



TOWNSHIP OF HOPEWELL
BOARD OF COMMISSIONERS
Beaver County, Pennsylvania
June 11th, 2018
WORKSHOP MEETING MINUTES

6:33 P.M.

Call to Order

Workshop Meeting Called to Order by Vice President Joe Kusnir. Vice-President Kusnir announced that the meeting is being recorded.

Vice President Kusnir announced to the group of approximately 45 citizens that Notice is hereby given of a public meeting to be held at the Hopewell Township Municipal Building, 1700 Clark Boulevard, Aliquippa, Pennsylvania on Monday, June 18th, 2018 at 6:30 P.M. to receive comments from Resources for Human Development, Homestead, Pennsylvania, and Real Estate Development Associates, Carnegie, Pennsylvania, regarding a proposed Drug and Alcohol Treatment Facility at 3007 School Street as an Extended Care Facility and Special Exception in the R-3 Medium Density Residential District. Any and all persons wishing to participate in this meeting should appear at the time and place above specified.

Vice President Kusnir stated that tonight's meeting is not the proper venue for citizens to ask questions concerning the nature of the facility proposed for the former Five Points Elementary School. Thus, a Special Meeting is scheduled for next week in order for everyone to have the opportunity to ask questions.

Lisa Vaughan, 3200 McConnell Street, Hopewell Township – Ms. Vaughan indicated that a flyer was delivered to her and many other residents directing them to attend the meeting this evening. Vice President Kusnir informed that the flyer to which Ms. Vaughan is referring was not authored or distributed by Hopewell Township.

6:50 P.M.

Roll Call

President Richard Bufalini – Absent
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/Manager
Michael B. Jones (McMillen, Urick, Tocci & Jones), Township Solicitor

6:50 P.M.

Engineer's Report

Marie Stratakis Hartman, P.E., - Engineer's Report was Discussed, Submitted, and is on File.

7:01 P.M.

Citizen Comments on Agenda Items

Edward Pugh, 2996 Juanita Street, Hopewell Township – Mr. Pugh asked if and when Juanita Street would be paved. Engineer/Manager Hartman responded that drainage improvements are planned for Juanita Street in conjunction with construction of the second point of ingress/egress to the Clairmont Manor Plan. Mr. Pugh indicated that the stormwater drainage from Juanita Street enters his driveway.

Teresa Romah, 3214 Juanita Street, Hopewell Township – Ms. Romah is interested in the Richard Roman property that lies behind her home. Engineer/Manager Hartman summarized that a potential developer has been looking at the Richard Roman property for a possible Senior Living

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Center, and has requested information concerning available utilities. Ms. Romah also informed that she also experiences stormwater drainage issues. Engineer/Manager Hartman informed that Hopewell Township is aware of the drainage issues along Juanita Street and has been working with Maronda Homes to correct this issue.

Karen Saint Sing, 2112 Brodhead Road, Hopewell Township – Ms. Saint Sing commented that she and several neighbors routinely experience problems with Waste Management not picking up their garbage and recyclable materials. Engineer/Manager Hartman informed that Hopewell Township is aware of the many issues surrounding Waste Management. The Garbage Contract with Waste Management expires at the end of this year. Hopewell Township is working to improve this service.

7:07 P.M.

Business Agenda

Commissioner Swihart: Motion to approve the Workshop Meeting Minutes of May 14th, 2018.

Commissioner Kusnir: Second the Motion.

Roll Call Vote:

Commissioner Swihart	Yes
Commissioner Ciccone	Abstain
Commissioner DiPietro	Abstain
Commissioner Kusnir	Yes
Commissioner Bufalini	Absent
Motion Failed	

Commissioner Swihart: Motion to approve the list of bills dated June 11th, 2018, as presented: General Fund \$41,590.79; Sewer Fund \$21,561.36; and Liquid Fuels Fund \$3,568.78.

Commissioner Ciccone: Second the Motion.

Roll Call Vote:

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

7:08 P.M.

Items for Discussion

Solicitor Mike Jones announced that the items that he has for discussion are Executive Session items concerning the pending Police Grievance that is scheduled for Arbitration in July, and the Crossing Guard Collective Bargaining Agreement.

7:09 P.M.

Citizen's Forum

A sign-in sheet of all residents in attendance this evening is attached to these Minutes.

Karen Saint Sing, 2112 Brodhead Road, Hopewell Township – Ms. Saint Sing asked for a definition of a Drug and Rehab place.

