

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

November 8, 2010  
Meeting in Session at 6:31 p.m.

**6:31pm: Workshop Meeting Called to Order by Mr. Bufalini**

**ROLL CALL**

President

Richard Bufalini

Vice President

Chuck Piroli

Commissioners

Joe Kusnir

Brian Rohm Arrived at 6:36pm

Norm Kraus

Others Present

Andy Brunette, Township Manager/Controller

Marie Stratakis-Hartman, Engineer

Mike Jones, Solicitor

**6:31pm**            **ENGINEERS REPORT** Marie Stratakis-Hartman (Report on File)

Marie stated in her engineers report that the change order No 1 that was approved at the October 25, business meeting has been cancelled

**6:46pm**            **CITIZEN COMMENTS PERTAINING TO THE AGENDA**            **None**

**6:46pm**            **BUSINESS AGENDA**

Mr. Kusnir            Motion to approve the Workshop Minutes for October 11, 2010

Mr. Kraus            Second the motion

Roll Call Vote:

Mr. Kusnir            yes

Mr. Rohm            yes

Mr. Kraus            yes

Mr. Piroli            yes

Mr. Bufalini            yes

Motion Carried

Mr. Piroli            Motion to approve the list of bills dated for November 8, 2010

Mr. Rohm            Second the motion

Roll Call Vote:

Mr. Kusnir            yes

Mr. Rohm            yes

Mr. Kraus            yes

Mr. Piroli            yes

Mr. Bufalini            yes

Motion Carried

Mr. Kraus Motion to appoint Diane Palsa as Delinquent Real Estate Tax Collector for Hopewell Township for the 2010 property taxes covering the period from December 31, 2010 through April 1, 2011

Mr. Kusnir Second the motion

Roll Call Vote:

Mr. Kusnir yes  
 Mr. Rohm yes  
 Mr. Kraus yes  
 Mr. Piroli yes  
 Mr. Bufalini yes  
 Motion Carried

Mr. Piroli Motion to approve payment request No 1 for Ketchel Property Management in the amount of \$17,825.00 for work completed to date on the Raccoon Plant Solid Receiving Pad. Expenditure will be paid per budget line item 19-449-002

Mr. Kraus Second the motion

Roll Call Vote:

Mr. Kusnir yes  
 Mr. Rohm yes  
 Mr. Kraus yes  
 Mr. Piroli yes  
 Mr. Bufalini yes  
 Motion Carried

**6:50pm ITEMS FOR DISCUSSION**

All items for discussion in regards to engineering were addressed in the engineers report and are on file at the Township Building. The only item that was not included in the report was the update on the 3204 Wilson Avenue pump station light issue. It was discussed by the engineer that the security light had been damaged and is being investigated

Mike Jones updated the Board on the progress of Veasey Road, he advised the Board that Mr. Hughes and Mr. Yanecic was now willing to sign the Township the maintenance pending PennDot's determination of the road.

Bob Years 100 Grace Lane

Mr. Years expressed his concerns over all the negative information that is being posted about him on social media sites. Mr. Years also stated that since 1942 Grace Lane is the only right-of-way that was granted and recorded by PennDot that he is requesting a road sign be posted on Kane Road identify the entrance across from Bradbury Grace Lane not Veasey Road. Mr. Years also wanted to state that Mr. Yanecic did not have a right to name a road and bring it across someone else's property. Mr. Years believes that the entire situation has been blown out of proportion and that his main concern about people using the road that is on his property is because of insurance liability reasons in case someone would get hurt on his property he would be liable. Mr. Years also stated that because of all of the publicity on the road traffic now has increased tremendously. Mr. Years has also contacted PennDot numerous times in regards to Veasey and is still waiting also for their response.

Mike Jones responded to Mr. Years stating that no matter what PennDot concludes they cannot conclude that it is a Township road, and that our position on the road will remain the same that it is a private road. Mr. Jones also advised Mr. Years that Mr. Bates the Zoning Officer for the Township will not be able to respond to any private property disputes that Mr. Years has against Mr. Hughes, because it is not a zoning violation. Mr. Jones again reiterated that if the private property owners sign the maintenance release agreement the Township at the request of the residents on that road would provide periodically maintenance for the part of the road for the residents who sign the agreement.

David Lengxel 3019 Scott Avenue

Mr. Lengxel discussed with the Board his complaint about the property owner living at 3021 Scott Avenue parking his work vehicle which happens to be a diesel truck used for hauling in his back yard and sometimes on the street. The complaints consist of the resident at 3021 Scott Avenue starting his vehicle at all hours of the morning and during the day and disturbing the peace of all nearby residents. Mr. Lengxel stated that he has contacted the police about this issue and the police has talked to the resident, but because there is no site restriction at an intersection and also that the vehicle is properly licensed there is nothing they can enforce. As the spokesperson for the residents at Scott Avenue he wanted the Board to know how disruptive this has become. Mr. Lengxel has talked to the resident at 3021 Scott Avenue but to no avail and the situation has not improved. Mr. Lengxel is looking for some help in regards to these types of vehicle being allowed to park in residential neighborhoods.

