

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 13, 2017**

CONDITIONAL USE APPROVAL WITH CONDITIONS

WHEREAS, Blake Meehan, of Meehan Lawn Care LLC , with an address listed as 1120 Kings Lane, Moon Twp. 15108 (hereinafter referred to as “Applicant”) has proposed to operate Meehan Lawn Care LLC on Tax Parcel No. 65-027-0126.000, being lots 11 & 12 Valleyview Drive, situate at 220 Service Creek Road (hereinafter the “Property”), as a Neighborhood Commercial Establishment under Section 2304(G) of the Hopewell Township Zoning Ordinance, No. 2004-01, permitted as a Conditional Use under Article IX “R4 Residential District,” Section 902 “Conditional Uses” in accordance with the general criteria for conditional uses of the Township of Hopewell; and

WHEREAS, on September 28, 2017 the Applicant submitted a conditional use application relative to the above-requested use of the Property; and

WHEREAS, pursuant to public notice and advertisement in the Beaver County Times, the Board of Commissioners for Hopewell Township held a public hearing at the Hopewell Municipal Building on November 13, 2017 at 7 P.M. to consider and hear comments on the Applicant’s conditional use application and plans; and

WHEREAS, the Applicant, per his written request dated September 28, 2017 (attached hereto and marked as Exhibit “A”) requested at said hearing that his conditional use request be considered by the Board of Commissioners for Hopewell Township based upon the evidence and plans presented during the hearing on November 13, 2017 at which time Applicant submitted all of the details of his proposed conditional use at the Property; and

WHEREAS, this Resolution shall constitute the written decision of the Board of Commissioners for Hopewell Township relative to the above-referenced conditional use application pursuant to the aforementioned Hopewell Township Zoning Ordinance provisions and the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, it is hereby resolved and decided by the Board of Commissioners of the Township of Hopewell as follows:

FINDINGS OF FACT AND CONCLUSIONS

A. Application.

The Applicant submitted a Conditional Use Application, drawings and documentation to Hopewell Township on September 28, 2107. *See Application collectively marked Exhibit "A" attached hereto.*

B. Public Hearing.

A Public Hearing, properly advertised pursuant to the public notice requirements of the Pennsylvania Municipalities Planning Code, was held on November 13, 2017. *See advertisement marked Exhibit "B" attached hereto.* All adjoining property owners were notified of said hearing by U.S. Mail. Several residents of Valley View Drive appeared at the Hearing in opposition to the Application and requested use. *See Petition marked Exhibit "C" attached hereto.* The gist of the opposition from adjoining property owners was rooted in a collective desire to keep the property vacant for the purpose of tranquility and preserving wildlife noting the presence of white tail deer, wood turtles and blue crab mounds on the Property.

C. Planning Commission.

The Hopewell Township Planning Commission reviewed the Application on December 14, 2017 and recommended approval with conditions by letter dated December 18, 2017. *See correspondence marked Exhibit "D" attached hereto.*

D. Proposed Development.

- 1) Meehan Lawn Care LLC will use the Property to operate a Neighborhood Commercial Establishment known as Meehan Lawn Care. The Property is presently a vacant, 0.5 acre lot. The Property abuts both Valley View Drive, a Township road, and Service Creek Road, a State road and is the location of a Hopewell Area School District bus stop. At all times, a clear site triangle at this intersection shall be observed and maintained. The Applicant will clear vegetation from the Property and keep it property maintained to eliminate vegetation overgrowth, rubbish, litter and other nuisances. The Property will be used to erect thereupon a 40x32 metal pole building for the purpose of housing small commercial trucks (not to exceed one ton) and landscape utility trailers. No equipment shall be stored or kept outside of said building for a period exceeding twenty-four (24) hours. The Property shall also be used for the erection of concrete block holding stalls for the placement and storage of bulk mulch and top soil. The building and holding stalls shall be aesthetically harmonious with the neighborhood. No materials shall be stored in these stalls which omit offensive or noxious odors or produce dust beyond the parcel boundary of the Property. The use shall only be operated Monday through Saturday between the hours of 8AM to 5PM. The use shall not generate excessive noise or light before

or after these hours of operation and shall not disturb the peace and quiet of the neighborhood. All structures shall adhere to a thirty (30) foot setback. All operations will be enclosed and secured by a six (6) foot fence with natural buffering to protect adjacent properties from airborne pollutants.