Engineer/Manager Hartman stated that this question should be asked Monday evening at the Special Meeting. The Board of Commissioners and Municipal Staff will also be hearing this presentation for the first time on Monday evening. The Board of Commissioners and Municipal Staff will also have questions to ask of the Developer and Facility Operator. The intended forum is to have the Developer and Facility Operator make a presentation, and the Board of Commissioners, Municipal Staff, and public would have a chance to ask questions. Hopewell Township decided to schedule the Special Meeting next week so that we could properly

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advertise the meeting and get the word out on social media and through the newspaper so that people that want to participate and attend and ask questions are properly notified and given enough time to be prepared with questions. Engineer/Manager Hartman stated that when the gentleman from Resources for Human Development called on Thursday (June 7th), it was the first interaction that Hopewell Township has had with the proposed facility operator; Hopewell Township has never had any contact with Beaver County regarding this project.

Karen Saint Sing, 2112 Brodhead Road, Hopewell Township – Ms. Saint Sing asked if this proposed project is related to a similar project at the former Johnson Street School (referring to a drug and alcohol treatment facility).

Engineer/Manager Hartman responded that Hopewell Township has no knowledge of any proposed project for the former Johnson Street School.

Susan Helms, 114 Springer Lane, Hopewell Township – Ms. Helms asked who from Beaver County will be at the Special Meeting.

Teresa Romah, 3214 Juanita Street, Hopewell Township – Ms. Romah asked where citizens can find the Zoning Ordinance. Zoning Officer John Bates directed the residents to the Hopewell Township website to locate the Zoning Ordinance and specifically to the Definitions section and the R-3 Residential District section.

Rebecca Barna, 3206 McConnell Street, Hopewell Township – Ms. Barna questioned whether information concerning special exceptions is also included on the Hopewell Township website. Zoning Officer John Bates responded “yes.”

Marian Jackman, 4413 School Street, Hopewell Township – Ms. Jackman attended the Zoning Hearing Board meeting in December, 2017. Ms. Jackman asked if the people involved in next week’s meeting are the same people that were involved in the Zoning Hearing Board meeting in December, 2017. Engineer/Manager Hartman responded “yes.” Ms. Jackman wants to be able to identify all of the parties involved in this project. The atmosphere at the Zoning Hearing Board meeting was that the facility would remain a similar use to what it has been previously – not a Drug and Alcohol Treatment Facility.

Vice President Kusnir indicated that the first time we heard about the proposed Drug and Alcohol Treatment Facility planned for the former Five Points Elementary School was in the newspaper.

Engineer/Manager Hartman indicated that if the proposed use of the facility does not comply with the Special Exception granted, then the Special Exception would not apply to that use. The Special Exception was granted only for an Extended Care Facility.

Solicitor Mike Jones informed that the Special Meeting scheduled for Monday evening is NOT a Special Exception Hearing, but is in informational meeting only.

Peggy Hennequant, 4407 School Street, Hopewell Township – Ms. Hennequant informed that the Beaver County Initiative is posted online on their website, under Beaver County Mental Health. Beaver County provided funding to Resources for Human Development to put in a residential drug and alcohol treatment facility, which was not disclosed at the Zoning Hearing Board meeting. This type of facility does not belong in a residential area, and the citizens did not have an opportunity to comment on this type of facility.

Susan Helms, 114 Springer Lane, Hopewell Township – Ms. Helms questioned how this type of approval got through the Zoning Hearing Board without specific knowledge of what exactly the use would be.

Gary Gerba, 2005 Casey Drive, Hopewell Township – Mr. Gerba asked what power the elected officials have to oppose this facility if they don’t like what they hear on Monday? Mr. Gerba asked if the Board of Commissioners can supersede the decision of the Zoning Hearing Board?

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Solicitor Mike Jones responded that the control of this matter lies exclusively with the Zoning Hearing Board. After hearing the information presented at Monday evening's meeting, the Zoning Hearing Board will need to decide whether this new information would have changed their decision. If the Board of Commissioners and/or Zoning Hearing Board believes that the information provided to them in December was deceptive, then the Zoning Hearing Board would have the ability to rescind their approval.

