOLVING THE SUBDIVISION ON ONE (1) LOT INTO TWO (2) LOTS AND THE COMBINATION OF ONE OF THESE LOTS WITH AN ADJOINING LOT. TAX PARCEL #65-007-0229.000, BEING PART LOT NO. 5 AND PART LOT NO. 6 IN THE CRESTON PLAN OF LOTS SECTION "A" AND LOT NO. 12 AND LOT NO. 13 IN THE CRESTON PLAN OF LOTS SECTION "B" AS RECORDED IN PBV 5 PAGE 125, WILL BE SUBDIVIDED INT PARCEL "A" AND PARCEL "B". PARCEL "B" WILL ALSO INCLUDE TAX PARCEL #65-007-0236.000 BEING LOT NO. 14 IN THE CRESTON PLAN OF LOTS SECTION "B" AS RECORDED IN PBV 5 PAGE 125. PARCEL "A" WILL CONTAIN 0.172 ACRES AND PARCEL "B" WILL CONTAIN 0.488 ACRES, IN ACCORDANCE WITH THE ZONING ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

WHEREAS, on April 10th, 2017 an application was submitted to Hopewell Township by Gerald S. Unis, Esquire, Trustee for the Estate of Katherine E. Unis, to consider the proposed lot line revision plan, known as the Katherine E. Unis Plan of Lot Line Revision, seeking to subdivide one (1) lot into two (2) lots and combine one of these lots with an adjoining lot. Tax Parcel #65-007-0229.000, being Part Lot No. 5 and Part Lot No. 6 in the Creston Plan of Lots Section "A" and Lot No. 12 and Lot No. 13 in the Creston Plan of Lots Section "B" as recorded in PBV 5 Page 125, will be subdivided into Parcel "A" and Parcel "B". Parcel "B" will also include Tax Parcel #65-007-0236.000 being Lot No. 14 in the Creston Plan of Lots Section "B" as recorded in PBV 5 Page 125. Parcel "A" will contain 0.172 acres and Parcel "B" will contain 0.488 acres, and

WHEREAS, the Beaver County Planning Commission rendered its comments in a letter dated May 16th, 2017, and

WHEREAS, on May 16th, 2017, Marie Stratakis Hartman, P.E, Hopewell Township Engineer/ Assistant Manager, issued a comment letter addressing the aforementioned plan citing technical modifications required in order to comport with Hopewell Township Ordinances, and

WHEREAS, on Thursday, May 18th, 2017, (correspondence dated May 22nd, 2017) the Hopewell Township Planning Commission recommended approval of the Katherine E. Unis Plan of Lot Line Revision application contingent upon compliance with the comments in Hopewell Township Engineer's letter dated May 16th, 2017 and any comments received from the Beaver County Planning Commission, and

NOW, THEREFORE, BE IT RESOLVED that the Hopewell Township Board of Commissioners hereby approves the Katherine E. Unis Plan of Lot Line Revision conditioned upon the applicant fully complying with the comments contained in the Hopewell Township Engineer's letter dated May 16th, 2017 and the written recommendations of both the Beaver County Planning Commission and Hopewell Township Planning Commissions prior to recording the Plan with the Beaver County Recorder of Deeds.

RESOLVED AND ENACTED this 11th day of December, 2017.

Attest:

Norm Kraus, Jr.
Hopewell Township Manager

HOPEWELL TOWNSHIP
BOARD OF COMMISSIONERS

Richard Bufalini, President
Hopewell Township Board of Commissioners

(Seal)

 RESOLUTION 2017-28

PAGE 2

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

6:45pm
ROLL CALL
President
Rich Bufalini- in attendance
Vice President
Joe Kusnir – in attendance
Commissioners
Dave Ciccone- absent
Nick DiPietro- in attendance
Dave Swihart– in attendance

Others Present
Norm Kraus, Jr., Township Manager
Marie Stratakis-Hartman, Township Engineer
Michael Jones/McMillen,Urick,Tocci,Fouse&Jones, Township Solicitor

6:45pm **At this time, President Bufalini announced that the Board of Commissioners would go into Executive Session to discuss personnel matters with Police Chief Brian Uhrmacher.**

7:35pm **Out of Executive Session. President Bufalini announced there were no voting issues to be acted upon.**

7:36pm Engineer's Report/ Marie Stratakis-Hartman, P.E. Report was presented and is on file.

