



**TOWNSHIP OF HOPEWELL**  
**BOARD OF COMMISSIONERS**  
Beaver County, Pennsylvania  
**October 24th, 2022**  
**BUSINESS MEETING MINUTES**

7:07 P.M. **Call to Order**  
Hopewell Township's Business Meeting, held in the Township Municipal Building, located at 1700 Clark Boulevard, Hopewell Township, was called to Order by President Richard Bufalini. Mr. Bufalini indicated that the meeting is being recorded.

7:07 P.M. **Roll Call**  
President Richard Bufalini –In Attendance  
Vice President Joe Kusnir – In Attendance  
Commissioner Nick DiPietro – In Attendance  
Commissioner Tim Force – In Attendance  
Commissioner Barbara Michna – In Attendance

**Others Present**  
Jamie Yurcina, Township Manager  
Michael B. Jones (McMillen, Urick, Tocci & Jones), Township Solicitor  
HRG Inc., Engineering

7:07 P.M. **Public Comments**  
No Public Comments regarding the proposed Business Agenda.

7:07 P.M. **Business Agenda**  
President Bufalini announced that the Tax Collector's Report and the Treasurer's Report is available for public inspection at the Municipal Building.

*Commissioner Force: Motion to approve the September 26th, 2022, Business Meeting minutes.*

*Commissioner Bufalini: Second the Motion.*

**Roll Call Vote:**  
Commissioner Michna Yes  
Commissioner Force Yes  
Commissioner DiPietro Yes  
Commissioner Kusnir Yes  
Commissioner Bufalini Yes  
Motion Carried

*Commissioner DiPietro: Motion to approve the List of Bills dated October 24th, 2022, as presented: General Fund \$212,299.83; Sewer Fund \$24,400.05; State Fund \$19,729.88; Sewer Construction Fund \$3,734.72; Bartolotta Grant \$423.92; and Golf Fund \$9,973.00.*

*Commissioner Bufalini: Second the Motion.*

**Roll Call Vote:**  
Commissioner Michna Yes



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Commissioner DiPietro Yes  
Commissioner Kusnir Yes  
Commissioner Bufalini Yes  
Motion Carried

*Commissioner Kusnir: Motion to approve HRG Engineering Agreement for Permitting and Rerating for the Wickham Village WPCF project in the amount of \$30,100.00.*

*Commissioner Force: Second the Motion.*

Roll Call Vote:  
Commissioner Michna Yes  
Commissioner Force Yes  
Commissioner DiPietro Yes  
Commissioner Kusnir Yes  
Commissioner Bufalini Yes  
Motion Carried

*Commissioner Michna: Motion to approve RESOLUTION 2022-23 A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA APPROVING THE BOWERS PLAN OF LOT CONSOLIDATION INVOLVING TWO LOTS, TAX PARCEL NOS. 65-027-0204.000 AND 65-027-0206.000, TOTALING 1.261 ACRES LOCATED ON PARRISH DRIVE, IN ACCORDANCE WITH THE ZONING ORDINANCE (95-2) AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (91-2).*

*Commissioner Kusnir: Second the Motion.*

Roll Call Vote:  
Commissioner Michna Yes  
Commissioner Force Yes  
Commissioner DiPietro Yes  
Commissioner Kusnir Yes  
Commissioner Bufalini Yes  
Motion Carried

*Commissioner DiPietro: Motion to approve RESOLUTION 2022-24 A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA APPROVING A LOT LINE REVISION OF PARCEL 65-193-0340.000, PARCEL "A-R" OF LAND OWNED BY GARRETT AND BRITTANY COVALT AT 1007 CRISSMAN DRIVE AND 65-193-0349.000 PARCEL "B" OWNED BY M. ROBERT*



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*AND DEBORAH MICHALCO AT 1019 CRISSMAN DRIVE SITUATED IN THE DICKTON PLAN OF LOTS BEING CREATED FROM PART OF EXISTING PARCEL "A-R" TO BECOME PART OF EXISTING PARCEL "B" THE LOT LINE REVISION PLAN KNOWN AS THE COVALT PLAN OF LOTS LINE REVISION, IN THE R-2 ZONING DISTRICT IN HOPEWELL TOWNSHIP, IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THE HOPEWELL TOWNSHIP SUBDIVISION ORDINANCE NO. 91-2*

*Commissioner Kusnir:*

*Second the Motion.*

Roll Call Vote:

Commissioner Michna	Yes
Commissioner Force	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

*Commissioner Force:*

*Motion to approve payment to Youngblood Paving for completion of the 2021 Road Program in the amount of \$110,335.68.*

*Commissioner Bufalini:*

*Second the Motion.*

Roll Call Vote:

Commissioner Michna	Yes
Commissioner Force	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