- 2) A “Neighborhood Commercial Establishment” is defined in the Hopewell Township Zoning Ordinance as “Small scale retail and commercial services that do not adversely affect residential neighborhood communities, and properties; serving and intending to serve the family or personal needs of the immediate neighborhood. Whereas such businesses are not noxious or offensive by reason of the emission of odor, dust, smoke, gas or other pollutants, vibration, noise or other similar causes and are not of such intensity as to generate volumes of vehicular traffic substantially detrimental to the welfare of the neighborhood.”
- 3) The Property is presently owned by Tonino and Rosemarie Ciampitti of Monaca, PA who intend, if the Application is approved, to convey the property to the Applicant. This approval is conditioned upon ownership of the Property by Applicant.

CONDITIONAL USE APPROVAL WITH CONDITIONS

The Board of Commissioners of the Township of Hopewell hereby grants Conditional Use Approval with the following Conditions for Meehan Lawn Care LLC in accordance with the Findings and Conclusions above as well as the plans, reports and studies prepared, submitted with the Application and presented at the Public Hearing held on November 13, 2017 all of which are incorporated herein with the same force and effect as though fully set forth at length:

Conditions of Approval.

- 1) The Applicant shall comply with all representations set forth in its Application, the Performance Standards set forth in Section 2217 of the Hopewell Township Zoning Ordinance, the lot and area requirements contained in the Hopewell Township Zoning Ordinance, Article VIII, Section 802B, Article XXIII, Section 2303 “Procedure For Review For Conditional Uses” and 2304-G “Specific Criteria For Conditional Uses – Neighborhood Commercial and the Applicant shall submit land development plans for the proposed building construction to the Township of Hopewell prior to construction.
- 2) The proposed use of the Property, with the conditions set forth herein, is consistent with Township ordinances including the Standards and Criteria Governing the Allowance of Conditional Uses as set forth in the Township

Zoning Ordinance, 2004-01, Article XXIII (23), Section 2300, Subsections A through I (as applicable) to which the Applicant shall continuously adhere.

- 3) The proposed use of the Property shall not require public water or sewer with no need for expansion of water or sewage facilities. Consequently, the Zoning Permit shall indicate that any proposed structures shall have zero (0) occupancy.
- 4) The proposal, with the conditions set forth herein, complies with all standards and conditions of the Hopewell Township Zoning Ordinance and the Pennsylvania Municipalities Planning Code, except as may be specifically noted herein, and preserves the community development objectives which are set forth in both the Zoning Ordinance of the Township of Hopewell and the Hopewell Township Comprehensive Plan.
- 5) The proposal has a beneficial relationship to the neighborhood in which it is proposed to be established and it is consistent with the character of the neighborhood and adjacent properties.
- 6) Based on the evidence of record, the proposal, with the conditions herein imposed, meets the public interest of Hopewell Township as defined by Pennsylvania Act 247, as amended, the Pennsylvania Municipalities Planning Code.
- 7) The Applicant must comply with existing stormwater provisions and satisfy Township requirements for stormwater management including executing a Stormwater Best Management Practices Agreement.
- 8) No streets are proposed for this use.
- 9) At all times during the aforementioned use of the Property, Applicant will not cause any conditions that may be dangerous, injurious or noxious, or cause offensive odor, smoke, dust, dirt, noise, vibration, glare, excessive traffic, attract vermin or rodents or constitute a nuisance or be a detriment to the health, safety, or moral or general welfare of the community or to any other person or property in the Township of Hopewell.
- 10) The Applicant shall provide and maintain landscaping sufficient to meet the requirements of the Hopewell Township Zoning Ordinance, Article XXIII, Section 2304, Section BB.
- 11) All conditions of the Pennsylvania Municipalities Planning Code, this Conditional Use Approval with Conditions, all ordinances of the Township of Hopewell and laws of the Commonwealth of Pennsylvania shall consistently be complied with during the construction and operation of the use, except as is specifically noted herein.