8:05pm **CITIZEN'S COMMENTS** None

8:06pm **BUSINESS AGENDA**

Mr. DiPietro Motion to approve the Workshop Minutes for November 13th, 2017.
Mr. Swihart Second the motion

Roll Call Vote:
Mr. Swihart Yes
Mr. Ciccone Absent

Mr. DiPietro Yes
Mr. Kusnir Yes
Mr. Bufalini Yes
Motion Carried

Mr. Kusnir Motion to approve the list of bills dated 12/11/2017 as presented. General Fund; 10,413.12; Sewer Fund; $6,046.25; State Fund; $258.73.
Mr. Bufalini Second the motion

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

Mr. DiPietro A motion to pass Resolution 2017-28, a Resolution of the Township of Hopewell, Beaver County, Pennsylvania, approving the Katherine A. Unis Plan of lot line revision involving the subdivision on one (1) lot into 2 (2) lots and the combination of one of these lots with an adjoining lot. Tax parcel #65-007-0229.000, being Part Lot No. 5 and Part Lot No. 6 in the Creston Plan of lots Section "A" and Lot No. 12 and Lot No. 13 in the Creston Plan of Lots Section "B" as recorded in PBV 5 page 125, will be subdivided into Parcel "A" and Parcel "B."Parcel "B" will also include Tax Parcel #65-007-0236.000 being Lot No. 14 in the Creston Plan of lots Section "B" as recorded in PBV 5 Page 125. Parcel "A" will contain 0.172 acres and Parcel "B" will contain 0.488 acres, in accordance with the Zoning Ordinance and Subdivision and Land Development Ordinance.
Mr. Swihart Second the Motion

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

Mr. Kusnir A Motion to pass Resolution 2017-29, a Resolution of the Township of Hopewell, Beaver County, Pennsylvania, approving the John and Richard Calabria Plan No. 1 involving the subdivision and consolidation of two (2) lots into two (2) lots. This submission provides for the transfer of 36,555 square feet of land area from Tax Parcel No. 65-193-0280.006 (John F. and Donna M. Calabria – 1405 Airport

Road) to Tax Parcel No. 65-193-0281.000 (Richard S. Calabria – 1403 Airport Road, in accordance with the Zoning Ordinance and Subdivision and Land Development Ordinance.

Mr. Bufalini Second the Motion

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

Mr. Kusnir A motion to approve Resolution 2017-30, a Resolution of the Township of Hopewell, Beaver County, Pennsylvania, approving the Washington Street Apartments Land Development Plan involving Parcel No. 65-194-0110.007 (3.5067 acres) located along Washington Street in Hopewell Township as recorded at Deed Book Volume 3527 Page 681. This Land Development Plan consists of the construction of one (1) additional apartment building containing six (6) units upon property already containing two (2) apartment buildings each containing eighteen (18) apartment units, including the construction of additional associated parking and drives, utilities and Stormwater Management Facilities, in accordance with the Zoning Ordinance and Subdivision and Land Development Ordinance.

Mr. DiPietro Second the Motion

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

Mr. DiPietro Motion to re-appoint Tom King to Hopewell Township's Planning Commission, with his term running four years, starting January 1st, 2018 and running through December 31st 2021.

Mr. Swihart Second the motion

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

Mr. Kusnir Motion to re-appoint Mark Nelson to Hopewell Township's Planning Commission, with his term running four years, starting January 1st, 2018 and running through December 31st, 2021.
Mr. Swihart Second the motion

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

Mr. Bufalini Motion to re-appoint John Schafer to Hopewell Township's Planning Commission, with his term to run four years, starting January 1st, 2018 and running through December 31st, 2021.
Mr. DiPietro Second the Motion

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

Mr. Swihart Motion to re-appoint Ron Costanza to Hopewell Township's Zoning Hearing Board, with his term to running three years, starting January 1st, 2018 and running through December 31st, 2020.
Mr. Kusnir Second the Motion

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

Mr. Kusnir Motion to re-appoint Dave Leipchak to Hopewell Township's Zoning Hearing Board, with his term running three years, starting January 1st, 2018 and running through December 31st, 2020.
Mr. Bufalini Second the Motion

Roll Call Vote:

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

Mr. Swihart Motion to re-appoint Dan Mraovich to Hopewell Township's Zoning Hearing Board, with his term running three years, starting January 1st, 2018 and running through December 31st, 2020.
Mr. DiPietro Second the Motion

