



**TOWNSHIP OF HOPEWELL**  
**BOARD OF COMMISSIONERS**  
**Beaver County, Pennsylvania**  
**January 23<sup>rd</sup>, 2023**  
**BUSINESS MEETING MINUTES**

7:10 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 Vice-President Joe Kusnir. Mr. Kusnir indicated that the meeting is being recorded.

7:10 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

7:10 P.M. **Public Comments on Agenda Items**

Peggy Hennequant, 4407 School Street, Hopewell Township, PA

*Ms. Hennequant inquired about stipulations she would like to see in place prior to the Board accepting the lot consolidation on School St.*

*Solicitor Mike Jones confirmed that the plan submitted did not designate demolishing the building but as a reconfiguration of lot lines.*

*Zoning Officer, John Bates, confirmed specifics of the plan submitted.*

*Ms. Hennequant voiced her concerns about upkeep of the building. Mr. Jones stated that the Board would postpone taking a vote on this so concerns may be addressed.*

Patrick Dufala, 3581 Green Garden Rd., Hopewell Township, PA 15001

*Mr. Dufala questioned if the property owner on School Street would adhere to property requirements if the lot consolidation went through.*

Jeanette Miller, 2905 Brodhead Road, Hopewell Township, PA

*Ms. Miller comments were regarding Scarmazzi Homes "Courtyards at Legends", and asked what next steps would be taken if the tentative approval for the development was passed this evening. She also presented a list of concerns regarding the development. Mr. Jones stated that final approval would be voted upon at a future meeting which will only happen after plans from the engineers are reviewed and put into place.*

7:35 P.M. **Business Agenda**

Vice-President Kusnir 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 November 28th, 2022, Business Meeting minutes.*



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*Commissioner DiPietro: Second the Motion.*

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

*Commissioner Kusnir: Motion to approve the List of Bills dated January 23<sup>rd</sup>, 2023, as presented: General Fund \$115,436.04; Sewer Fund \$46,523.03; State Fund \$17,012.16; Sewer Construction Fund \$29,326.26; ARPA Public Safety Grant Fund \$10,489.36; American Rescue Plan Act Fund \$9,100.00; Development Escrow Fund \$3,823.50; and Equipment Fund \$846.94.*

*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

*Commissioner Force: Motion to approve preparation of the 2022 Wasteload Management Report by HRG, INC. for a fee of \$4,300.00.*

*Commissioner Michna: 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 settlement of the Assessment Appeals for tax years 2022 and 2023 filed by the Schreiber Co, - Hopewell Shopping Center, a PA Limited Partnership at Docket No. 11536-2021 regarding five (5) tax parcels comprising the Hopewell Shopping Center.*

*Commissioner Bufalini: Second the Motion.*



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Roll Call Vote:

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

*Commissioner Force: Motion to accept the contract with Pyrotecnico, Inc. for the 7/8/2023 Park Fest Event for a fee of \$6,500.*

*Commissioner Michna: Second the Motion.*

Roll Call Vote:

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

*Commissioner Kusnir: Motion to postpone taking action on item #6 until the next meeting.*

*Motion to approve Resolution 2023-01. A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA APPROVING THE KICKING DIAMONDS, LLC PLAN OF LOT CONSOLIDATION WHICH WILL RECONFIGURE EXISTING TAX PARCELS NOS. 65-020-0104.000, 65-020-0206.000 AND 65-020-0207.000 TOTALING 4.166 ACRES, LOCATED IN THE R-3 DISTRICT AT 3007 SCHOOL STREET, INTO NEW LOTS 1,2, AND 3 CONDITIONED UPON THE DEDICATION OF A THIRTY THREE (33) FOOT WIDE PORTION OF SCHOOL STREET TO HOPEWELL TOWNSHIP AND FUTURE BUILDING RESTRICTIONS ON LOT 1 IN CONJUNCTION WITH THIS DEDICATION, IN ACCORDANCE WITH THE HOPEWELL TOWNSHIP ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.*

*Commissioner DiPietro: Second the Motion.*

Roll Call Vote:

Commissioner Michna	Yes
Commissioner Force	Yes
Commissioner DiPietro	Yes



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Commissioner Kusnir                    Yes  
Commissioner Bufalini                Yes  
Motion Carried