- 12) The Applicant shall comply with any restrictions regarding vehicular access to the premises by construction vehicles from certain public roads or portions thereof that the Township shall require or mandate.
- 13) The Applicant shall comply with and shall ensure compliance by all its contractors, subcontractors, and grantees with any and all restrictions of construction vehicles from Township roads or portions thereof. The Applicant shall be responsible to repair or reimburse the Township for any and all damages to Township roads or other property caused, directly or indirectly, by any construction activities related to the proposed use. All such repairs to Township roads shall be done to Township specifications in effect at the time such repairs are done. The Township reserves the right to require, as it deems necessary in its sole discretion, the Applicant to post appropriate bonds to protect Township roads from potential damage during construction of the expansion.
- 14) Applicant and its assignees acknowledge that the Township of Hopewell may revoke any and all of its permits, refuse to issue additional permits of any kind relating to the proposed use, and additionally take any and all other legal or equitable remedies open to it should the Applicant violate in any way the terms and conditions of this Conditional Use Approval with Conditions or any other applicable local, state or federal law or regulation.
- 15) This Conditional Use Approval with Conditions is granted to the Applicant as presented at the Public Hearing on November 13, 2017 and is non-transferrable and non-assignable to any other party or successor without the express written consent of the Township of Hopewell.
- 16) The terms of this Conditional Use Approval with Conditions shall constitute Conditional Use Approval to Meehan Lawn Care LLC, as per the provisions of the Zoning Ordinance of the Township of Hopewell, the Pennsylvania Municipalities Planning Code and laws of the Commonwealth of Pennsylvania.

Resolution approved by the Board of Commissioners of the Township of Hopewell at a public meeting on February 12, 2018.

ATTEST:

TOWNSHIP OF HOPEWELL



Township Manager/Secretary
Engineer /Assistant Manager

By: 

Chairman
Board of Commissioners

I, Marie S. Hartman ^{Engineer/Assistant}, as Manager for the Township of Hopewell, County of Beaver, Commonwealth of Pennsylvania, certify that this document constitutes an official communication by the Hopewell Township Commissioners and accurately reflects their decision on the above captioned matter which was voted on at a public meeting held on February 12, 2018.

Marie S. Hartman
Manager
Hopewell Township
Engineer/Assistant Manager

ACCEPTANCE BY APPLICANT OF THIS CONDITIONAL USE APPROVAL WITH CONDITIONS BY THE TOWNSHIP OF HOPEWELL FOR MEEHAN LAWN CARE LLC

I, Blake Meehan, of Meehan Lawn Care LLC, in the Township of Hopewell acknowledge receipt of the foregoing Conditional Use Approval With Conditions and accepts all conditions contained herein on this 2 day of MARCH, 2018.

ATTEST:

John Bates
Corporate Secretary/witness

By: [Signature]
(Sign here)

BLAKE MEEHAN
(Print name here)

BLAKE MEEHAN
(Applicant name)

Title: AGENT FOR TONINO & ROSEMARIE CIAMPITI



HOPEWELL TOWNSHIP

1700 Clark Blvd
Aliquippa, PA 15001
724-378-1460

APPLICATION FOR CONDITIONAL USE

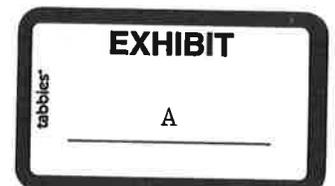
A. Name of Applicant Blake Meehan
Address 1120 Kings Lane Moon Twp PA 15108
Phone Number 724-462-8255
Location of Property 220 Service Creek Road
Interest of Property agreement with owner
Tax Parcel Number 65-027-0126.000

B. Site of specific section of the Hopewell Township Zoning Ordinance which applies to the conditional use.

Article 1x, Section 902, Subsection B

C. Please provide below or, on a separate sheet, a written description of the type of conditional use sought and the grounds for this request.

see attached plan.



D. Please attach a planned sketch of the property involved showing at least the following;

- 1. Total Land Area see plan
- 2. Existing and Proposed Uses residential - residential-conditional use
- 3. Yard sizes, Setbacks, and Building Sizes see plan
- 4. Zoning District R-4

The appellant should also provide a general location sketch showing the surrounding land uses and a contour map of the property in question.

