



RESOLUTION 2018-02

A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA APPROVING THE CATHERINE KETCHEL ESTATE PLAN OF LOT RECONFIGURATION INVOLVING THE SUBDIVISION OF TWO (2) LOTS INTO FOUR (4) LOTS AND THE COMBINATION OF TWO (2) OF THESE LOTS WITH AN ADJOINING LOT TO CREATE LOT #1 AND LOT #2. TAX PARCEL #65-004-0302.000 WILL BE SUBDIVIDED INTO TWO (2) PARCELS; TAX PARCEL #65-004-0303.000 WILL BE SUBDIVIDED INTO TWO (2) PARCELS. A PART OF TAX PARCEL #65-004-0302.000 AND A PART OF TAX PARCEL # 65-04-0303.000 WILL BE COMBINED INTO ONE (1) PARCEL TO BE KNOWN AS TAX PARCEL #65-004-0302, BEING A SEPARATE AND DISTINCT PARCEL REFERRED TO AS LOT #1. A PART OF TAX PARCEL #65-004-0302.000 AND A PART OF TAX PARCEL #65-004-0303.000 WILL BE COMBINED WITH TAX PARCEL #65-004-0309.000 AND WILL BE KNOWN AS TAX PARCEL #65-004-0303, BEING A SEPARATE AND DISTINCT PARCEL REFERRED TO AS LOT #2. LOT #1 WILL CONTAIN 0.1850 ACRES AND LOT #2 WILL CONTAIN 0.2741 ACRES. AN EXISTING SINGLE FAMILY RESIDENTIAL UNIT IS LOCATED UPON LOT #1 AND AN EXISTING SINGLE FAMILY RESIDENTIAL UNIT IS LOCATED UPON LOT #2. ALL PARCELS ARE CURRENTLY OWNED BY THE CATHERINE KETCHEL ESTATE AND ALICE PIOCQUIDO C/O JOSEPH E. KETCHEL, 2018 GOLFWAY DRIVE, ALIQUIPPA, PA 15001. NO LAND DEVELOPMENT ACTIVITIES ARE BEING PROPOSED AT THIS TIME.

WHEREAS, on October 19th, 2017 an application was submitted to Hopewell Township by Joseph E. Ketchel on behalf of the Estate of Catherine Ketchel and Alice Piocquido, property owner, to consider the proposed Lot Reconfiguration Plan, known as the Catherine Ketchel Estate Plan of Lot Reconfiguration, seeking to subdivide two (2) lots into four (4) lots and combine two (2) of these lots with an adjoining lot to create Lot #1 and Lot #2. Tax Parcel #65-004-0302.000 will be subdivided into two (2) parcels; Tax Parcel #65-004-0303.000 will be subdivided into two (2) parcels. A part of Tax Parcel #65-004-0302.000 and a part of Tax Parcel#65-004-0303.000 will be combined into one (1) parcel to be known as Tax Parcel #65-004-0302, being a separate and distinct parcel referred to as Lot #1. A part of Tax Parcel #65-004-0302.000 and a part of Tax Parcel#65-004-0303.000 will be combined with Tax Parcel #65-004-0309.000 and will be known as Tax Parcel #65-004-0303.000, being a separate and distinct parcel referred to as Lot #2. Lot #1 will contain 0.1850 Acres and Lot #2 will contain 0.2741 Acres. An existing single family residential unit is located upon Lot #1 and an existing single family residential unit is located upon Lot #2. All parcels are currently owned by the Catherine Ketchel Estate and Alice Piocquido c/o Joseph E. Ketchel, 2018 Golfway Drive, Aliquippa, PA 15001. No Land Development activities are being proposed at this time, and

WHEREAS, the Hopewell Township Zoning Hearing Board, in their Decision dated January 22nd, 2017, granted a dimensional variance for Front Yard Dimensional Setback for Lot 192 (Newly Created Lot #2), and a Rear Yard Dimensional Setback for Lot 190 (Newly Created Lot #1) and Lot 192 (Newly Created Lot #2), and

WHEREAS, the Beaver County Planning Commission rendered its comments in a letter dated October 18th, 2017, and

WHEREAS, on December 14th, 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, December 14th, 2017, (correspondence dated February 1st, 2018) the Hopewell Township Planning Commission recommended approval of the Catherine Ketchel Estate Lot Reconfiguration Plan application contingent upon compliance with the comments in Hopewell Township Engineer's letter dated December 14th, 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 Catherine Ketchel Estate Reconfiguration Plan conditioned upon the applicant fully complying with the comments contained in the Hopewell Township Engineer's letter dated December 14th, 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 12th day of February, 2018.