*Commissioner DiPietro:*

*Motion to amend the meeting agenda to add a public hearing to consider ORDINANCE 2022-05, a zone map amendment requested by Jon Fleeger which was advertised by public notice pursuant to the MPC and to add RESOLUTION 2022-25, an application for a submission to DCNR for a grant regarding the Hopewell Community Park Walking Trail and Fishing Wall Project.*

*Commissioner Force:*

*Second the Motion.*

Roll Call Vote:

Commissioner Michna	Yes
Commissioner Force	Yes



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Commissioner DiPietro            Yes  
Commissioner Kusnir            Yes  
Commissioner Bufalini           Yes  
Motion Carried

Solicitor Mike Jones Opened the Public Hearing and confirmed that this was advertised twice in the Beaver County Times, on Sept. 23<sup>rd</sup>, 2022, and Oct 14<sup>th</sup>, 2022. It is a request from Jon Kevin Fleeger to rezone property at Tax Parcel 65-204-0177.001 from R-1, residential agricultural to R-2 low density residential. It was reviewed and approved by the Township Planning Commission as well as the Township's consulting engineer, HRG Inc. and the Beaver County Planning Commission. The zoning map will be changed to reflect the change.

Mr. Jones asked for any comments or concerns on this zone map request.

*Commissioner Kusnir:            Motion to approve ORDINANCE 2022-05. AN ORDINANCE OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA, A FIRST CLASS TOWNSHIP UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, AMENDING THE HOPEWELL TOWNSHIP ZONING MAP, ORDINANCE 2004-01, TO REZONE PROPERTY IDENTIFIED AS TAX PARCEL NO. 65-204-0177.001, OWNED BY JON KEVIN FLEEGER, LOCATED AT VALLEYVIEW AVENUE, FROM R-1 (RESIDENTIAL-AGRICULTURAL) TO R-2 (LOW DENSITY RESIDENTIAL).*

*Commissioner DiPietro:        Second the Motion.*

Roll Call Vote:

Commissioner Michna            Yes  
Commissioner Force              Yes  
Commissioner DiPietro            Yes  
Commissioner Kusnir              Yes  
Commissioner Bufalini            Yes  
Motion Carried

This concludes the public hearing on the zone map change.

*Commissioner Michna:        Motion to approve RESOLUTION 2022-25. AN APPLICATION FROM THE TOWNSHIP TO OBTAIN FUNDING FROM DCNR FOR THE HOPEWELL COMMUNITY PARK WALKING TRAIL AND FISHING WALL PROJECT.*

*Commissioner Force:            Second the Motion.*



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Commissioner Force	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes
Motion Carried	

7:18 P.M. Commissioner's Reports  
No Commissioner Reports

7:18 P.M. Department Reports  
The various Department Reports were given and are on file at the Hopewell Township Municipal Building.

Police Chief Donald Sedlacek, Sewer Department Supervisor Chris Thompson, Road Department Supervisor, Dave Kriger, HRG Engineering, Planning and Zoning Officer John Bates, Parks and Recreation Director Brad Batchelor, and Fire Department 1<sup>st</sup> Lieutenant, Pete Rameriz.

7:34 P.M. New Business  
No New Business

7:34 P.M. Old Business  
No Old Business.

7:34 P.M. Citizen's Forum  
Bethany Pistorious, 2008 S Trillium Dr., Hopewell Township, PA  
*Ms. Pistoriuos voiced her concerns over not getting notice, as previously described, regarding work crews accessing her property. She is questioning how the land slide repair is progressing.*

*Chris Thompson is asking for clarification as to when she was not informed as they strive to stay on top of the situation and speak to homeowners whenever possible. Mr. Thompson also confirmed they will be scoping the sewer lines.*

*Jamie Yurcina and HRG Inc. addressed sewer repairs planned and will follow up with a timeline and action plan.*

7:50 P.M. Ashley Wilson, 1519 Poplar Dr., Hopewell Township, PA  
*Ms. Wilson stated that she has been in contact with Dave Kriger on numerous occasions Regarding Poplar Dr.  
The condition of her road is preventing Valley Waste from servicing her address and*



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*stated if damage occurred to their trucks she would be held liable..*

*Mr. Yurcina stated that he could not find where Poplar Dr. was ever adopted as a Township Road. Mr. Bates stated that Poplar is a private drive.*

*Mr. Bufalini stated that a maintenance agreement could be discussed.*

7:26 P.M.

**Announcements**

Please visit our website at hopewelltp.com, and Facebook for upcoming Township news and events.

8:00 P.M.

**Executive Session-Beginning**

The Board of Commissioners entered Executive Session to discuss the Police Contracts and, personnel.

8:53 P.M.

**Executive Session Out**

Mr. Bufalini state no action needed to be taken following executive session.

10:30 P.M.

**Adjournment**

*Commissioner DiPietro: Motion to Adjourn.*

*Commissioner Force: Second the Motion*

**Voice Vote:**

All in Favor  
Motion Carried

Minutes Recorded By: Jamie Yurcina 10/24/2022  
Minutes Prepared By: Nora Janicki 10/25/2022