



TOWNSHIP OF HOPEWELL
BOARD OF COMMISSIONERS
Beaver County, Pennsylvania
October 9th, 2023
WORKSHOP MEETING MINUTES

6:33 P.M. Workshop Meeting, held in the Township Municipal Building located at 1700 Clark Boulevard, Hopewell Township, was called to Order by President Richard Bufalini, Mr. Bufalini announced that the meeting is being recorded.

6:33 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 Jones, Solicitor and HRG Inc. Engineers.

THE PUBLIC HEARING TO BE HELD PURSUANT TO THE HOPEWELL TOWNSHIP ZONING 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 LEGENDS" WAS REQUESTED TO BE TABLED UNTIL THE MONDAY, OCTOBER 23RD BUSINESS MEETING AT 7:00 PM.

6:33 P.M. **Citizens Comments on Agenda Items**
None

6:33 P.M. **Business Agenda**

Commissioner Force: Motion to approve the Workshop Meeting Minutes of September 11th, 2023.

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 approve the list of bills dated October 9th, 2023, as presented: General Fund \$62,910.32; Sewer Fund \$6,305.31; State Fund \$15,685.85; Park Reserve Fund \$3,921.00; and Golf Fund \$481.81.



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Commissioner DiPietro: Second the Motion.

Roll Call Vote:

Commissioner Michna	Yes
Commissioner Force	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Commissioner Bufalini	Yes (Abstain from line item number 208-374)

Motion Carried.

Commissioner Bufalini: Motion to approve the September 2023 Monthly Financial Report as presented.

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 the September 2023 Monthly Tax Report as presented.

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 Michna: Motion to table the PUBLIC HEARING IN PURSUANT TO THE HOPEWELL TOWNSHIP ZONING 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 LEGENDS" UNTIL MONDAY, OCTOBER 23RD, BUSINESS MEETING AT 7:00 PM.

Commissioner DiPietro: 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 purchase of parcels 65-011-1316.000 and 65-011-1320.000 to Aliquippa Bucktails from the Repository, forgiving all taxes prior to and including 2022.

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	

6:38 P.M.

Solicitor's Report

No Solicitor Report

6:38 P.M.

Engineer's Report

Engineer's Report was Discussed, Submitted, and is on File.

6:56 P.M.

Items for Discussion

Mr. Yurcina stated a realtor got in touch with him regarding property on Kane Rd. that is for sale. It is near the park and the probability of expanding the park was discussed even though much of the property is unbuildable and in a flood pane.

Mr. Jones discussed the possible sale of property on Pollack Lane. Mr. Yurcina stated a couple different uses for the land has been investigated.

Mr. Kusnir informed the Board of resident requests in Clairmont Manor regarding additional lighting in the plan.

Mr. Bufalini discussed two residents requesting consideration on their sewer bills due to leaks. Forgiveness on the large bills was granted since the water never entered the sewer system.

Mrs. Michna addressed the request from a resident for compensation for belongings that



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were ruined in a sewage break. She will reach out for an approximate total value.

7:13 P.M.

Citizens Forum

Kerri Pletcher, 1022 Sweet Brier Dr., Hopewell Township, PA

Mrs. Pletcher is representing her son, Ethan, who is working on his Eagle Scout Project at Hopewell Community Park. Changes that were proposed on the floating dock were approved by the Board. Any donations to the project can be made payable to BSA Troop 435.

7:23 P.M.

New Business

No New Business

7:23 P.M.

Old Business

Mr. DiPietro complimented the lawn care surrounding the Hopewell Township Sports signs.

7:30 P.M.

Executive Session Beginning

Mr. Bufalini stated that an Executive Session is needed to discuss Police Personnel.

7:55 P.M.

Executive Session Ended

Mr. Bufalini stated there was no items that needed acted upon.

7:55P.M.

Adjournment

Commissioner Force: Motion to Adjourn.

Commissioner Bufalini: Second the Motion.

Voice Vote:

All in Favor

Motion Carried