Attest:

HOPEWELL TOWNSHIP
BOARD OF COMMISSIONERS



Marie Stratakis Hartman, P.E.
Hopewell Township Engineer/Assistant Manager



Richard Bufalini, President
Hopewell Township Board of Commissioners

(Seal)

TOWNSHIP OF HOPEWELL
BOARD OF COMMISSIONERS
Beaver County, Pennsylvania
February 12th, 2018
WORKSHOP MEETING MINUTES

- 6:22 P.M. **Call to Order**
Workshop Meeting Called to Order by President Richard Bufalini. President Bufalini announced that the meeting is being recorded.
- 6:22 P.M. **Roll Call**
President Richard Bufalini – In Attendance
Vice President Joe Kusnir – In Attendance
Commissioner David Ciccone – In Attendance
Commissioner Nick DiPietro – In Attendance
Commissioner David Swihart – In Attendance
- Others Present**
Marie Stratakis Hartman, P.E., Engineer/Assistant Manager
Michael B. Jones (McMillen, Urick, Tocci & Jones), Township Solicitor
- 6:22 P.M. **Hopewell Township Park Board Presentation**
Hopewell Township Park Board Members John Keck, Brad Batchelor, and Don Wright presented the Park Board Strategy Map to the Board of Commissioners and discussed their vision for the future of Hopewell Park. Other topics discussed included concerns regarding the Main Trail Bridge near the paved parking area and the Covered Bridge near Pavilion #4. Both structures have been heavily damaged by recent extreme precipitation events and associated flooding. General maintenance concerns, the planned Earth Day clean-up project, proposed fall clean-up project, and storage of park equipment and materials were also addressed.
- 6:43 P.M. **Engineer's Report**
Marie Stratakis Hartman, P.E., - Engineer's Report Submitted and on File.
- 7:24 P.M. **Citizen Comments on Agenda Items**
None.
- 7:25 P.M. **Citizen's Forum**
Mr. Keith Jeffers (78 Sunnybrook Avenue) informed that on or about January 26th, 2018, the Hopewell Township Road Department was trimming high branches in the vicinity of his vehicle and caused branches and related debris to be deposited upon the roadway and upon his private property. Mr. Jeffers also indicated that the debris was not cleaned up by the Hopewell Township Road Department. Mr. Jeffers informed that he drove over this debris with his vehicle and a branch lodged under his wheel well and caused damage to his vehicle (clip under wheel well broke when branch became lodged therein). Engineer Hartman will speak to the Hopewell Township Road Department employee that performed this work.
- Additionally, Mr. Jeffers mentioned that the condition of Sunnybrook Avenue and Lindberg Avenue are poor and in need repair. Mr. Jeffers also mentioned that a neighboring property is in poor condition and is not inhabitable and should be investigated. These matters will be investigated by the proper personnel.

TOWNSHIP OF HOPEWELL

**BOARD OF COMMISSIONERS
Beaver County, Pennsylvania
February 12th, 2018
WORKSHOP MEETING MINUTES**

7:39 P.M.

Business Agenda

Commissioner DiPietro: Motion to approve the Workshop Meeting Minutes from the January 8th, 2018 Workshop Meeting.

Commissioner Swihart: Second the Motion.

Roll Call Vote:

Commissioner Swihart	Yes
Commissioner Ciccone	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

Commissioner Kusnir: Motion to approve the list of bills dated February 12th, 2018, as presented: General Fund \$78,381.82; Sewer Fund \$124,452.50; and State Fund \$32,405.56.

Commissioner Ciccone: Second the Motion.

Roll Call Vote:

Commissioner Swihart	Yes
Commissioner Ciccone	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

Commissioner Kusnir: Motion to reappoint Greg Gozur to the Civil Service Commission for a three (3) year term beginning February 9th, 2018 and ending February 8th, 2021. Greg Gozur's current two (2) year term expired on February 8th, 2018.

Commissioner Bufalini: Second the Motion.

Roll Call Vote:

Commissioner Swihart	Yes
Commissioner Ciccone	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

Commissioner DiPietro: Motion to rehire Lexie Bost as a 2018 Summer Intern working in the Administration Office at a rate of \$8.50 per hour, as approved in the 2018 Hopewell Township Budget.