E. Miscellaneous

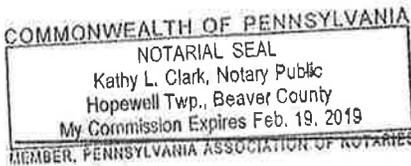
- 1. The appellant is advised to secure legal counsel to assist in the preparation and presentation of this appeal before the Zoning Hearing Board.
- 2. The appellant or counsel is aware of the provisions of the Hopewell Township Zoning Ordinance concerning appeal proceedings, criterion for review of appeals, and the specific articles and sections applicable to appellant's request.
- 3. The information requires on the application is complete.
- 4. A fee in the amount of \$ 500.00 is included with this application.

*****CERTIFICATION*****

The undersigned hereby certifies that the information contained herein is true and correct to the best of my knowledge.

[Signature]
Signature of Applicant

Sworn to and subscribed before me this 28 day of Sept, 2017
[Signature]
Notary



TOWNSHIP USE ONLY

Appeal Number _____ Receipt Number _____ Fee _____

Date of Receipt of Application _____

CONDITIONAL USE APPROVAL FOR NEIGHBORHOOD COMMERCIAL
ESTABLISHMENT AT 220 SERVICE CREEK ROAD

Concerning Hopewell Township Zoning Ordinance 2004-01, requirements for a Conditional-Use Approval in the R4 District for a Neighborhood Commercial Establishment, please accept this description of the conditional use sought and the grounds for this request.

I, Blake Meehan am the owner of Meehan Lawn Care LLC. I am requesting approval for the use of the property located at 220 Service Creek Road as a neighborhood commercial establishment. Currently, the 0.5 acre lot is vacant and is over grown by vegetation.

The parcel abuts Valley View Drive, a township road and Service Creek Road, a state road. This location is the site of a Hopewell Area School District bus stop. I have learned from the Hopewell Zoning office that there are complaints yearly regarding the safety of the intersection due to lack of maintenance. Following approval, I plan to clear the vegetation and create a well maintained place of business as a neighborhood commercial establishment. At this time, water and sewer are not necessary for the property. I will apply to all zoning ordinances and apply for all appropriate permits.

Meehan Lawn Care LLC was established in 2012 and has grown to be a reputable and professional lawn care business. I currently have seven employees that work Monday - Saturday from 8am-5pm. We would use the property to house our small commercial trucks (3/4 and one ton pickup and dump trucks) and landscape utility trailers. I would like to build a 40x32 metal pole building where the equipment could be stored. I would also like to build holding containers to store the bulk mulch and topsoil that is used on job sites. The holding containers would be created by using 2x2x4 concrete blocks serving as dividers. At this time, I do not plan to have the bulk materials sold to the public. A typical day would consist of employees arriving at the property at 8am to load up equipment and materials and then leave to go the respective job sites. The employees would return to the property around 5pm to unload equipment.

ZONING ORDINANCE 2004-01 ARTICLE IX
R4 RESIDENTIAL DISTRICT, SECTION 902 "CONDITIONAL USES" SUBSECTION B
"NEIGHBORHOOD COMMERCIAL ESTABLISHMENT"

Section 2304, "Specific Criteria for Conditional Uses", Sub. B, Neighborhood Commercial Establishment, Conditional Use in the R4 District.

1. The proposed business, Meehan Lawn Care LLC will be undertaking operations at 220 Service Creek Rd.
2. The metal pole building and the holding containers would adhere to the 30' setback from the road.
3. All operations would be adequately secured by a six foot fence with a natural buffering.
4. The clear sight triangle for Valley View Drive and Service Creek Road will be observed.

I, Tony Ciampitti, give Blake Meehan Permission to seek approval of a neighborhood commercial establishment for the property located at 220 Service Creek Road.

If approved, Blake Meehan and I, Tony Ciampitti will move forward with the sale of the property.

Tony Ciampitti

Handwritten signature of Tony Ciampitti in black ink, written over a horizontal line.

Date: 9/28/17

Blake Meehan

Handwritten signature of Blake Meehan in black ink, written over a horizontal line.

