



**TOWNSHIP OF HOPEWELL**  
**BOARD OF COMMISSIONERS**  
**Beaver County, Pennsylvania**  
**January 26<sup>th</sup>, 2026**  
**BUSINESS MEETING MINUTES**

7:01 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 Kusnir. Mr. Kusnir indicated that this meeting is being recorded.

7:01 P.M.      **Pledge of Allegiance**

7:02 P.M.      **Roll Call**  
President Joe Kusnir– In Attendance  
Vice President Nick DiPietro– In Attendance  
Commissioner Barbara Michna – In Attendance  
Commissioner Kara Rubino – In Attendance  
Commissioner Robert Williams – In Attendance

**Others Present**

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

7:02 P.M.      **Public Comments on Agenda Items**  
No Public Comments

7:02 P.M.      **Business Agenda**  
President Kusnir announced that the Tax Collector's Report and the Treasurer's Report is available for public inspection at the Municipal Building.

*Commissioner Williams:      Motion to approve November 24th, 2025, Business Meeting Minutes.*

*Commissioner DiPietro:      Second the Motion.*

**Roll Call Vote:**

Commissioner Williams	Abstain
Commissioner Rubino	Yes
Commissioner Michna	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Motion Carried	



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*Commissioner Kusnir: Motion to approve January 5th, 2026, Reorganization Meeting Minutes*

*Commissioner Michna: Second the Motion.*

Roll Call Vote:

Commissioner Williams	Yes
Commissioner Rubino	Yes
Commissioner Michna	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Motion Carried	

*Commissioner Williams: Motion to approve the list of Bills dated January 26th, 2026, as presented: General Fund; \$30,171.75; Sewer Fund; \$72,920.15; State Fund \$3,362.31 and the Sewer Construction Fund \$57,480.66.*

*Commissioner Rubino: Second the Motion.*

Roll Call Vote:

Commissioner Williams	Yes
Commissioner Rubino	Yes
Commissioner Michna	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Motion Carried	

*Commissioner Kusnir: Motion to approve the December 2025 Monthly Tax Report as presented.*

*Commissioner DiPietro: Second the Motion.*

Roll Call Vote:

Commissioner Williams	Yes
Commissioner Rubino	Yes
Commissioner Michna	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Motion Carried	



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*Commissioner Michna:* *Motion to approve the November and December 2025 Financial Report as presented.*

*Commissioner DiPietro:* *Second the Motion.*

Roll Call Vote:

Commissioner Williams	Yes
Commissioner Rubino	Yes
Commissioner Michna	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Motion Carried	

*Commissioner Kusnir:* *Motion to promote Kathy Vargon from fill-in substitute crossing guard to permanent crossing guard position.*

*Commissioner DiPietro:* *Second the Motion.*

Roll Call Vote:

Commissioner Williams	Yes
Commissioner Rubino	Yes
Commissioner Michna	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Motion Carried	

*Commissioner Williams:* *Motion to approve HRG proposal for Contract Administration and Resident Project Representative services for the Rt 151 Interceptor Improvements Project.*

*Commissioner Rubino:* *Second the Motion.*

Roll Call Vote:

Commissioner Williams	Yes
Commissioner Rubino	Yes
Commissioner Michna	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Motion Carried	



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*Commissioner Kusnir: Motion to approve HRG for Project Authorization for preparation of the 2025 Chapter 94 Report.*

*Commissioner Michna: Second the Motion.*

Roll Call Vote:

Commissioner Williams	Yes
Commissioner Rubino	Yes
Commissioner Michna	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Motion Carried	

*Commissioner DiPietro: Motion to appoint Jeffrey Faller as Hopewell Township representative on Creswell Heights Joint Authority Board replacing the expired term of William Pursutte.*

*Commissioner Michna: Second the Motion.*

Roll Call Vote:

Commissioner Williams	Yes
Commissioner Rubino	Yes
Commissioner Michna	Yes
Commissioner DiPietro	Yes
Commissioner Kusnir	Yes
Motion Carried	

7:06 P.M. **Commissioner's Reports**  
No Commissioner's Report at the time. Vice President, Nick DiPietro and President, Joe Kusnir thanked the Citizens and the Township for doing a great job on snow removal.

7:06 P.M. **Solicitor's Reports**  
No Solicitor's Report at the time.

7:07 P.M. **Department Reports**  
The various Department Reports were given and are on file at the Hopewell Township Municipal Building.  
Police Chief Don Sedlacek, HRG Engineering Kristen Vasilakis, Planning and Zoning John Bates, Sewer Department Chris Thompson and Volunteer Fire Department Chef Jon Cochran.

**Fire Chief, Jon Cochran** - announced that the Fire Department has been awarded 100% Certification Designation by the Office of the State Fire Commissioner's Participating Department Program. The department is now one of only four departments and the only all volunteer department to hold this certification designation in Beaver County.



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**President, Joe Kusnir** - asked the firefighters to rise so that everyone could applaud them in recognition of their hard work and dedication.

