

TOWNSHIP OF HOPEWELL
BOARD OF COMMISSIONERS
Beaver County, Pennsylvania
June 25th, 2018
BUSINESS MEETING MINUTES

7:05 P.M. **Call to Order**
Business Meeting Called to Order by Commissioner Nick DiPietro. Commissioner DiPietro indicated that the meeting is being recorded.

7:05 P.M. **Pledge of Allegiance**

7:05 P.M. **Roll Call**
President Richard Bufalini – In Attendance
Vice President Joe Kusnir – In Attendance
Commissioner David Ciccone – Absent
Commissioner Nick DiPietro – In Attendance
Commissioner David Swihart – Absent

Others Present
Marie Stratakis Hartman, P.E., Engineer/Manager
Michael B. Jones (McMillen, Urick, Tocci & Jones), Township Solicitor

7:06 P.M. **Public Comments**
No Public Comments regarding the proposed Business Agenda.

7:06 P.M. **Business Agenda**
Commissioner DiPietro announced that the Tax Collector’s Report and Treasurer’s Report are available for public inspection at the Municipal Building.

Commissioner Kusnir: Motion to approve the May 29th, 2018 Business Meeting minutes.

Commissioner DiPietro: Second the Motion.

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

Commissioner Kusnir: Motion to approve the List of Bills dated June 25th, 2018, as presented: General Fund \$76,169.35; Sewer Fund \$7,552.62; and Liquid Fuels Fund \$17,744.30.

Commissioner Bufalini: Second the Motion.

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

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Commissioner Bufalini:

Motion to approve the Tax Collector's Monthly Report for the month of May, 2018 for Tax Year 2018.

Commissioner DiPietro:

Second the Motion.

Roll Call Vote:

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

Commissioner Kusnir:

Motion to approve the Annual Preventive Maintenance Agreement with TUDI Mechanical Systems, Inc. for the Police Station Building HVAC System in the amount of \$540.00 per year commencing on June 1st, 2018.

Commissioner Bufalini:

Second the Motion.

Roll Call Vote:

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

Commissioner Kusnir:

Motion to approve Resolution 2018-08 A Resolution of the Board of Commissioners of the Township of Hopewell, Beaver County, and it is hereby resolved by authority of the same, that the Manager/Engineer of said Municipality is authorized and directed to submit the attached Application for Traffic Signal Approval to the Pennsylvania Department of Transportation and to sign this Application on behalf of the Municipality.

Commissioner Bufalini:

Second the Motion.

Roll Call Vote:

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

Commissioner Bufalini:

Motion to authorize the execution and submission of the Sewage Facilities Planning Module to the Pennsylvania Department of Environmental Protection for the On-Lot Sewage Disposal System to serve the newly created parcel established by the Mark A. and Kathleen M. Rupnik Plan of Lots.

Commissioner DiPietro:

Second the Motion.

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Roll Call Vote:

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

7:10 P.M. **Commissioner’s Reports**
No Commissioner Reports.

7:10 P.M. **Department Reports**
The various Department Reports were presented and are on file at the Hopewell Township Municipal Building.

Police Chief Brian Uhrmacher, Sewer Department Superintendent Chris Thompson, Road Department Superintendent Dave Kriger, Zoning Officer John Bates, Sewer Authority Chairman Jim MacLaren, and Engineer/Manager Marie Hartman presented their respective reports.

7:20 P.M. **Old Business**
No Old Business.

7:20 P.M. **New Business**
No New Business.

7:20 P.M. **Citizen’s Forum**
Donald McCoy, 3204 McConnell Street, Hopewell Township

Mr. McCoy is representing a group of people known as “Citizens Concerned About Safety in Hopewell” that is interested in choosing appropriate locations for drug rehabilitation facilities. Comprised of 47 citizens that live within close proximity to the former Five Points Elementary School and an additional 62 citizens that live in the surrounding area. They group does not believe that drug rehabilitation facilities should be located within close proximity to residential homes or residential neighborhoods currently under construction. The citizens fear for the security of their homes and possessions, as well as for their personal safety. The group contends that a drug rehabilitation facility would meet the definition of a “Hospital” as defined on page 14 of the Hopewell Township Zoning Ordinance and would fit within the SP Special Growth Zoning District as described on page 54 of the Hopewell Township Zoning Ordinance. The group contends that the R-3 Medium Density Residential District as described on Pages 34-35 of the Hopewell Township Zoning Ordinance does not allow for a drug treatment facility. Mr. McCoy has obtained a copy of the Zoning Office Memo dated September 12, 2017 authored by John Bates. The group has gathered information dating back a considerable amount of time concerning studies of a drug treatment facility’s effect on home sales, property values, safety, and crime. The group stands ready to move forward with legal action if necessary. Mr. McCoy read the following excerpt from a letter dated June 21st, 2018 from Zoning Hearing Board Solicitor George Patterson to Larry Dorsch of Real Estate Development Associates: “It is apparent to the Zoning Hearing Board that the Special Exception approval that was granted to you in December of 2017 is not the same use that was described at the meeting on June 18, 2018. That Special Exception approval for an Extended Care Facility remains in effect. However, the Hopewell Township Zoning Hearing Board did not on December 7, 2017 grant a Special Exception approval for the drug rehabilitation facility which was described as the proposed use at the meeting of June 18, 2018. Should you wish to seek a Special Exception approval for a drug rehabilitation facility at the School Street site, you will need to re-apply for such approval requesting a hearing before the Hopewell Township Zoning Hearing Board.”