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

Mr. Bufalini Motion to re-appoint Jeff Mateer as an alternate to Hopewell Township's Zoning Hearing Board, with his term running three years, starting January 1st, 2018 and running through December 31st, 2020.
Mr. Swihart Second the Motion

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

Mr. Kusnir Motion to re-appoint Donald Fluharty to Hopewell Township's Universal Construction Code Board of Appeals, with his term running five years, starting January 1st, 2018and running through December 31st, 2022.
Mr. DiPietro Second the Motion

Roll Call Vote:
Mr. Swihart Yes
Mr. Ciccone Absent
Mr. DiPietro Yes
Mr. Kusnir Yes
Mr. Bufalini Yes
Motion Carried
Mr. Bufalini Motion to re-appoint Rick Miller to Hopewell Township's Universal Construction

Code Board of Appeals, with his term running five years, starting January 1st, 2018 and running through December 31st, 2022.

Mr. DiPietro Second the Motion

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

Mr. Swihart Motion to approve the township offices and departments be closed a half day on Thursday, December 21st, 2017, so that the township employees can take part in the Township Christmas Party at the Serbian Club.

Mr. Kusnir Second the Motion

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

Mr. Swihart Motion that the Hopewell Township Board of Commissioners authorize the Board President and Manager to execute the Reimbursement Agreement on behalf of Hopewell Township and submit the same to PennDOT for execution and processing in the amount of $2,000.00.

Mr. Kusnir Second the Motion

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

8:15pm **ITEMS FOR DISCUSSION**

The remaining items to be discussed fall under Executive Session.

8:16pm **CITIZEN FORUM/ NONE**

8:18pm Solicitor Mike Jones told the BOC that a motion needed to be made to continue the Blake Meehan conditional use hearing till the December 26th Business Meeting.

Mr. DiPietro Motion to continue the Blake Meehan Conditional Use hearing until the December 26th Business Meeting.
Mr. Swihart Second the Motion

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

8:20pm **OLD BUSINESS**

Solicitor Mike Jones went over three items. The first was the Blake Meehan continuation of conditional use case already before the BOC and the Planning Commission. Mr. Jones then referenced Resolution 2017-25, which the BOC acted upon at the November 13th, 2017 workshop meeting. This is with regards to making the Park Advisory Board be a recommending body to the Township Board of Commissioners. The resolution is completed and can be recorded. Mr. Jones then addressed the BOC on the e-mail he received from Wendy Dameron, the mother of Boy Scout Chandler Dameron, who has been working in conjunction with the township on building a dog park at Hopewell Park. Mr. Jones said the e-mail dealt with Dog Park monetary donations and the procedure involved in recording the donations for tax record purposes. It was Mr. Jones opinion that the township not be directly involved in the transfer of donations/cash transactions, and rather, Chandler set up a way of accepting and issuing receipts for the cash donations from his end of the project through the Boy Scouts, which already have 501c3 capabilities.

8:25pm **NEW BUSINESS**

President Bufalini read a letter announcing that a $95,000 grant had been awarded to Hopewell Township from the Community Conservation Partnerships Program administered by the Department of Conservation and Natural Resources (DCNR) from the state of Pennsylvania. The township's intention is to construct an amphitheater at Hopewell Community Park. The letter was a congratulatory letter to the township on being awarded the grant for the Park. Engineer Marie Hartman said that when she does the site process for where the amphitheater will be situated and the core borings are done, she will have the core borings done on Steuer Road at the same time.

President Bufalini also announced that Rosalee Steigerwald, wife of Bob Steigerwald, Hopewell Park Volunteer and contributor to our township in many ways, has passed away. Viewing will be at Tatlovich Funeral Home from 4:00pm-8:00pm on Wednesday.

8:34pm **EXECUTIVE SESSION** **IN/ Discussion of personnel and township litigation.**

9:40pm **EXECUTIVE SESSION OUT**
President Bufalini announced there was no action to be taken on the items discussed in Executive Session.

9:41pm **ADJOURNMENT**

Commissioner DiPietro	Motion to adjourn
Commissioner Kusnir	Second the Motion

Voice Vote
All in favor
Motion Carried

Minutes Recorded by: Norm Kraus, Jr. 12/11/2017
Minutes prepared by: Norm Kraus, Jr. 12/14/2017