Date: 9/28/17

HOPEWELL TOWNSHIP

APPLICATION FOR CONDITIONAL USE SUPPLEMENT

The applicant must provide names and addresses of all property owners within 300 feet of the property involved in this conditional use.

The application will not be complete unless this information is provided.

NAME OF OWNER	ADDRESS (NUMBER AND STREET)
CHARLES & HELEN ADAMS	254 FOXCROFT RD, PGM, PA 15220
MARINA HARLOW	103 VALLEYVIEW DR.
DAVID & LORRA BURNS	105 VALLEYVIEW DR.
BRENDA KOSTIAL & ROBERT KEMP ETAL	102 FORESTDALE DR, INDUSTRY 15052
FRANK M. GILBERT	13200 BLACK RD LISBON OH 44432
JASON DICKHART	117 VALLEYVIEW DR.
SHARON & DURANE COPE	125 VALLEYVIEW DR.
TONINO & ROSEMARIE CIAMPITI	102 CEDAR RIDGE DR. MONROE 15061
JEFFREY GASKINS & TAMI CROCE	578 FRANKFORT RD MONROE 15061
MELANIE KENETA	114 VALLEYVIEW DR
RICHARD DICKHART	122 VALLEYVIEW DR
KATHRYN RODGERS & MARIA RICHMOND	204 SERVICE CREEK RD
HUBERT & SHALEEN MILLER	137 CARROL ST. ALIQ
SHELLEY RAE RAGER	127 VALLEYVIEW DR.

Standards and Criteria Governing Allowance of Conditional Uses

Please note the following compliance to the established standards and criteria governing the allowance of conditional uses set forth by Township Zoning 2004-01, Article XXIII (23), Section 2300, Subsections A through I.

1. The use and structure will not contravene or violate the spirit or intent of the purposes and Community Development Objectives of Ordinance.
2. The use and structure do not involve an element or cause any conditions that are dangerous, injurious or noxious and comply with the performance standards set forth in the regulations.
3. The use and structure is sited, oriented and landscaped to be aesthetically compatible and architecturally harmonious with the properties, buildings and grounds and with the buildings and grounds of adjacent properties.
4. The use and structure will produce a total visual impression and environment which is consistent with the environment of the neighborhood and the R-4 District.
5. The use and structure will have no substantial adverse impact on neighboring uses or cause any reduction of any neighborhood values.
6. The use and structure is conforming to the surrounding uses of the property, the neighborhood and the R 4 District.
7. The use and structure will have no effect on the safety and convenience of the traveling public.
8. The use and structure will satisfy every reasonable consideration made for the health and safety of the general public, at this time, water and sewer are not necessary.
9. The use and structure will avoid and/or satisfy any resulting impact upon neighboring uses that may affect health and safety of any persons and the value and use of any properties of the same.