7:19 P.M.     **New Business**  
No New Business

7:19 P.M.     **Old Business**  
No Old Business

7:19 P.M.     **Citizen's Forum**

**Revival of Assembly Church**

**Joey Abraggio – 5255 Webb St, Aliquippa, Beaver County PA, 15001**

**Mr. Abraggio** – is from the Clearview Civic League – He is concerned about the Revival Church Assembly that will be held at the Industrial Park. He is mostly concerned with the noise, traffic control, Police control, taxpayers' money, Clearview Neighborhood, homes nearby and Enforcement plans and a buffer.

**Solicitor Mike Jones** responded to the questions and concerns raised regarding the Revival Church Assembly. An amendment was adopted requiring that all activities be held indoors, along with the implementation of noise-dampening measures. In addition, the event must fully comply with the Township's Noise Ordinance, which limits sound to 90 decibels at the property line and may not exceed two (2) hours within a 24-hour period. Nearby residents were notified and encouraged to contact the Township should noise become excessive. John Bates and the Police Department have access to a device to measure noise levels to ensure compliance with the 90-decibel limit. The Church indicated that the event is expected to attract approximately 500-700 attendees, and the building has a capacity of approximately 800 people, as it is designed to support large events. If police details are required, the Church will be responsible for all associated costs, and no taxpayer funds will be used.

**David Alexander, 1221 Gringo Clinton Road** - stated that the traffic study referenced is outdated, having been conducted approximately 40 years ago, and noted that traffic in the area has significantly increased since that time. He questioned what advantages the proposed assembly would bring to the Township, expressing concerns about increased traffic and noise. Mr. Alexander also noted that there are a daycare facility and a dialysis office located in the same building, raising concerns about children and patients being present during the assembly. He stated that he was not aware of any zoning changes and did not recall receiving any notification by mail.

**Solicitor Mike Jones** - responded that the daycare and dialysis offices are tenants of the building, under the authority of the property owner. He noted that the Township cannot speak on behalf of those tenants and that the property has since been sold to another company. Mr. Jones stated that the property was posted, and that required notices were sent to residents within a 300-foot boundary of the property.



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**President Joe Kusnir** - acknowledged the concerns regarding traffic, particularly given that the roadway is a state road, and stated that the Township will reach out to the appropriate agency to inquire about potential traffic changes. We all have concerns given the history and we put in as many stipulations as possible. We are on the same page as you and we will not tolerate it.

**Chief of Police, Don Sedlacek** – Additional comments were made regarding the traffic concerns in the Clearview area. It was stated that the Church has been informed that it will be responsible for paying for any police officers required for traffic control related to the event. It was further noted that Township officials will be monitoring the situation, and that stipulations are in place should the Church fail to comply with the agreed-upon conditions. It was also acknowledged that businesses previously operated at the location, and that significant numbers of people worked there prior to COVID.

**Mike Hough, 5913 Victor Circle** – stated that his primary concern is noise, noting that the Church has allegedly disregarded ordinances in Moon Township. He also raised concerns regarding traffic, questioned whether the daycare will remain at the location, and asked about the presence of armed guards, including whether armed security would always be present.

**Solicitor, Mike Jones** – responded that the Township Ordinance prohibits all outdoor activities. If violations occur, the Church will receive a notice to correct the issue within a 30-day period. If compliance is not achieved, the Zoning Officer would issue a notice, and the Solicitor would seek a court injunction to halt all operations until compliance is met. The Chief of Police and police officers would have the authority to cite violations.

**Zoning Officer, John Bates** - stated that he was unsure of the current occupancy number and would need to verify it. He noted that the building is approximately 52,000 square feet with 825 parking spaces. If the occupancy load were exceeded, a violation would be issued and operations shut down. He also noted that the property is currently under renovation and that a building permit will be issued.

**Chief of Police, Don Sedlacek** - stated that during any event, armed security would be present. Discussions have included either coordinating with the Church's armed security or requiring payment for a Township police officer. He noted that he has not yet discussed logistics with the Commissioners or Township Manager. A risk assessment will be conducted based on attendance volume, crowd size, and traffic, and officers will be assigned accordingly.

**Clearview Estates Traffic**

**Christopher Georgetson – 5400 Martin St.** – A comment was made thanking Chief Sedlacek for his information regarding traffic concerns. It was noted that during the summer, officers were assigned to Clearview Estates due to traffic issues. A question was then asked regarding the plans to control traffic at Clearview Estates, specifically traffic coming from Brodhead Road.

**Chief of Police, Don Sedlacek** - responded that the Department's priority is always resident safety. He noted that the Township covers approximately 17.5 square miles with 3 - 4 officers on duty at a time. Officers are deployed to areas generating the highest number of complaints, particularly where traffic concerns are most prevalent. Speed boards are utilized to collect data, including traffic volume, speed, and peak times.



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Based on the data collected, the Department has identified peak traffic periods of 7:00–8:00 AM and around 3:00 PM. Depending on the data, officers will be assigned to patrol those areas. The Chief stated that while he cannot guarantee continuous enforcement, the Department will do its best to address concerns as resources allow.

