



TOWNSHIP OF HOPEWELL
BOARD OF COMMISSIONERS
Beaver County, Pennsylvania
July 9th, 2018
WORKSHOP MEETING MINUTES

6:40 P.M. **Call to Order**
Workshop Meeting Called to Order by President Richard Bufalini. President Bufalini announced that the meeting is being recorded.

6:40 P.M. **Roll Call**
President Richard Bufalini – In Attendance
Vice President Joe Kusnir – In Attendance
Commissioner David Ciccone – In Attendance
Commissioner Nick DiPietro – Absent
Commissioner David Swihart – In Attendance

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

6:40 P.M. **Engineer’s Report**
Marie Stratakis Hartman, P.E., - Engineer’s Report was Discussed, Submitted, and is on File.

6:53 P.M. **Citizen Comments on Agenda Items**
No Citizen Comments on Agenda Items.

6:53 P.M. **Business Agenda**
Commissioner Kusnir: Motion to approve the Workshop Meeting Minutes of May 14th, 2018.

Commissioner Bufalini: Second the Motion.

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

Commissioner Kusnir: Motion to approve the Corrected Workshop Meeting Minutes of June 11th, 2018.

Commissioner Swihart: Second the Motion.

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

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Commissioner Swihart: Motion to approve the list of bills dated July 9th, 2018, as presented: General Fund \$31,731.72; and Sewer Fund \$15,755.50.

Commissioner Bufalini: Second the Motion.

Roll Call Vote:

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

Commissioner Kusnir: Motion to approve Resolution No. 2018-09 A Resolution of the Township of Hopewell, Beaver County, Pennsylvania approving The Scottsville Substation Subdivision and Consolidation Plan No. 1 involving the re-subdivision and consolidation of five (5) contiguous lots into three (3) contiguous lots. Four (4) parcels are currently owned by A. Akoorie, Joseph Thomas, and Fred T. Thomas Partnership; and one (1) parcel is currently owned by Duquesne Light Company. Lot No. 1 will contain the existing Scottsville Substation (0.130 Acres); Lot No 2 will contain the existing parking lot associated with The Fez (0.865 Acres); and Lot No. 3 will contain The Fez commercial building (1.370 Acres), in accordance with the Zoning Ordinance and Subdivision and Land Development Ordinance.

Commissioner Ciccone: Second the Motion.

Roll Call Vote:

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

Commissioner Kusnir: Motion to approve the request of the Hopewell Area School District to use Hopewell Community Park for their 2018-2019 Varsity and Middle School Boys and Girls Cross Country program in accordance with the schedules provided.

Commissioner Swihart: Second the Motion.

Roll Call Vote:

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

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6:57 P.M.

Public Hearing

A Public Hearing was held concerning the request by J. D. Doggy, Inc. to transfer Liquor License No. R-15650 from Mahoney’s West, Inc., Main Avenue, Aliquippa, Beaver County, Pennsylvania 15001 to J.D. Doggy, Inc. for restaurant facilities within the Township of Hopewell to be located at 3113 Green Garden Road, Hopewell Township, Beaver County, Pennsylvania, 15001 with the understanding that said transfer must be approved at a later date by the Pennsylvania Liquor Control Board. This Public Hearing was properly advertised in the Beaver County Times as required. Attorney Mark Kozar of the law firm of Flaherty & O’Hara spoke on behalf of George McGrady, Sr. and George McGrady, Jr., principals of J.D. Doggy, Inc. Attorney Kozar informed that the Giant Eagle employs 110 full-time and part-time employees. J.D. Doggy, Inc. is planning to construct seating for 32 persons in the back corner of the Giant Eagle store where patrons can purchase beer, wine, and prepared food to go or enjoy on-site on Monday through Saturday from 7:00 A.M. to 10:00 P.M., and on Sundays from 9:00 A.M. to 9:00 P.M. A separate Manager and security cameras will apply to the beer and wine sales area. Giant Eagle applies a 100% carding policy for the purchase of alcohol. There will be no entertainment and no smoking in this area. The transfer of the Liquor License will need to be approved by the Pennsylvania Liquor Control Board. Building Permits will be required for the interior renovations of the store.

7:04 P.M.

Business Agenda (Continued)

Commissioner Ciccone: Motion to approve Resolution No. 2018-10 A Resolution of the Township of Hopewell, County of Beaver, Commonwealth of Pennsylvania, approving the transfer of Restaurant Liquor License No. R-15650 into the Township of Hopewell.

Commissioner Bufalini: Second the Motion.

Roll Call Vote:

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

Motion Carried

7:06 P.M.

Items for Discussion

No Items for Discussion.

7:07 P.M.

Citizen’s Forum

Dale McCoy, 3204 McConnell Street, Hopewell Township – Mr. McCoy, speaking on behalf of Citizens Concerned for Safety in Hopewell asked the Board of Commissioners three (3) questions:

1. Have any Building Permits been issued for the Five Points Elementary School? “Nothing issued recently.” Manager/Engineer Hartman will confirm and respond to Mr. McCoy tomorrow via telephone call.
2. Have any Conditional Use Applications or Special Exception Requests been received? “No.”
3. Have any Rezoning requests been received? “No.”

Victor Cushmanick, 2514 Woodbine Road, Hopewell Township – Mr. Cushmanick spoke regarding an ongoing drainage issue that he has experienced at his property where a corrugated metal drainage pipe in poor condition originating from Woodbine lane crosses under his driveway and discharges water onto his property, thereby causing damage. Manager/Engineer Hartman responded that both she and the Road Department Superintendent are aware of the issue and will be investigating further now that the internal inspection camera has been returned from the manufacturer for repair.

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Ron Zorn, 1115 Euclid Avenue, Hopewell Township – Mr. Zorn is the owner of the property where Skyline Chiropractic is located. This property is adjacent to B&B Auto. Mr. Zorn addressed the Board of Commissioners regarding ongoing parking issues whereby patrons of B&B Auto are parking on his property and interfering with the business and customers of Skyline Chiropractic. Mr. Zorn opines that B&B Auto displays many zoning violations, fire code violations, and safety violations – noting that a school bus stop exists at this location. Mr. Zorn provided several photos supporting his position. Solicitor Mike Jones responded that Hopewell Township is pursuing legal action against B&B Auto for noncompliant issues through the Court of Common Pleas. Mr. Zorn was satisfied that action is being pursued by the Solicitor.

7:19 P.M.

New Business

No New Business to discuss.

7:19 P.M.

Old Business

No Old Business to discuss.

7:19 PM

Executive Session In

An Executive Session was held to discuss the pending Police Grievances and threatened litigation by Real Estate Development Associates, Inc. via correspondence from their legal council dated July 9th, 2018 if a Zoning Permit is not issued.

8:32 PM

Executive Session Out

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

Solicitor Mike Jones announced that as a result of the pending litigation, questions concerning the proposed Drug and Alcohol Treatment Facility at the former Five Points Elementary School will be limited. The residents asked if they are entitled to know whether permits have been issued. Solicitor Mike Jones responded “yes.” Manager/Engineer Marie Hartman will confirm that the interior work that was previously performed at the Five Points Elementary School did not require issuance of a Building Permit.

8:40 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 07/09/2018

Minutes Prepared By: Marie S. Hartman 07/16/2018