

McCLAIN, YOUNG & PATTERSON
ATTORNEYS AT LAW
909 EIGHTH AVENUE
BEAVER FALLS, PENNSYLVANIA 15010

EDWARD J. McCLAIN (1913-1997)
EDWARD S. YOUNG
GEORGE M. PATTERSON, II

TELEPHONE: (724) 846-9100
FAX NUMBER: (724) 843-6043

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June 21, 2018

Real Estate Development Associates
ATTN: Larry Dorsch
550 Washington Avenue
Carnegie, PA 15106

In Re: Special Exception - Help-A-Person Inc.
Location: 3007 School Street, Hopewell Township

Dear Mr. Dorsch:

I am writing to you as the Solicitor for the Hopewell Township Zoning Hearing Board. You will obviously recall that pursuant to the Application of Real Estate Development Associates, the Zoning Hearing Board held a hearing on December 7, 2017 for the property known as "Five Points Elementary School" at 3007 School Street. The Application was for a Special Exception approval for the use of the property as an extended care facility. The subject property was previously an elementary school and most recently operated by Help-A-Person (HAP).

At the December 7, 2017 hearing, you and your witness, Scott Maritzer, testified in support of the Application. In doing so, both of you likened this proposed extended care facility to the use previously operated by HAP. Mr. Maritzer stated the HAP use was "Almost like a school for the elderly . . .". He went on to say "So I really think what we're looking to do is not very different than what the previous use was". You yourself testified "Really what we're doing is keeping everything very similar to what it is today . . ." When you were questioned by the Board as to how many employees you intended to have at the site, you testified "We're anticipating anywhere from 10 to 12". You furthermore testified that with respect to clients at the facility, "I think once you're in, you're there until discharge".

Based on the above testimony and Application submitted, the Zoning Hearing Board granted the Application for the proposed extended care facility.

At the meeting of the Hopewell Township Commissioners held on June 18, 2018, the description of the proposed use provided to the Commissioners, the public, myself

Larry Dorsch
Page 2
June 21, 2018

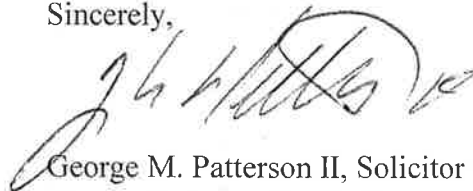
and the Zoning Hearing Board members present, was very much different than the proposed extended care facility described at the December 7, 2017 hearing before the Zoning Hearing Board. On June 18, 2018, there was no information provided than in any way could link the previous use by HAP with the use as described at that meeting. There was no information provided that a client would be locked in until discharged. There was no information provided that there would be 10 to 12 employees. Instead, the information provided was that there would be more than 30 employees. At the December 7, 2017 hearing, testimony was offered that there would be a 48 bed extended care facility. At the June 18, 2018 meeting, that number was increased from 48 to 51 and it was determined that less than 40% of those beds would be occupied by long-term clients.

At the December 7, 2017 hearing, no mention of a drug rehabilitation facility was mentioned. At the June 18, 2018 meeting, only a drug rehabilitation facility was discussed.

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.

Sincerely,



George M. Patterson II, Solicitor
Hopewell Township Zoning
Hearing Board

GMPII:mkp

cc: Michael B. Jones, Esquire, Hopewell Township Solicitor
Marie Hartman, Hopewell Township Manager ✓