Scott Blastchford 3015 Scott Avenue

Mr. Blastchford also concurred with Mr. Lengxel's statements and also added he has witnessed the large vehicle speeding on Scott Avenue as well as concurring with Mr. Lengxel on the noise complaint. Mr. Blastchford added his safety concerns because he has small children that he worried about.

The Board advised the residents on Scott Avenue in attendance that the Township is aware of this problem not only on Scott Avenue but at other locations throughout the Township, and that the Township is working on an ordinance to address this issue of restricting certain types of vehicle within the neighborhoods. Mr. Jones also advised that the next meeting the residents of Scott Avenue should attend would be the meeting that the ordinance addressing this issue is open for public discussion and comment. The Manager was instructed to call Mr. Lengxel to let him know when that public meeting would take place and that their comments at that time would be important to passing the ordinance.

Mr. Jones explained about the village on the green parcels and the request from the association on reacquiring Parcels A and B in which the Township currently owns. Mr. Jones advised the Board that pursuant to the First Class Township Code the Commissioners cannot sell real estate with a potential value in excess of \$1,500 without having first advertised for bids or holding a public auction. Any or all bids may be rejected if less than fair market value. At a public auction, we set a minimum bid based upon fair market value. Fair market value can only be determined through an appraisal. If the condo association is interested in the purchase of these lots they should be aware that lot A is restricted to remain open space and Lot B is restricted for recreational use only. In addition, the association would be required to reimburse the Township the cost of the appraisal and advertising with no guarantee that it would be the successful bidder.

Mr. Jones also advised the Board that he is currently working on a fireworks permit for the Township as well as passed out a sample ordinance to the Commissioners in regards to passing the refuse franchise fee. Mike indicated that he will have drafts of the Timber harvesting and gas drilling ordinances for the next workshop. Discussion on developing proper language to address how to identify one ton trucks that enter the depository with grass and brush debris. Mr. Jones also passed out a sample ordinance for the Board to review in regards to Township solicitor permits. Mr. Jones also advised the Manager that he is currently working on combining website policies that the manager sent him and reducing them into one policy.

Engineer Marie Hartman advised the Board that she did receive the request from Zoning Officer John Bates to look at the current grading permit and to make revisions to bring it up-to-date.

Mr. Kraus            Motion to approve the purchase of 50 Christmas Banners with pole banner kits and installation in the amount of \$8, 600 per budget line item 1-405-490

Mr. Piroli            Second the motion

Roll Call Vote:

Mr. Kusnir        yes

Mr. Rohm         yes

Mr. Kraus        yes

Mr. Piroli        yes

Mr. Bufalini     yes

Motion Carried

Mr. Kusnir Motion to approve the purchase of the eCIVIS grant administration program for one year in the amount of \$2,600.00 per budget line item 1-414-135

Mr. Rohm Second the motion

Roll Call Vote:

Mr. Kusnir yes

Mr. Rohm yes

Mr. Kraus yes

Mr. Piroli yes

Mr. Bufalini yes

Motion Carried

Mr. Kraus Motion to appoint John Keck of 3200 Bradbury Drive as Park Board Alternate

Mr. Kusnir Second the motion

Roll Call Vote:

Mr. Kusnir yes

Mr. Rohm yes

Mr. Kraus yes

Mr. Piroli yes

Mr. Bufalini yes

Motion Carried

The Commissioners verbally agreed unanimously in a voice vote to allow the office staff investigate holding a Township employee Christmas Party to be scheduled for the last working day before the Christmas Holiday Vacation on December 22, 2010 at 1:00pm. All departments will close at 1:00pm on December 22, 2010

**8:14pm**            **CITIZENS FORUM**        None

**8:14pm**            **NEW BUSINESS**            None

**8:14pm**            **OLD BUSINESS**            None

**8:15pm**            **EXECUTIVE SESSION IN**

**8:36pm**            **EXECUTIVE SESSION OUT**

Mr. Rohm Motion to approve the one time only payment of unused 2010 vacation time for the following employees with a maximum of two weeks: Andy Brunette two weeks, Wendy Kasunic two weeks, John Bates two weeks, Eugene Ungarean one week and Vince Cipolla one week

Mr. Kraus Second the motion

Roll Call Vote:

Mr. Kusnir yes        with the exception that it be noted that this is not a good practice and that he intends to change this practice as the Township moves forward in the future

Mr. Rohm yes

Mr. Kraus yes

Mr. Piroli yes

Mr. Bufalini yes

Motion Carried

8:38pm

ADJOURNMENT

Mr. Piroli      Motion to adjourn  
Mr. Kraus      Second the motion  
Voice Vote:    All in favor  
Motion Carried

Minutes Recorded by: Andy J. Brunette 11/08/10  
Minutes Prepared by: Andy J. Brunette 11/10/10