Commissioner Ciccone: Second the Motion.

Roll Call Vote:

Commissioner Swihart	Yes
Commissioner Ciccone	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

TOWNSHIP OF HOPEWELL
BOARD OF COMMISSIONERS
Beaver County, Pennsylvania
February 12th, 2018
WORKSHOP MEETING MINUTES

Commissioner Kusnir: Motion to rehire Elizabeth Hribar as a 2018 Summer Intern working in the Administration Office at a rate of \$8.00 per hour, as approved in the 2018 Hopewell Township Budget.

Commissioner Swihart: Second the Motion.

Roll Call Vote:

Commissioner Swihart	Yes
Commissioner Ciccone	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

Commissioner Ciccone: Motion to rehire Justin Kraus as a 2018 Park Maintenance Employee at a rate of \$8.50 per hour.

Commissioner DiPietro: Second the Motion.

Roll Call Vote:

Commissioner Swihart	Yes
Commissioner Ciccone	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

Commissioner Kusnir: Motion to rehire Sean McMasters as a 2018 Park Maintenance Employee at a rate of \$8.25 per hour.

Commissioner Bufalini: Second the Motion.

Roll Call Vote:

Commissioner Swihart	Yes
Commissioner Ciccone	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

Commissioner Kusnir: Motion to rehire Christian Mallick as a 2018 Park Maintenance Employee at a rate of \$7.50 per hour.

Commissioner Swihart: Second the Motion.

Roll Call Vote:

Commissioner Swihart	Yes
Commissioner Ciccone	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

TOWNSHIP OF HOPEWELL

BOARD OF COMMISSIONERS

Beaver County, Pennsylvania

February 12th, 2018

WORKSHOP MEETING MINUTES

Commissioner Bufalini: Motion to rehire Ashley Cameron as a 2018 Parks and Recreation employee at a rate of \$9.00 per hour.

Commissioner Ciccone: Second the Motion.

Roll Call Vote:

Commissioner Swihart	Yes
Commissioner Ciccone	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

Commissioner Kusnir: Motion to rehire Emily Wright as a 2018 Parks and Recreation Staff Camp Leader at a rate of \$9.25 per hour.

Commissioner Ciccone: Second the Motion.

Roll Call Vote:

Commissioner Swihart	Yes
Commissioner Ciccone	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

Commissioner DiPietro: Motion to rehire Carlie Critchlow as a 2018 Parks and Recreation Senior Camp Counselor at a rate of \$8.75 per hour.

Commissioner Bufalini: Second the Motion.

Roll Call Vote:

Commissioner Swihart	Yes
Commissioner Ciccone	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

Commissioner Ciccone: Motion to rehire Eric Ciccarelli and Gabriella Gress as 2018 Parks and Recreation employees at a rate of \$8.00 per hour.

Commissioner DiPietro: Second the Motion.

Roll Call Vote:

Commissioner Swihart	Yes
Commissioner Ciccone	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

TOWNSHIP OF HOPEWELL

BOARD OF COMMISSIONERS

Beaver County, Pennsylvania

February 12th, 2018

WORKSHOP MEETING MINUTES

Commissioner Kusnir: Motion to rehire Jennah Ellis-Neal as a 2018 Parks and Recreation employee at a rate of \$7.75 per hour.

Commissioner Bufalini: Second the Motion.

Roll Call Vote:

Commissioner Swihart	Yes
Commissioner Ciccone	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

Commissioner DiPietro: Motion to rehire Alyssa Cameron and Nick Bozza as 2018 Parks and Recreation employees at a rate of \$7.50 per hour.

Commissioner Swihart: Second the Motion.

Roll Call Vote:

Commissioner Swihart	Yes
Commissioner Ciccone	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

Commissioner Kusnir: Motion to hire Raquela Brunette, Mitchell Heranic, Gina Morrison, Jodi Janicki, Cole Defoggi, and Alec Bozza as 2018 Parks and Recreation employees at a rate of \$7.25 per hour.

Commissioner Ciccone: Second the Motion.

Roll Call Vote:

Commissioner Swihart	Yes
Commissioner Ciccone	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

Commissioner Bufalini: Motion to consent to the private offer to purchase Tax Parcel No. 65-011-1301.000 and Tax Parcel No. 65-011-1312.000 located along Sunnybrook Avenue, Hopewell Township, from the Repository of unsold properties by the Aliquippa Bucktails.