FORM OF INDIVIDUAL ACKNOWLEDGMENT

Commonwealth of Pennsylvania

County of: Beaver

On this, the 28 day of September, 2017, before me

Kathy L. Clark, the undersigned officer, personally

appeared Blake Meeker,

known to me (or satisfactorily proven) to be the person _____ whose name _____

13 subscribed to the within instrument, and acknowledged that

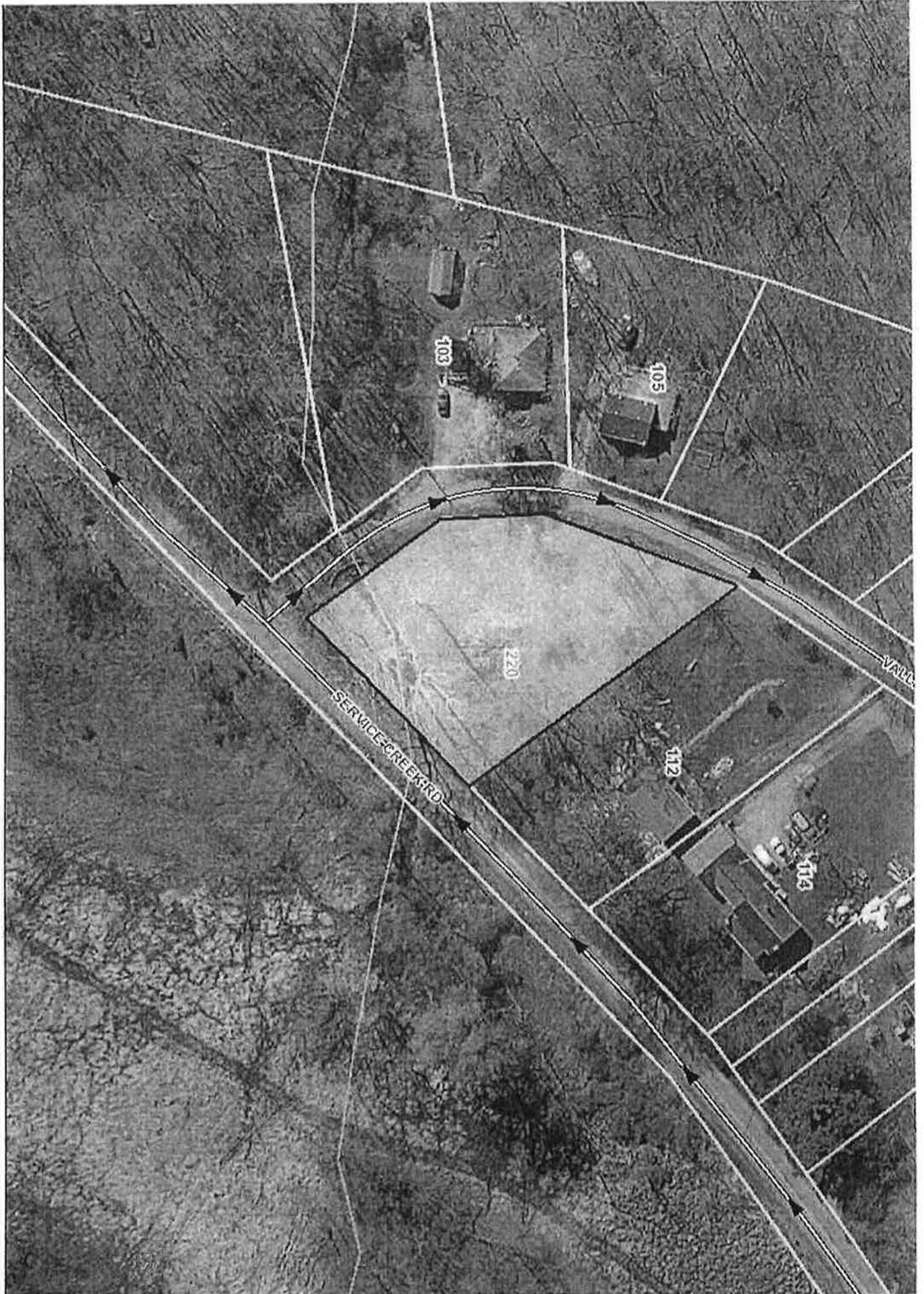
_____ he _____ executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Kathy L. Clark
Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kathy L. Clark, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Feb. 19, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES



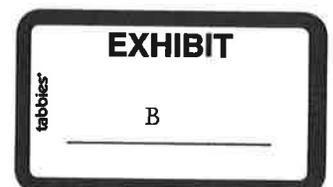


**PUBLIC HEARING
NOTICE OF APPLICATION FOR CONDITIONAL USE
HOPEWELL TOWNSHIP**

NOTICE is hereby given of a public hearing to be held by the Hopewell Township Board of Commissioners at the Hopewell Township Municipal Building, 1700 Clark Blvd, Hopewell Township, Aliquippa, Pennsylvania, on Monday November 13, 2017 at 7:00 P.M. in accordance with the provisions of Ordinance 2004-01, entitled the Hopewell Township Zoning Ordinance, to hear comments on the request of Blake Meehan, 1120 Kings Lane, Moon Twp. 15108, for a Conditional Use relating to Article IX "R4 Residential District", Section 902 "Conditional Uses" on tax parcel no. 65-027-0126, being lots 11 & 12 Valleyview Drive, situate at 220 Service Creek Road, to operate Meehan Lawn Care LLC as a Neighborhood Commercial Establishment under Section 2304(G). Any and all persons to be heard in this matter should appear at the time and place above specified.

