

NORTH SEWICKLEY TOWNSHIP
BOARD OF SUPERVISORS
REGULAR MEETING
Wednesday – February 12, 2025 - 6:00 pm

The regular meeting of the North Sewickley Township Board of Supervisors was held on Wednesday, February 12, 2025, at 6:00 pm, in the basement Social Hall of the Municipal Building, 893 Mercer Road, Beaver Falls. In attendance were Township Supervisors, Solicitor Ryan Long, Engineers, David Ritsema, Secretary/Treasurer, Lisa Crespo, Clerk, Jamie Wolf, and various members of the public.

The meeting was called to order by Chairman, Tom Roush, followed by the salute to the flag.

Prior to roll call, Supervisor Emmett Santillo took time to discuss issues. Please review the meeting recording on the North Sewickley Township website for details of this discussion. www.northsewickleytownship.com

ROLL CALL:

Tom Roush	Present
Emmett Santillo	Present
Brian Seeger	Present

PUBLIC SPEAK:

Scott Post – 1441 S. Broadway Ave – Requested his zoning map change discussion be tabled until next month for discussion.

Brian Cooper – 1172 Mercer Road – Spoke about the state he feels the Township is in.

Karen Lotz – 155 Glenda Drive – Spoke about the Solar Ordinance and applications to the zoning hearing board.

Robert Strutt – Spoke about solar farms and asked some questions.

Dan North – 387 Collins Road – Spoke about the solar farms.

Julie Goehring – 282 Foster Road – Requested speed limit sign put on Foster Road and there are speeders. Josh Syphrit will put a speed limit sign in

Brad Kirkham – Country Club Drive – Discussed his long-term meeting attendance and talked about the current Supervisor’s mess.

Beth Metney - 416 Concord Circle – Discussion of February 4, 2025, Planning meeting presentation. Discussion of the Sunshine Act and advertising. Taping of meetings

Alexis Pflugh – Concord Church – Thank you to Karen Lotz on the zoning hearing board for doing homework. Discussion on the solar hearing

Jim Rombold – 191 Douglass Road – Discussion on Edward Jones accounts, discussion on Sewer/Water Authority building

Freddy Pflugh – Discussion on solar amendment

For complete details on the discussions during the public speak portion of the meeting, please review the meeting recording on our website at www.northsewickleytownship.com, under the meeting minutes tab, at the bottom of the page. There are two recordings for this meeting

EXECUTIVE SESSION:

Discussion on personnel from 7:25 pm – 7:50 pm

CORRESPONDENCE:

Beaver County Assessment Office – Real Estate Tax Returns

All Aboard Ellwood City – Donation Request – 2024 Donation was \$100.00 – **Motion by Emmett Santillo to approve a donation to All Aboard Ellwood City in the amount of \$100.00. Brian Seeger seconded. All in favor, motion carried.**

Beaver County Assessment Revision – Tax Exemption Status

The Spark – Winter 2024-2025 Annual Report

Court of Common Pleas – Tax Appeals

Beaver County Assessment – Correction to 2025 Tax Duplicate

PSATS – January 2025 News Bulletin

PennDOT – Winter 2025 Newsletter

Court of Common Pleas – Tax Assessment

Court of Common Pleas – Tax Appeal

PA Liquor Control Board – Transfer Application – Fox Run Golf Course

MINUTES:

Tom Roush made the motion to accept the organization meeting minutes and the regular meeting minutes of January 6, 2025, Emmett Santillo seconded. All in favor, motion carried.

REPORTS:

A. Solicitor’s Report

Discussion on the solar ordinance amendment

- a. **Motion by Tom Roush permitting Ryan Long to send the solar amendment to the Township Planning Committee and the Beaver County Planning Commission for review and comment, after review and comment, authorize Ryan Long to advertise for a public hearing for the zoning amendment. Emmett Santillo seconded. All in favor, motion carried.** The hearing will likely be held at 5:30 pm prior to the 6:00 pm April 2025 meeting. The hearing allows for public comment and then the ordinance is adopted at the regular meeting.
- b. **Motion by Tom Roush to authorize Ryan Long to advertise the Townships intent to adopt the solar amendment ordinance under the pending ordinance doctrine. Emmett Santillo seconded. All in favor, motion carried.**

B. Financial Report as of February 11, 2025

Current General Funds Balance \$151,481.47

Liquid Fuels Balance: \$62,284.76 as of January 31, 2025

C. Building Permit Report, Address Assignments & Public Hearings – January 2025

3 building permits were issued. There was 1 zoning permit that was revised and issued. There were no addresses issued/updated in the 911 Portal and there were 3 public hearings. Detailed report is attached with the monthly meeting packet.

D. Police Report/Code Enforcement Report January 2025

Criminal Activity- Part I Offences- 4, Part II Offences- 19. Total Police Service Activity- 41, Citations Issued, Moving- 12 with 5 written warnings, Non-Moving- 0, Ordinance Violations - 0. Total Miles driven - 4,226 - fuel consumed - 354.6 gallons. Animal Control Report- No report provided. Submitted by Chief Jeff Becze.

