

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

6:35pm **Workshop meeting called to Order by Mr. Bufalini and the meeting will be recorded**

ROLL CALL

President

Rich Bufalini

Vice President

Joe Kusnir

Commissioners

Dave Ciccone

Nick DiPietro

Gary Tranelli

Others Present

Norm Kraus, Jr., Township Manager

Marie Stratakis-Hartman, Township Engineer

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

6:35pm Township Engineer Marie Stratakis introduced Larry Dorsch from Real Estate Development Associates. Mr. Dorsch, along with his engineer, Dan Santoro from HRG, Inc., made a presentation on the Kane Rd. Apartments Subdivision that they will be building to the township Board of Commissioners. Mr. Dorsch pointed out that this will be the first gated community in Beaver County. Market studies proved Hopewell to be a “special place” to build this \$35-\$40 million dollar project. Mr. Dorsch’s company has been responsible for building over 2,500 units along these lines in areas like Robinson Twp., Sewickley, South Pointe and several other communities. The site plan for “Graystone” as Mr. Dorsch has named this project after Kane Rd. Drive-In longtime owner Steve Gray, will consist of 220 units in nine buildings taking up 10 of The 25 acre space that Dorsch’s company will own after making the final purchase from Mr. Gray. 60% of the apartments will be 1-bedroom units and 40% will be 2-bedroom units. There will be a clubhouse, pool, other bonus features, as well as 330 parking spaces for residents, as well as individual garages and storage units that tenants can lease. HRG, Inc. Engineer Dan Santoro took over the presentation at this time and spoke about the enhanced stormwater management plans they will follow to have water draining at a slower rate. Mr. Santoro unveiled a 3-D view of the complex. At this time, township engineer Marie Hartman stated that two plans (lot consolidation and subdivision plan) had been submitted for the 25.93 acre project. Ms. Hartman stated that a highway occupancy permit, sewer line dedication and stormwater management agreement all need to be submitted yet by HRG. Steve and Mark Gray were in attendance and stated their full support for the project. Township Manager Norm Kraus thanked all parties involved in helping to get things to this point. Commissioner Joe Kusnir asked Larry Dorsch about a timeline for this project. Mr. Dorsch said they hoped to close out the final sales agreement with the Grays by month-end and start earth moving and demolition ASAP. Paving for construction use and apartment units will be done by Thanksgiving. The foundations for the nine buildings will be poured by the end of November. Mr. Dorsch reiterated his group’s goal of having an aggressive construction plan that will have the end result of apartments units being available for rent in June 2015.

7:03pm **CITIZEN'S COMMENTS PERTAINING TO THE AGENDA: NONE**

7:03pm **BUSINESS AGENDA**

Mr. Kusnir Motion to approve the Workshop Minutes for August 11th, 2014
Mr. Ciccone Second the motion

Roll Call Vote:

Mr. Tranelli Yes
Mr. Ciccone Yes
Mr. DiPietro Yes
Mr. Kusnir Yes
Mr. Bufalini Yes

Motion Carried

Mr. DiPietro Motion to approve the Business Meeting minutes of June 23rd, 2014
Mr. Tranelli Second the motion

Roll Call Vote:

Mr. Tranelli Yes
Mr. Ciccone Yes
Mr. DiPietro Yes
Mr. Kusnir Yes
Mr. Bufalini Yes

Motion Carried

Mr. Ciccone Motion to grant Preliminary and Final approval to the Kane Rd. Apartment Land Development Plan, **contingent upon** the satisfaction of all comments contained within the review letters prepared by the Hopewell Township Engineer dated July 7th, 2014, August 7th, 2014 and September 8th, 2014.

Mr. Kusnir Second the motion

Roll Call Vote:

Mr. Tranelli Yes
Mr. Ciccone Yes
Mr. DiPietro Yes
Mr. Kusnir Yes
Mr. Bufalini Yes

Motion Carried

Mr. Mr. Kusnir Motion to grant Preliminary and Final approval to the Kane Rd. Apartments Land Development Plan, **contingent upon** the satisfaction of all comments contained with the review letters by the Hopewell Township Engineer dated July 17th, 2014, August 22nd, 2014, and September 6th, 2014. Preliminary and Final approval is also contingent upon the Developer executing a Developer's Agreement with Hopewell Township: the Developer executing a Stormwater Management Agreement with Hopewell Township: and the Developer securing all necessary Permits and Approvals.

Mr. Mr. Tranelli Second the motion

Roll Call Vote:

Mr. Tranelli Yes
Mr. Ciccone Yes
Mr. DiPietro Yes

Mr. Kusnir Yes
Mr. Bufalini Yes
Motion Carried

7:11pm ENGINEER'S REPORT- Marie Stratakis Hartman REPORT ON FILE

8:26pm ADDITIONAL BUSINESS MOTIONS MADE AFTER ENGINEER'S REPORT

Mr. Kusnir Motion to approve the price proposal submitted by Enviro Science in the amount of \$1,820.00 to conduct Whole Effluent Toxicity Testing at the Raccoon Creek WPCF.
Mr. DiPietro Second the motion

Roll Call Vote:

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

Mr. Kusnir Motion to approve the bid submitted by A. B. Oliastro, Inc. in the amount of 1,000 tons at \$12,250.00 and \$12.25 per ton delivered, for Type A Anti-Skid material.
Mr. Ciccone Second the motion

Roll Call Vote:

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

8:27pm ITEMS FOR DISCUSSION

The Board of Commissioners decided that Hopewell Township shall hold their 2014 Halloween/ Trick or Treat on Thursday, October 30th, 2014 from 6:00pm till 8:00pm.

There was some discussion on height restrictions and changes that need to be addressed with a possible hotel being built in Hopewell in 2015. Solicitor Mike Jones stated he will get to work on advertising the change and he will recommend bumping the height to 75 feet from our current ordinance height of 40 feet. Mr. Jones also mentioned this would be a good time to change the zoning in the areas where changes need to be made with regards to what our zoning ordinances are currently (mixed/industry, changed to mixed or commercial, etc) when dealing with the possible hotel or new industrial business.

Mr. Jones also told the BOC that the Gropp vs Hopewell legal case was winding down and he was just waiting on the final signed papers.

8:40pm **CITIZEN'S FORUM – No Comments**

8:42pm **OLD BUSINESS None**

8:42pm **NEW BUSINESS None**

8:43pm **EXECUTIVE SESSION IN**

9:10pm **EXECUTIVE SESSION OUT**

9:12pm **ADJOURNMENT**

Mr. Kusnir Motion to adjourn
Mr. Tranelli Second the motion
Voice Vote: All in favor
Motion Carried

Minutes Recorded by: Norm Kraus, Jr. 9/8/14
Minutes prepared by Norm Kraus, Jr. 9/9/14