



**TOWNSHIP OF HOPEWELL**  
**BOARD OF COMMISSIONERS**  
**Beaver County, Pennsylvania**  
**October 23rd, 2023**  
**BUSINESS MEETING MINUTES**

h7:08 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.

7:08 P.M. **Pledge of Allegiance**

7:05 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

7:09 A.M. **PUBLIC HEARING**

At this time, the Board of Commissioners and Solicitor Mike Jones began the meeting by holding a public hearing to consider ORDINANCE NO. 2004-1, ARTICLE XIX, PLANNED RESIDENTIAL DEVELOPMENT (PRD), SECTION 1908(E-I) TO CONSIDER THE APPLICATION BY SCARMAZZI HOMES FOR FINAL APPROVAL OF A PLANNED RESIDENTIAL DEVELOPMENT KNOWN AS "COURTYARDS AT LEGEND".

Mike Wetzel and Paul Scarmazzi presented the final plan to the Board. The hearing was recorded and is available in the township archives.

7:22 P.M. **Public Comments on Agenda Items**

No Public Comments

7:22 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 25th, 2023, Business Meeting minutes.*

*Commissioner Michna: Second the Motion.*

**Roll Call Vote:**

Commissioner Michna Yes



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

*Commissioner Kusnir: Motion to approve the List of Bills dated October 23rd, 2023, as presented: General Fund \$121,727.92; Sewer Fund \$65,222.26; State Fund \$2,200.42; State ARPA Fund \$20,921.56; Park ARPA Fund \$1,728.82; and Development Escrow \$718.92.*

*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 renew IT Service Agreement with Projex IMC for \$5,000.*

*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 Force: Motion to AUTHORIZE THE SOLICITOR TO DRFT A DECISION APPROVING THE APPLICATION BY SCARMAZZI HOMES FOR FINAL APPROVAL OF A PLANNED RESIDENTIAL DEVELOPMENT KNOWN AS "COURTYARDS AT LEGENDS" WITH CONDITIONS.*

*Commissioner Bufalini: Second the Motion.*

Roll Call Vote:

Commissioner Michna Yes  
Commissioner Force Yes  
Commissioner DiPietro Yes  
Commissioner Kusnir Yes  
Commissioner Bufalini Yes



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Motion Carried

7:25 P.M. **Commissioner's Reports**  
No Commissioner Reports

7:25 P.M. **Department Reports**  
The various Department Reports were given and are on file at the Hopewell Township Municipal Building.

Police Chief Donald Sedlacek, Chris Thompson Sewer Department Supervisor, HRG Engineering, John Bates, Building and Zoning, Brad Batchelor Parks and Recreation, and Fire Chief Jon Cochran.

7:36 P.M. **New Business**  
No New Business

7:36 P.M. **Old Business**  
No Old Business.

7:36 P.M. **Citizen's Forum**  
Donna Monica, 1037 Teeline Dr. Hopewell Township, PA  
Mrs. Monica address her concerns about the lack of lighting around the mailboxes in the Clairmont Manor housing plan. Mr. Bufalini confirmed the township will work to get some light into the area.

7:38 P.M. **Announcements**  
Events at Hopewell Township this month include Trick or Treat to held throughout the Township on October 31<sup>st</sup>, 6pm-8pm.

7:38 P.M. **Executive Session**  
No Executive Meeting was needed.

7:38 P.M. **Adjournment**  
*Commissioner DiPietro: Motion to Adjourn.*  
*Commissioner Kusnir: Second the Motion*

Voice Vote:

All in Favor  
Motion Carried

Minutes Recorded By: Jamie Yurcina 10/23/2023  
Minutes Prepared By: Nora Janicki 10/24/2023