HOPEWELL TOWNSHIP
Board of Commissioners

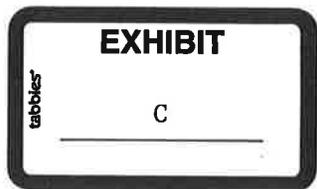
Richard Bufalini
Chairman



We the undersigned residents of Valley View Drive, Aliquippa Pa, Hopewell Twp. Petition the Hopewell Township Board of Commissioners to **NOT** approve the changes requested by Blake Meehan, 1120 Kings Lane, Moon Twp. 15108 FOR A "Conditional Uses" RELATED TO Article IX "R4 Residential District, on tax parcel no 65-027-0126 being lots 11 & 12 Valleyview Drive situated at 220 Service Creek Road to operate Meehan Lawn Care LLC as a Neighborhood Commercial Establishment under Section 2340(G). We are asking to be heard by our signatures on this petition.

Presented at the Hopewell Township Municipal Building, 1700 Clark Blvd, Hopewell Township, Aliquippa PA on Monday November 13, 2017.

Name	Address	Signature
Sharon Cope	125 Valley View Dr Aliq PA	Sharon Cope
Mike Beers	125 Valley View Dr. ALIQ PA	APT #1 Michael Beers
HUBERT MILLER	129 VALLEY VIEW DR ALIQ PA	Hubert Miller
SHALEEN R MILLER	129 VALLEY VIEW DR ALIQ PA	Shaleen Miller
Duane Cope	125 Valley View DR. ALIQ PA	Duane Cope
Shelley Rae Rager	127 Valley View DR. Aliq.	Shelley Rae Rager



HOPEWELL TOWNSHIP, BEAVER CO. PA

Zoning Office Memo

To: Board of Commissioners
From: John Bates, Hopewell Township Zoning Officer
CC: Norm Kraus, Marie Hartman, Mike Jones
Date: December 18, 2017
Re: Planning Commission Recommendation for Conditional Use

Dear BOC,

Please be advised that the Hopewell Township Planning Commission put forth the following recommendation at its Regularly Scheduled Monthly Meeting held Thursday December 14, 2017, concerning the Conditional Use Application of Blake Meehan, for a Neighborhood Commercial Establishment located at 220 Service Creek Road.

The Planning Commission recommends the approval of the Conditional Use Application of Blake Meehan dated 09/28/17 for a Neighborhood Commercial Establishment located at 220 Service Creek Road, to be Meehan Lawn Care LLC. The recommendation is subject to the compliance and implementation of the Hopewell Township Zoning Ordinance and all related PA State Regulations that apply to the development of the property, identified as tax parcel 65-027-0126, owned by Tonino & Rosemarie Ciampitti, 102 Cedar Ridge Drive, Monaca Pa. 15061.

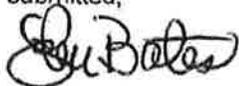
Furthermore, the recommendation is designated on the condition that the Board of Commissioners investigate the consequences of any approval considered, with respect to the ownership of the property, in that the Applicant is not the Owner. The recommendation is also made with the stipulation that the Board of Commissioners consider the following criteria to protect the health, safety and welfare of the Valleyview Neighborhood.

1. That a buffer be established, where deemed appropriate, to protect adjacent properties from airborne pollutants.
2. That hours of operation be designated so as not to disturb the peace & quiet of the Valleyview Neighborhood.
3. That any stormwater concerns be addressed at the site.
4. That any building construction and site improvements be aesthetically harmonious with the Valleyview Neighborhood.

George Medich made the motion for recommendation and Tom King seconded the motion. With a voice vote all the members were in favor and the motion was approved.

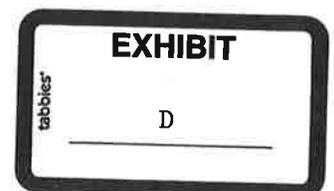
Respectively submitted,

John Bates



Hopewell Township Zoning Officer

Hopewell Township Planning Commission Recording Secretary



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