

ORDINANCE NO. 72-4

AN ORDINANCE OF THE TOWNSHIP OF HOPEWELL,
BEAVER COUNTY, PENNSYLVANIA, AMENDING THE
OFFICIAL ZONING MAP OF ORDINANCE NO. 61-10,
THE 1961 ZONING ORDINANCE OF HOPEWELL TOWN-
SHIP

WHEREAS, the Planning and Zoning Commission on
June 6, 1972 conducted a hearing upon an
application to amend the Official Zoning Map to rezone the
premises hereinafter described from R-2 Residential to C-2
Roadside Commercial; and

WHEREAS, following their public hearing the Planning
and Zoning Commission recommended that the premises hereinafter
described be rezoned from R-2 Residential to C-2 Roadside
Commercial; and

WHEREAS, the Board of Commissioners on July 6, 1972
conducted a hearing upon the aforesaid application and for the
reasons contained in the recommendation of the Planning and
Zoning Commission an extract of which is attached to and by
reference made a part of this Ordinance, the Board of Commissioners
desires to amend the Official Zoning Map to rezone the premises
hereinafter described from R-2 Residential to C-2 Roadside
Commercial;

Now, therefore, BE IT ORDAINED by the Board of Com-
missioners of the Township of Hopewell, a municipal corporation
under The First Class Township Code situate in the County of
Beaver and Commonwealth of Pennsylvania, AND IT IS HEREBY
ORDAINED:

That the Official Zoning Map referred to and made part
of Township Ordinance No. 61-10, The 1961 Zoning Ordinance of

Hopewell Township, is hereby amended to rezone the following parcel of land from R-2 Residential to C-2 Roadside Commercial:

PREMISES

ALL that certain tract of land situate in Hopewell Township, Beaver County, Pennsylvania, bounded and described as follows: On the East by Ridgewood Acres as recorded in the Recorder's Office at Beaver in Plan Book Volume 8, pages 76 and 77 for a distance of 258 feet; on the South by Hopewell Township school property for a distance of 285.02 feet and by lands now or formerly of Ransom Reeder, for a distance of 194.61 feet; on the West by Brodhead Road for a distance of 338 feet and on the North by Creese Street as shown on the aforesaid Ridgewood Acres Plan for a distance of 333.96 feet. Containing 3 acres more or less.

BEING a part of the same premises conveyed to Daniel H. Waldron et ux. by the following deeds:

Deed of Eben D. Davidson et ux., the same bearing date of September 17, 1953 and appearing of record in the Office of the Recorder of Deeds in and for Beaver County, Pennsylvania, in Deed Book 658, page 465;

Deed of Charles D. Leech, a single man, the same bearing date of October 11, 1943 and appearing of record in the Office of the Recorder of Deeds in and for Beaver County, Pennsylvania, in Deed Book 512, page 38.

ENACTED AND ORDAINED this 14th day of August, 1972.

TOWNSHIP OF HOPEWELL

(SEAL)

by M. Ray Miller
President of the Board of
Commissioners

ATTEST:

Charlotte M. Buffington
Secretary

THE HOPEWELL TOWNSHIP BOARD OF COMMISSIONERS

July 6, 1972

A public hearing was held in the Hopewell Township Municipal Building, Circle Drive, Aliquippa, Pennsylvania, by the Hopewell Township Board of Commissioners, on Thursday, July 6, 1972 at 4:15 P.M. as advertised.

James Albert, Vice President of the Board, presided at the hearing.

Present Were:

James Albert - President pro-tem
Ross Damaso - Member
Fred Milanovich - Member
Michael Volitich - Member
Eugene Morris - Township Solicitor
Charloette Buffington - Secretary-Manager
Josephine Palsa - Recording Secretary

The hearing was called to order by the vice president, James Albert.

Witnesses Were:

John C. Stern - Attorney
Romey Kochman - Realtor
Joseph Barna - Planning and Zoning Commission

Mr. Albert: Will the secretary please read the notice?