*Commissioner Bufalini:*                *Motion to approve Resolution 2023-02. A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA APPROVING THE LANDSCAPES AND MORE LOT CONSOLIDATION OF THREE LOTS, TAX PARCELS NOS. 65-015-0402.000, 65-015-0401.001 AND 65-015-0401.002 INTO ONE LOT TOTALING 4.48 ACRES, LOCATED IN THE C-1 DISTRICT AT 2543 BRODHEAD ROAD CONDITIONED UPON THE DEMOLITION OF TWO (2) NON-CONFIRMING STRUCTURES, IN ACCORDANCE WITH THE HOPEWELL TOWNSHIP ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.*

*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

*Commissioner Kusnir:*                *Motion to approve Resolution 2023-03. A RESOLUTION OF HOPEWELL TOWNSHIP, A FIRST-CLASS TOWNSHIP IN THE COUNTY OF BEAVER, COMMONWEALTH OF PENNSYLVANIA, PROVIDING THE FINDING OF FACT, CONCLUSIONS AND DECISION OF THE BOARD OF COMMISSIONERS FOR THE TOWNSHIP OF HOPEWELL ON THE APPLICATION BY SCARMAZZI HOMES FOR THE TENTATIVE APPROVAL OF A PLANNED RESIDENTIAL DEVELOPMENT KNOWN AS THE "COURTYARDS OF LEGENDS" AS PREPARED AND SUBMITTED BY SCARMAZZI HOMES AND PRESENTED AT THE PUBLIC HEARING HELD ON DECEMBER 12, 2022 IN ACCORDANCE WITH THE HOPEWELL TOWNSHIP ZONING ORDINANCE, NO. 2004-1, ARTICLE XIX, PLANNED RESIDENTIAL DEVELOPMENT (PRD).*

*Commissioner DiPietro:*                *Second the Motion.*



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

7:45 P.M. **Commissioner's Reports**  
No Commissioner Reports

7:45 P.M. **Solicitor's Report**  
No Solicitor's Report

7:45 P.M. **Department Reports**  
The various Department Reports were given and are on file at the Hopewell Township Municipal Building.

Police Chief Donald Sedlacek, HRG Engineering, Road Department Supervisor, Dave Kriger, Chris Thompson Sewer Department Supervisor, and Planning and Zoning Officer John Bates.

7:57 P.M. **New Business**  
No New Business

7:57 P.M. **Old Business**  
No Old Business.

7:57 P.M. **Citizen's Forum**  
Bethany Pistorius, 2008 S. Trillium Dr., Hopewell Township, PA  
*Ms. Pistorius discussed the timeline of the issues surrounding the land slide on her property.*

Scott Morrison, 2009 S. Trillium Dr., Hopewell Township PA  
*Mr. Morrison is asking what can be done to remedy the repeated sewer back ups in his Basement. Sewer Department Supervisor Chris Thompson explained it is the by-pass plug. The lines will continue to be jetted and a camera used to prevent further issues.*

David Work, 914 Elm St., Hopewell Township, PA  
*Mr. Work has a towing service and is asking to be added onto the Township tow list. Mr. Yurcina and Mr. Kusnir said they would discuss this and add it to the next Workshop meeting agenda.*

Jeanette Miller, 2905 Brodhead Road, Hopewell Township, PA



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*Ms. Miller asked the Commissioners to keep in mind the issues in Autumn Ridge as they make their decision about The Courtyards at Legend. Mr. Kusnir thanked her for her input.*

8:16 P.M.

**Announcements**

Please visit our website at hopewelltp.com, and Facebook for upcoming Township news and events.  
Pavilions rental kick-off will be held on Monday, February 20<sup>th</sup>, 2023, at 8:00 AM for Hopewell residents and Monday, February 27<sup>th</sup>, 2023, for non-Hopewell residents.

8:16 P.M.

**Executive Session-Beginning**

The Board of Commissioners entered Executive Session to discuss the personnel.

9:05 P.M.

**Executive Session Out**

Mr. Kusnir stated no action needed to be taken following executive session.

9:05 P.M.

**Adjournment**

*Commissioner Michna: Motion to Adjourn.*

*Commissioner Force: Second the Motion*

Voice Vote:

All in Favor

Motion Carried