Keith Cunningham, 2000 Casey Drive, Hopewell Township – Mr. Cunningham questioned when the Board of Commissioners became aware that a Drug and Alcohol Treatment Facility was planned for this site. The April 9th, 2018 Workshop Meeting Minutes contain a discussion as to whether a drug and alcohol treatment facility would be considered an Extended Care Facility per the definitions in the Zoning Ordinance. Engineer/Manager Hartman again reviewed the timeline of events and indicated that at the time of the Zoning Hearing Board hearing, a specific use was not identified. Solicitor Mike Jones stated that the Board of Commissioners is a different body than the Zoning Hearing Board. The Board of Commissioners did not attend the Zoning Hearing Board meeting in December and did not receive the transcripts until recently when this issue arose. The Board of Commissioners had not reviewed the transcript from the Zoning Hearing Board and was not aware of the testimony that the Zoning Hearing Board heard. Solicitor Mike Jones informed that if the information presented at Monday evening's meeting agrees with the testimony heard by the Zoning Hearing Board that was used to make their decision, and this testimony supports an Extended Care Facility, then no further approvals are necessary. A Building Permit would be needed for building renovations, and an Occupancy Permit would be needed to occupy the building. Both of these permits are typically issued by Hopewell Township.

Vice President Kusnir reiterated that if the Zoning Hearing Board feels that they were deliberately misled, then they can rescind their approval.

(Note: Recorded Memory full. Recording stopped)

Donald McCoy, 3204 McConnell Street, Hopewell Township – Mr. McCoy insisted that the Zoning Hearing Board and their legal counsel be present on Monday.

Susan Helms, 114 Springer Lane, Hopewell Township – Ms. Helms asked that if the permits (Building Permit and Occupancy Permit) do not meet the criteria, can Hopewell Township hold the permits?

Nello DelGreco, 2014 Casey Drive, Hopewell Township – Mr. DelGreco asked how the Board of Commissioners can create a board that they have no control over?

Marian Jackman, 4413 School Street, Hopewell Township – Ms. Jackman stated that the presentation that was made to the Zoning Hearing Board indicated that the proposed use would be similar to the previously existing use of the facility. Ms. Jackman asked that if the Zoning Hearing Board decides if the testimony that they heard is misleading, can they revoke their approval?

Ronda Rossi, 2008 Casey Drive, Hopewell Township – Ms. Rossi asked if the Zoning Hearing Board governs the Ordinances.

Commissioner David Swihart informed that he contacted people involved in the facility operated by RHD in Homestead and was informed that there have been no issues associated with the facility since it commenced operation in 2001. Commissioner Swihart informed that he spoke to the Police Chief Barry Cramer in Center Township and Center Township Supervisors who reported that they have received approximately 250 police calls within the last 17 years (since 2001) concerning Gateway Rehabilitation located in Center Township. Commissioner Swihart opined that the administrators and personnel from Gateway Rehabilitation simply do not want competition within Beaver County for their services and thus are opposed to this project.

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Rebecca Barna, 3206 McConnell Street, Hopewell Township – Ms. Barna asked who will decide if this matter goes back to the Zoning Hearing Board? Solicitor Mike Jones replied that the Zoning Hearing Board, after hearing the information Monday evening, will decide if they need to repeal their approval and hold another Zoning Hearing.

Lorrie McCoy, 3204 McConnell Street, Hopewell Township – Ms. McCoy indicated that she has more experience with drug and alcohol treatment facilities than any of us and that this facility will be a court-ordered facility and that patients will be sent there via the court system.

Jamie Cunningham, 2000 Casey Drive, Hopewell Township – Ms. Cunningham asked what would happen if issues arose after the Drug and Alcohol Treatment Facility was occupied. Vice President Kusnir responded that if issues arise, Hopewell Township will address them as appropriate. Hopewell Township, in the past, revoked an Occupancy Permit for a business that was not operating per the Zoning Regulations and effectively shut the business down.

7:57 P.M.

New Business

No New Business to discuss.

7:57 P.M.

Old Business

No Old Business to discuss.

7:57 PM

Executive Session In

An Executive Session was held to discuss the pending Police Grievance and Crossing Guard Collective Bargaining Agreement.

8:45 PM

Executive Session Out

Vice President Kusnir announced that there was no formal action to be taken following Executive Session.

8:45 P.M.

Adjournment

Commissioner DiPietro: Motion to Adjourn.

Commissioner Kusnir: Second the Motion.

Voice Vote:

All in Favor

Motion Carried

Minutes Recorded By: Marie S. Hartman 06/11/2018
Minutes Prepared By: Marie S. Hartman 06/14/2018