NOTICE

Notice is hereby given of a public hearing to be held by the Hopewell Township Board of Commissioners, Hopewell Township, Beaver County, Pennsylvania, at the Hopewell Township Municipal Building, Circle Drive, Aliquippa, Pennsylvania, Thursday, July 6, 1972, at 4:15 P.M., for the purpose of considering an amendment to the Hopewell Township Ordinance No. 61-10, known as "Hopewell Township Zoning Ordinance", the general nature of which is as follows:

July 6, 1972

Page two

Rezoning of the following land parcel from R-2 Residential to C-2 Roadside Commercial: All that certain tract of land situate in Hopewell Township, Beaver County, Pennsylvania, bounded and described as follows: On the East by the Ridgewood Acres as recorded in the recorder's office at Beaver in Plan Book Vol. 8, pgs. 76 and 77 for a distance of 258 feet; on the south by Hopewell Township School property for a distance of 285.02 feet and by lands now or formerly of Ransom Reeder, for a distance of 194.61 feet; on the west by Broadhead Road for a distance of 338 feet and on the North by Creese Street as shown on the aforesaid Ridgewood Acres Plan for a distance of 333.96 feet. Containing 3 acres more or less. Being part of the same premises conveyed to Daniel H. Waldron, et ux. by Deed from Eben D. Davidson, et ux., dated Sept. 17, 1953 and recorded in Deed Book Vol. 658, pg. 465, and by Deed from Charles D. Leech single, dated Oct. 11, 1943 and recorded in Deed Book Vol. 512, pg 38.

All persons desiring to be heard in connection with said matter should appear at the time and place above specified.

Hopewell Township Board of Commissioners
Charlotte Buffington
Secretary-Manager

July 6, 1972
Page three

Mr. Albert: We're here to hear what the residents have to say or those that are interested. We have a letter here from the Hopewell Township Planning and Zoning Commission. They have conducted their hearing and the results of their hearing are:

M. Ray Miller, President
of the Board of Commissioners
Clark Boulevard
Aliquippa, Pennsylvania 15001

Re: Waldron hearing.

Dear Sir,

The Planning and Zoning Commission would like to recommend to the Hopewell Township Board of Commissioners they rezone this area for the following reasons:

1. It's on the proposed map.
2. The area is of a Commercial nature now.
3. It's commercial now.
4. It lends it's self to commercial.
5. You have the school property as a buffer zone on one side.
6. It's an extention of the C-2.
7. It's been under consideration in the past.

Thank you very much;
William Wagner, Chairman
Hopewell Township Planning
and Zoning Commission

Mr. Albert: Now, if anyone here would like to speak in favor of it, or to tell us what they have in mind? What they intend to do with this area? We'd like to hear it from you now? Would you please rise and state your name and address for the record?

July 6, 1972
Page four

Mr. Kochman: Well, I sold that property.

Mr. Albert: Your name please?

Mr. Kochman: Romey Kochman.

Mr. Albert: Your address?

Mr. Kochman: It's 3304 Wilson Avenue and it's the Kayo Oil Company and all they intend to put on it is gasoline pumps.

Mr. Albert: Do you have anything else to offer? Does John here represent you?

Mr. Kochman: He represents Mr. Waldron.

Mr. Stern: John Stern, I represent Mr. Waldron. I have carefully gone over the request for a rezoning and had gone to the Planning and Zoning Commission hearing and have spoken to Mr. Michalik and I think the eight reasons the Planning Commission gave covered the situation very well.

Mr. Albert: There were seven reasons John. The eighth reason was thank you very much.

Mr. Milanovich: Mr. Kochman, what did you say Kayo Oil Company?

Mr. Kochman: Kayo.

Mr. Milanovich: Where are their headquarters?

Mr. Kochman: Their headquarters are in Tennessee. They own this station down in Monaca. The one on the left hand side before you cross the bridge.

Mr. Milanovich: Their going to put in the same kind of a station?

Mr. Kochman: They've already surveyed the property.

Mr. Milanovich: Did you look at the plans, Mr. Barna?

Mr. Kochman: They surveyed the property but I don't know what kind of a building yet. I will request the plans be sent to me. I'll tell them to send them to me as soon as possible, so you can look them over.

July 6, 1972

Page five

Mr. Damaso: Is that similar to that Kayo station down there in South Heights?

Mr. Kochman: No, the one in Monaca. See the one in Monaca before you go across the bridge as your going towards Monaca.

Mr. Damaso: Yes.

Mr. Kochman: On the left hand side.

Mr. Morris: Mr. Barna, this appears, that one of the reasons identified is, that it would be an extention of the C-2 area. This would not be a spot zoning situation.. This property is about three acres.

Mr. Kochman: Three acres.

Mr. Morris: Where is the commercial zone presently and would this be an extention across the street?

Mr. Barna: Across the street, across the street is commercial.

Mr. Morris: Isee.

Mr. Barna: Those residents that are there are partially in the commercial area.

Mr. Albert: The Ford Agency.