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Mr. McCoy asked Solicitor Mike Jones “Do you concur that prior to the placement of a drug rehabilitation facility at the old Five Points Elementary School, that an Application for a drug rehabilitation facility must be approved by the Hopewell Township Zoning Hearing Board?” Solicitor Mike Jones concurred that the appropriate governing body to consider said Application would be the Zoning Hearing Board.

Mr. McCoy asked Zoning Officer John Bates “Do you concur that prior to the placement of a drug rehabilitation facility at the old Five Points Elementary School, that an Application for a drug rehabilitation facility must be approved by the Hopewell Township Zoning Hearing Board?” Solicitor John Bates responded “yes.”

Mr. McCoy asked Zoning Officer John Bates if he had issued any Building Permits for the old Five Points School during the past seven (7) months. Zoning Officer John Bates responded “no.”

Mr. McCoy asked Zoning Officer John Bates if he promises not to issue any Building Permits for the old Five Points Elementary School property until this issue of using said property as a drug rehabilitation facility has been resolved properly through application to the Zoning Hearing Board. Solicitor Mike Jones did not let Zoning Officer John Bates answer this question. Solicitor Mike Jones responded that Building Permits cannot be issued until the Zoning Approval is in place. Solicitor Mike Jones further explained that a Zoning Approval is in place for an Extended Care Facility at this location, and John Bates can issue a Building Permit for an Extended Care Facility if submitted for this location.

Will you promise not to issue any Building Permits for use of that property at the old Five Points Elementary School as a Drug Rehabilitation facility? Solicitor Mike Jones responded that Zoning Officer John Bates will not issue any Building Permits for a Drug and Alcohol Treatment Facility unless approved by the Zoning Hearing Board. Solicitor Mike Jones further responded that Hopewell Township is not intending to be evasive.

Marian Jackman, 4413 School Street, Hopewell Township

Ms. Jackman asked for clarification concerning the Zoning Permit Application that was received by the Board of Commissioners. Solicitor Mike Jones explained that Hopewell Township required that the Applicant submit a Zoning Permit Application to provide additional information. The submission of the Zoning Permit Application led to the special meeting held on June 18th, 2018. The intent of Hopewell Township is to respond to the Zoning Permit Application via solicitor Mike Jones, indicating that in light of the correspondence from the Zoning Hearing Board to the Applicant, the Zoning Permit Application will be denied.

Cindy Murphy, B.F. Jones Memorial Library, Aliquippa

Cindy Murphy indicated that the BF Jones Memorial Library is involved at Camp Lakewood on Mondays and provides an activity for the children.

Sandy Giordano, Washington Street Apartments, Hopewell Township

Sandy Giordano commented that the condition of Washington Street in front of the Washington Street Apartments is poor. Road Department Superintendent Dave Kriger will investigate this matter.

Gretchen Veri, 2023 Circle Drive, Hopewell Township

Ms. Veri informed that the crosswalk on Circle Drive needs to be repainted before school commences. Manager/Engineer responded that this is normally done in August before the beginning of the school year.

7:37 P.M.

Announcements

The Hopewell Township Parks and Recreation Department is hosting Hopewell Park Fest Community Day on Saturday, July 7th, 2018 from 5:00 PM to 10:00 PM at Hopewell Community Park.

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Please visit our website at www.hopewelltpw.com, our Facebook page, and Twitter, for updates on Hopewell Township news and events.

7:38 P.M. **Executive Session-Beginning**

The Board of Commissioners entered into Executive Session to discuss Police Department manpower and personnel issues (FMLA, Police Contract issues, and Staffing).

8:13 P.M. **Executive Session-End**

8:13 P.M. **Adjournment**

Commissioner Kusnir: Motion to Adjourn.

Commissioner Bufalini: Second the Motion.

Voice Vote:

All in Favor

Motion Carried

Minutes Recorded By: Marie S. Hartman 06/25/2018

Minutes Prepared By: Marie S. Hartman 07/12/2018