

**TOWNSHIP OF HOPEWELL
Beaver County, Pennsylvania
BOARD OF COMMISSIONERS
WORKSHOP MINUTES**

6:33pm

ROLL CALL

President

Rich Bufalini- in attendance

Vice President

Joe Kusnir – in attendance

Commissioners

Dave Ciccone- absent

Nick DiPietro- present

Dave Swihart - present

Others Present

Norm Kraus, Jr., Township Manager

Marie Stratakis-Hartman, Township Engineer

Michael Jones/McMillen, Urick, Tocci & Jones, Township Solicitor

6:34pm

President Bufalini moved that the BOC hear from the residents of Steuer Lane concerning issues with the slide on Steuer Lane and problems with drainage and runoff in the detention ponds associated with the Autumn Ridge Maronda Homes plan. Present were Kim Bechak, resident of 2975 Steuer Lane and Part Owner of 2969 and 2971 Steuer Lane; Mike Bechak, resident of 2975 Steuer Lane and Tom Steuer, resident of 2220 Airport Rd and Co-Owner of 2969 and 2971 Steuer Lane. Also present was Craig Bechak, who lives at 2971 Steuer Lane.

Kim Bechak spoke first and wanted the BOC to be aware of the status of Steuer Lane from 1999 (Coinciding with the construction of homes in the Maronda Homes/Autumn Ridge Plan above Steuer Lane.). Ms. Bechak declared that water runoff had been going in the farmhouse area as far back as 1971, but had increased greatly when the detention pond was built off Steuer Lane for the Autumn Ridge plan of homes. Township Engineer Marie Hartman commented that the slide area on Steuer Lane had expanded and grown, but that it had been five years since the township had filmed/videoed those pipelines. Ms. Hartman commented that this slide on Steuer Lane is much greater than the one that occurred on Laird Drive going through Hopewell Park. That slide cost the township almost \$250,000 to secure and bolster when it was repaired. The repairs to make Steuer Lane safe and drivable would in all probability be much higher in cost than the remedy/fix that was done on Laird Avenue.

Mrs. Hartman commented that the township would have to hire a GeoTech to study the slide and come up with a cost estimate for that project on Steuer Lane. Tom Steuer commented there is little, if any movement on the slide anymore, as he monitors it. There are issues with township drainage pipes and private drainage pipes crossing each other, causing for more confusion as to where water is running and who's responsible for the drainage. Mike Bechak claimed that the Steuer property never moved until the Maronda Plan of Homes was being built. That is when the problem started. Mr. Bechak commented that the old farmhouse is 240 years old but has survived quite well and weathered many heavy storms. Ms. Bechak commented that with Hurricane Katrina (Possibly Andrew) back in 2004, the heavy water runoff was not running and draining properly into the detention/retention pond. That hillside running along Steuer Lane started eroding and having heavy water runoff and has been a problem draining properly since then into the retention pond.

Craig Bechak of 2971 Steuer lane spoke next. He is employed by J. J. Stefanik and that company deals with these kind of issues and problems all the time for municipalities. Mr. Bechak claimed the retention pond along Steuer Lane has water in it, but that the runoff is nor occurring properly due to water lines and drainage lines sticking out in the wrong places and pipe fitting are missing, etc. He pointed out that these ponds are owned by Maronda Homes, which Engineer Hartman pointed out that +- the township bought the piece of property with the detention pond at the top of Autumn Ridge off the cul-de-sac on South Trillium Drive.

Bottom-lining it, Tom Steuer commented the closure of Steuer lane due to the landslide is a major inconvenience to the people who live up there, as well as EMT vehicles, school buses, the US Postal Service, UPS, Fed Ex, Waste Management and others. Mr. Bechak commented that the "Road Closed" sign for the road is 200 feet up the hill and needs to be moved to the beginning of the closure. He produced a document that is on file with the minutes from this meeting, quoting the school district bus garage manager as saying Steuer Lane needs opened up for two reasons, safety and efficiency. There is other documentation in this letter quoting the issues with the ponds, as well as other related issues with the road.

President Bufalini thanked the Bechaks and Tom Steuer for coming to the meeting and expressing their concerns. He said the BOC is asking Engineer Marie Hartman to check out the whole matter and get geotechnical people involved that can make some accurate assumptions of what may need to be done and review that and the overall cost of the project. Craig Bechak commented he could do some repairs with gravel to the existing problem as he has done previously, but Mr. Bufalini asked that he does not take any action till Marie and geotechnical people figure out what's going on with this very complicated matter.

7:17pm **ENGINEER'S REPORT** – Marie Stratakis Hartman

7:41pm **CITIZEN'S COMMENTS pertaining to the Business Agenda/ None**

7:41pm **BUSINESS AGENDA**

Mr. Kusnir Motion to approve the Workshop Meeting minutes of December 12, 2016

Mr. DiPietro Second the motion

Roll Call Vote:

Mr. Swihart Yes
Mr. Ciccone Absent
Mr. DiPietro Yes
Mr. Kusnir Yes
Mr. Bufalini Yes

Motion Carried

Mr. Bufalini Motion to approve the list of bills dated 1-9-2017 as stated: General Fund; \$27,010.21; Sewer Fund; \$7,722.02 and State Fund; \$7,835.07.