Mr. Barna: How far that extends down there. It goes down somewhere closer to Harold's, in or around that particular area there.

Mr. Morris: Your orienting me somewhat now. Is this on the same side as Harold's, in or around?

Mr. Barna: Right.

Mr. Morris: This is on the same side as Harold's? How far which way?

Mr. Barna: Well, now do you know where the power lines are across there?

Mr. Morris: Yes.

Mr. Barna: Okay, now, that, I think is specifically the property involved. The property beneath the power lines. There was a gentleman at our meeting

July 6, 1972

Page six

from Duquesne Light Company, and he expressed the opinion that Duquesne Light Company is going to exercise less of that right of way than is now being exercised, because of the rerouting of power lines elsewhere. I think it will be a better utilization of the property now than is presently being utilized.

Mr. Morris: From that area going towards the intersection of 151 and Broadhead Road, is that commercial right now?

Mr. Barna: No it isn't. It would be from that portion there up to the next street or I think it's two streets, Creese Street and Creese will be the second street.

Mr. Morris: Is Creese Street the street that leads to the Five Points School?

Mr. Barna: No, that's School Street.

Mr. Morris: School Street.

Mr. Barna: It would be two streets up.

Mr. Morris: Two streets and than School Street. You still have this residential character between School Street and the main intersection, where the red lights are.

Mr. Albert: Anybody else have any other questions?

Mr. Milanovich: Yes, I have just one more. Did you get any opposition on this at all?

Mr. Barna: No, there wasn't anyone against it at our meeting.

Mr. Albert: There's nobody here today to speak against it. There was nobody at your meeting. Ross do you have anything? Do you have anything Fred, Mega? Well for all practical purposes we'll adjourn the hearing and sometime soon we'll give you an answer. We'll give it at a posted meeting. We'll let you know.

Mr. Morris: If there's no objections we should make the Planning and Zoning Commission hearing, which of course is favorable, as part of the record of this proceedings.

July 6, 1972

Page seven

Mr. Albert: The letter, their recommendation. Mr. Barna, I would like to thank you for coming. Eugene Morris suggested at the last meeting when we do have a hearing, it's a good idea to have someone here from the Planning and Zoning Commission if it's possible. They add to it and I'd like to thank you for coming. Meeting adjourned. Time 4:30

Josephine Palsa

Recording Secretary

PROOF OF PUBLICATION

The **Beaver County Times**, a daily newspaper of general circulation, published by BEAVER NEWSPAPERS, INC., a Pennsylvania corporation, 400 Fair Avenue, West Bridgewater, Beaver County, Pennsylvania, was established in 1946, and has been issued regularly, except legal holidays since said date.

The attached advertisement, which is exactly as printed and published, appeared in the regular issue on 9/01

By BEAVER NEWSPAPERS, INC.

STATE OF PENNSYLVANIA, }
COUNTY OF BEAVER, }

SS:

Before me, a Notary Public in and for such county and state, personally known to me, JAMES R. MILLER, who being duly sworn according to law s

SECRETARY-TREASURER of BEAVER NEWSPAPERS, INC.; that nor said corporation is interested in the subject matter of the attached advertisement that all of the allegations of the foregoing statement including those as to the truth and character of publication are true.

Sworn to and subscribed before me
this 12TH day of SEPTEMBER 1972

The costs of advertising and proof have been paid.

NOTARY PUBLIC

BEAVER NEWSPAPERS

ORDINANCE NO. 724
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WHEREAS, the Planning and Zoning Commission on June 6, 1972 conducted a hearing upon an application to amend the Official Zoning Map to rezone the premises hereinafter described from R-2 Residential to C-2 Roadside Commercial; and WHEREAS, following their public hearing the Planning and Zoning Commission recommended that the premises hereafter described be rezoned from R-2 Residential to C-2 Roadside Commercial; and

WHEREAS, the Board of Commissioners on July 6, 1972 conducted a hearing upon the aforesaid application and for the reasons contained in the recommendation of the Planning and Zoning Commission an extract of which is attached to and by reference made a part of this Ordinance, the Board of Commissioners desires to amend the Official Zoning Map to rezone the premises hereinafter described from R-2 Residential to C-2 Roadside Commercial;

Now, therefore, BE IT ORDAINED by the Board of Commissioners of the Township of Hopewell, a municipal corporation under The First Class Township Code situate in the County of Beaver and Commonwealth of Pennsylvania, AND IT IS HEREBY ORDAINED:

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