**President, Joe Kusnir** – We will have to discuss it, and we welcome you to come back to our meetings.

**Refuse Service**

**Steven Byrd, 2423 Mill Street, Hopewell Township, Beaver County, PA 15001 Apt 2** –

**Mr. Byrd** is concerned with Valley Waste regarding rate increases history, the contracting process, billing errors and financial risk to residents, service quality, and reliability, transparency, and responsiveness. Mr. Byrd is asking for clarification of the above concerns.

**President, Joe Kusnir**, responded we put out a bid with specifications and people bid on it. It is not private where we can negotiate and meet separately. For billing errors, I called immediately and they told me to disregard the other bill. As far as a non-payment issue is concerned, that is a different issue. I believe John can address this issue and go over your concerns. The rates went down to \$1 a month and then will go back up \$1 a month in 2027. Mr. Kusnir asked the Township Manager, Jamie Yurcina to collect all concerns and respond to Mr. Byrd as soon as he can.

**Revival of Assembly Church**

**Paula Hundeski, 2008 Golfway Road, Aliquippa, PA, 15001** – What are the positives to allowing this church to come into our neighborhood? We already have Vape stores and Dollar stores. Why bring in this church?

**Zoning Officer, John Bates** – We do not solicit these companies. The marketplace in districts are allowed to sell vape as it is a free marketplace.

**Solicitor Mike Jones** – Responds anything that is within a legitimate commercial entity is allowed to sell whatever they want if they follow the requirements of the zoning ordinance. Mr. Jones went over the two constitutional issues and the legality of these issues. They are aware of the Amendments, and they know they must follow these rules.

**President, Joe Kusnir** - We know the issues that were there in Moon Township. We already addressed the noise issue. We will not let them violate the noise ordinance. My concern is the traffic going in and out of Clearview. We must see what happens.

**Winter Abbraggio, 5255 Webb St, Aliquippa, Beaver County, PA, 15001** –

**Mrs. Abbraggio** stated that she was confused by a post on the Township's Facebook page indicating that the Township Municipal building was closed. She reported that she attempted to call the Township to obtain information regarding the meeting but was unable to reach anyone. She even called the Police Department to find out if we are having the Business Meeting.



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**Mrs. Abbragio** requested that the Township be more specific in its communications, clearly identifying which buildings are closed and ensuring that if meetings are still being held, that information is clearly posted to the public, especially when roads might not be safe.

**Mrs. Abbragio** – Concerns were raised referencing public reports from parents in Moon Township alleging that the Church has been recruiting children and young people by offering incentives or gifts, including items such as a PlayStation.

**President, Joe Kusnir** – responded that the Township did not post any notice indicating that the meeting was canceled. The decision was made based on an assessment of road conditions, and it was determined that the roads were safe for residents. He stated that going forward, the Township will ensure that communications are clearer, specifically noting whether meetings are still being held when building closures are announced.

**Solicitor, Mike Jones** – They would have about seventy employees so that will generate tax money as well.

**Chief of Police, Don Sedlacek** – they cannot violate any laws.

**Zoning Officer, John Bates** – The owner of the industrial park is still paying taxes as well as their employees. Again, if they break the law, we will have to enforce the law.

**Soliciting in the Township**

**Mike Hough, 5913 Victor Circle** – wanted to know if there is a way to stop the solicitors from coming to their house.

**Zoning Officer, John Bates** – As soon as you see the solicitor, please call the police. You can put a sign on your property, “No Soliciting.”

**Chief of Police, Don Sedlacek** – We review every soliciting application. We look at their background depending on criminal history we either approve or reject.

**Solicitor, Mike Jones** - The supreme court decided that we could not restrict the times they are allowed to solicit. If they do not have red flags, we must let them solicit. I would add a sign to your property as you do not have to allow it.

**President, Joe Kusnir** – I usually tell them I am not interested and please do not come back. Most of them are very cordial.

**President, Joe Kusnir** – Thanked everyone for staying so we can get a picture. The Fire Department does such a wonderful job. We appreciate your comments and concerns. You can always contact me via my email or home phone.



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**Development of Hopewell Township**

**Vice President, Nick DiPietro** – Comments were made earlier regarding vape shops and churches, noting broader concerns related to development within the Township.

**Mr. DiPietro** compared the Kane Road Drive-In being torn down, and it was stated that there were significantly more people opposed to that development who did not want it.

**Mr. DiPietro** - further commented that when developers come into the Township, they often face substantial public pushbacks. While the Township is attempting to build and support local business, ongoing opposition can result in developers leaving without proceeding.

8:55 P.M.

**Announcements**

Please visit our website at [www.hopewelltpw.com](http://www.hopewelltpw.com), and our Facebook page for updates on township news and events.

8:55 P.M.

**Executive Session**

No executive session is needed currently.

8:56 P.M.

**Adjournment**

*Commissioner DiPietro: Motion to Adjourn.*

*Commissioner Michna: Second the Motion*

**Voice Vote:**

All in Favor  
Motion Carried

Minutes Recorded By: Jamie Yurcina 1.26.2026  
Minutes Prepared By: Chrissy Rubino 2.2.2026