- a. Department Update by Chief Jeff Becze – Chief Becze informed the Supervisors that there isn’t too much going on. Chief Becze would like to make a statement and thank the Beaver County Detectives and commend officer Hastings, officer Kline and officer Kelosky for their work with the murder suicide on Shaffer Road.
- b. Code Enforcement Report – No report provided

E. Road Report January 2025

Cutting edges for the 1-ton and the ’19 International

New hydraulic controller in the Freightliner
 Exhaust fan installed in the red garage
 Full service to '17 International, inspections to both Internationals
 PTO problem in the Freightliner, electrical problem in the Ram
 Plowed and salted roads, a lot
 Grease and service to the loader
 Used 1,236 gallons of diesel fuel.
 Used 59.5 gallons of gasoline.
 Road report by Josh Syphrit, Road Foreman.

a.) Department Update – Tom thanked the Road crew for their work. Josh informed the Supervisors that there are problems with 2 trucks. There are electrical problems with the 1-ton. The Freightliner is continuing to be a problem. They are catching up on maintenance and fixing roads.

F. Engineer Report February 10, 2025

David Ritsema updated the Supervisors on the Authority Garage. David updated the Supervisors on the Leech Lane culvert. David can see that PennDOT did something, but he isn't sure what. David will follow up with other LSSE employees since this started before he was involved. There is a Grant for DCNR for Recreational Facilities and Parks. We will table this and potentially make a motion to apply at the March meeting.

- a. Monthly Engineers Report – Attached with the meeting packet
- b. **Motion by Emmett Santillo to provide conditional approval of the Authority Land Development Application that comments from the County are satisfied. Tom Roush seconded, all in favor.**
- c. **Motion by Tom Roush to set Road Tour for April 12, 2025, at 9:00 am. Emmett Santillo seconded. All in favor, motion carried.**
- d. **Motion by Brian Seeger to table the 1441 S. Broadway zoning map change request. Emmett Santillo seconded. All in favor, motion carried.** There were concerns about setbacks, buffer yards, etc. Mr. Post is intending to correct the property issue that was created from the previous zoning changes. The goal is to bring the building in to compliance with what the current use is.
- e. Zoning Ordinance Revision – Commercial Solar Facilities – Planning is working on additional amendments. There is a larger zoning revision for more changes. There are changes regarding campgrounds that still need a lot of work. Freddy Pflugh mentioned maybe there could be certain chemicals in the ordinance for extinguishing solar fires. The changes that were proposed this evening were to move commercial solar facilities from AR to Commercial Corridor and Industrial.
- f. Bradshaw Park Update – David is trying to get Gumpher to come out. RBF is open to another company all together. David will look into another company. Brian Seeger will get the names of other companies that will do the work. Opening Day is scheduled for April 12, 2025.

ACTION ON BILLS:

Tom Roush made the motion to accept the bills as presented in the amount of \$147,869.35. Emmett Santillo seconded. All in Favor.

UNFINISHED BUSINESS:

- A. COSTARS – August 2025 – July 2026 Salt Contract – **Motion by Tom Roush to approve the application of the COSTARS August 2025 – July 2026 Salt Contract as prepared. Emmett Santillo seconded. All in favor, motion carried.**
- B. **Motion by Tom Roush to table the volunteer applications due to the amount of them for each opening. Applications are closed as of 2/12/25 to review the ones that have been received. Brian Seeger seconded. All in favor, motion carried.**
- C. Asphalt Zipper – Ryan Long reviewed the information for the Asphalt Zipper, and it meets the Municipal requirements. Lisa is going to look into other, local, financing options.

NEW BUSINESS:

- A. Multi-Municipal Comprehensive Plan Agreement – **Motion by Emmett Santillo to approve the Multi-Municipal Comprehensive Plan Agreement between Franklin, Marion and North Sewickley. Brian Seeger seconded. Tom Roush, nay. Two in favor, motion carried.**
- B. **Motion by Tom Roush to increase the social hall rental from \$25.00, plus a \$25.00 security deposit for residents, to \$75.00, plus a \$25.00 security deposit for residents. Emmett Santillo seconded. All in favor, motion carried.**
- C. **Motion by Tom Roush to table the Code Enforcement application from Brian Speer until it has been advertised. Brian Seeger seconded. All in favor, motion carried.**
- D. **Motion by Tom Roush to approve the repository sales for parcels 70-114-0282.006 and parcel 70-103-0166.000 and providing the exoneration of tax letter. Emmett Santillo seconded, all in favor.**
- E. **Motion by Tom Roush to set 2025 Clean Up Day on May 16th and May 17th from 8:00 am to noon, both days. Emmett Santillo seconded, all in favor.**
- F. **Motion by Tom Roush to live stream all public meetings. Emmett Santillo seconded, all in favor.**

PUBLIC COMMENT:

Beth Metney – Discussion on the Agricultural Security Committee on Franklin Townships website – Lisa will reach out to Shannon to discuss.

Dan Norton – Thank the Supervisors for their swift decision on the solar ordinance changes

Dana Baker – Asked what the executive session was regarding – Tom Roush informed her it was regarding a personnel matter

ADJOURNMENT:

At 9:10 pm. Tom Roush made a motion to adjourn. Emmett Santillo seconded the motion. All in favor.

Lisa A. Crespo, Clerk