Mr. Kusnir Second the Motion

Roll Call Vote

Mr. Swihart Yes
Mr. Ciccone Absent
Mr. DiPietro Yes
Mr. Kusnir Yes
Mr. Bufalini Yes

Motion Carried

Mr. Kusnir Motion to pass a Resolution R 2017-01, a Resolution of the Township of Hopewell, Beaver County, Pennsylvania, approving the Carelli Plan of Consolidation of six (6) Lots- Parcel Numbers 65-003-1000, 65-003-1018, 65-003-1017, 65-003-1016, 65-003-1015, 65-003-1014, into

One (1) Parcel referenced as Parcel "A" located at 41 Vernon Avenue, within the Woodlawn Park Area, Hopewell Township, in accordance with the Zoning Ordinance and Subdivision & Land Development Ordinance.

Mr. Swihart Second the Motion

Roll Call Vote

Mr. Swihart Yes
Mr. Ciccone Absent
Mr. DiPietro Yes
Mr. Kusnir Yes
Mr. Bufalini Yes
Motion Carried

7:43pm ITEMS FOR DISCUSSION

7:44pm CITIZEN'S FORUM/ NONE

7:44pm NEW BUSINESS NONE

7:44pm OLD BUSINESS/ NONE

7:45pm EXECUTIVE SESSION/ To discuss personnel issues within the township, CBA Contract negotiations and township litigation.

8:30pm EXECUTIVE SESSION / Action taken out of Executive Session

Mr. Swihart Motion to increase the life insurance according to the annual salary pay of Norm Kraus, Jr., Marie Hartman, Barbara Swearingen and Chas Srafin effective January 1st, 2017 for the calendar year 2017.

Mr. Bufalini Second the motion

Roll Call Vote

Mr. Swihart Yes
Mr. Ciccone Absent
Mr. DiPietro Yes
Mr. Kusnir Yes
Mr. Bufalini Yes
Motion Carried

8:35pm ADJOURNMENT

Commissioner Swihart
Commissioner DiPietro

Motion to adjourn
Second the Motion

Voice Vote

All in favor
Motion Carried

Minutes Recorded by: Norm Kraus, Jr. 1/9/2017
Minutes prepared by Norm Kraus, Jr. 1/10/2017

RESOLUTION R2017-01

Hopewell Township, Beaver County, Pennsylvania

A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA APPROVING THE CARELLI PLAN OF CONSOLIDATION OF SIX (6) LOTS - PARCEL NUMBERS 65-003-1000, 65-003-1018, 65-003-1017, 65-003-1016, 65-003-1015, 65-003-1014, INTO ONE (1) PARCEL REFERENCED AS PARCEL "A" LOCATED AT 41 VERNON AVENUE WITHIN THE WOODLAWN PARK AREA, HOPEWELL TOWNSHIP, IN ACCORDANCE WITH THE ZONING ORDINANCE AND SUBDIVISION & LAND DEVELOPMENT ORDINANCE

WHEREAS, on October 20, 2015 an application was submitted to Hopewell Township by Justin and Allison Carelli to consider the proposed consolidation plan, known as the Carelli Plan Of Consolidation, seeking to consolidate six (6) existing lots in to one (1), referenced as Parcel "A," located at 41 Vernon Avenue within the Woodlawn Park area, Hopewell Township, and

WHEREAS, the Beaver County Planning Commission rendered its comments in a letter dated February 17, 2016, and

WHEREAS, on February 17, 2016, Marie Stratakis Hartman, P.E, Hopewell Township Engineer issued a comment letter addressing the aforementioned plan citing technical modifications required in order to comport with Hopewell Township Ordinances, and

WHEREAS, on April 25, 2016, the Hopewell Township Planning Commission recommended approval of the Plan of Consolidation application contingent upon compliance with the comments in Hopewell Township Engineer's letter dated February 17, 2016 and any comments received from the Beaver County Planning Commission, and

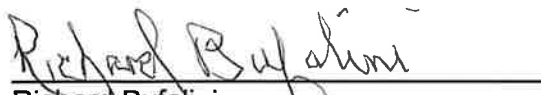
NOW, THEREFORE, BE IT RESOLVED that the Hopewell Township Board of Commissioners hereby approves the Carelli Plan Of Consolidation conditioned upon the applicant fully complying with the comments contained in the Hopewell Township Engineer's letter dated February 17, 2016 and the written recommendations of both the Beaver County and Hopewell Township Planning Commissions prior to recording the Plan with the Beaver County Recorder of Deeds.

RESOLVED AND ENACTED this 9th day of January, 2017.

Attest:


Norm Kraus, Jr.
Hopewell Township Manager

HOPEWELL TOWNSHIP
BOARD OF COMMISSIONERS


Richard Bufalini
President