Commissioner DiPietro: Second the Motion.

Roll Call Vote:

Commissioner Swihart	Yes
Commissioner Ciccone	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

TOWNSHIP OF HOPEWELL

BOARD OF COMMISSIONERS

Beaver County, Pennsylvania

February 12th, 2018

WORKSHOP MEETING MINUTES

Commissioner Kusnir:

Motion to Motion to approve Resolution 2018-02, a Resolution of the Township of Hopewell, Beaver County, Pennsylvania, approving the Catherine Ketchel Estate Plan of Lot Reconfiguration involving the subdivision of two (2) lots into four (4) lots and the combination of two (2) of these lots with an adjoining lot to create Lot #1 and Lot #2. Tax Parcel #65-004-0302.000 will be subdivided into two (2) parcels; Tax Parcel #65-004-0303.000 will be subdivided into two (2) parcels. A part of Tax Parcel #65-004-0302.000 and a part of Tax Parcel#65-004-0303.000 will be combined into one (1) parcel to be known as Tax Parcel #65-004-0302, being a separate and distinct parcel referred to as Lot #1. A part of Tax Parcel #65-004-0302.000 and a part of Tax Parcel#65-004-0303.000 will be combined with Tax Parcel #65-004-0309.000 and will be known as Tax Parcel #65-004-0303.000, being a separate and distinct parcel referred to as Lot #2. Lot #1 will contain 0.1850 Acres and Lot #2 will contain 0.2741 Acres. An existing single family residential unit is located upon Lot #1 and an existing single family residential unit is located upon Lot #2. All parcels are currently owned by the Catherine Ketchel Estate and Alice Piocquido c/o Joseph E. Ketchel, 2018 Golfway Drive, Aliquippa, PA 15001. No Land Development activities are being proposed at this time.

Commissioner Swihart:

Second the Motion.

Roll Call Vote:

Commissioner Swihart	Yes
Commissioner Ciccone	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

Commissioner Kusnir:

Motion to enter into a Private Roadway Maintenance Agreement with The Village at Beaver Lakes Condominium Association for winter maintenance only on Abbie Lane.

Commissioner Bufalini:

Second the Motion.

Roll Call Vote:

Commissioner Swihart	Yes
Commissioner Ciccone	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

TOWNSHIP OF HOPEWELL

BOARD OF COMMISSIONERS

Beaver County, Pennsylvania

February 12th, 2018

WORKSHOP MEETING MINUTES

7:52 P.M.

Items for Discussion

The following items were discussed by the Board of Commissioners:

1. Solicitor Mike Jones presented and reviewed Resolution No. 2018-03 concerning the conditional use approval with conditions in response to Blake Meehan's application to operate a Neighborhood Commercial Establishment located at 220 Service Creek Road.

8:05 P.M.

Motions made following Items for Discussion

Commissioner Bufalini: Motion to approve Resolution No. 2018-03 A Resolution of Hopewell Township, a First Class Township of the County of Beaver, Commonwealth of Pennsylvania, providing the findings of fact, conclusions, and decision of the Board of Commissioners for the Township of Hopewell on the Conditional Use Application of Meehan Lawn Care, LLC as prepared and submitted by Blake Meehan and presented at the public hearing held on November 13th, 2017.

Commissioner DiPietro: Second the Motion.

Roll Call Vote:

Commissioner Swihart	Yes
Commissioner Ciccone	Absent for Vote
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes

Motion Carried

8:06 P.M.

Citizen's Forum

Moved to the beginning of the meeting. No Citizens were present at this time.

8:06 P.M.

New Business

No New Business to discuss.

8:06 P.M.

Old Business

No Old Business to discuss.

8:06 PM

Executive Session In

An Executive Session was held to discuss the Beaver County Reassessment Case and pending Hopewell Township legal matters.

9:19 PM

Executive Session Out

President Bufalini indicated that there are no matters to take action on as a result of the Executive Session.

9:19 P.M.

Adjournment

Commissioner Kusnir: Motion to Adjourn.

Commissioner Swihart: Second the Motion.

Voice Vote:

All in Favor
Motion Carried

Minutes Recorded By: Marie S. Hartman 02/12/2018
Minutes Prepared By: Marie S. Hartman 02/19/2018