
NORTH SEWICKLEY TOWNSHIP
BOARD OF SUPERVISORS

5:45 pm Public Hearing followed by the Regular Business Meeting at 6:04 pm
Wednesday – July 9, 2025 – 5:45 pm

At 5:45 pm, a public hearing was called to order with the Pledge of Allegiance before the Board of Supervisors regarding the zoning map amendment to 1441 S. Broadway Avenue, Ellwood City, PA 16117, parcel number 70-013-0519.000. The proposed amendment is to move this parcel from Mixed Density Residential (MDR) to Business (B).

Solicitor, Ryan Long, entered the exhibits into record and added email correspondence, which is an objection to the zoning map change. There was discussion held on the objection disclosing that there are zoning violations that currently exist for the use of the property. Property owner, Scott Post, addressed the concerns of the Board of Supervisors via telephone, and ensured that once the zoning amendment is adopted, all zoning and requirements of the Township will be followed. Solicitor, Ryan Long, asked Mr. Post to describe the Business classified properties around this parcel. Once discussion was finished, the hearing was opened to public comment.

Resident, Dawn Wehman, 285 Kindale Street, expressed concerns of the objection to the zoning map change, agreeing with the comments of the objection. Ms. Wehman also described the surrounding properties to the parcel. An additional concern that Ms. Wehman presented is that there are no restroom facilities in the warehouse and that may want to be addressed is they are opening a store.

After no additional public comment, Tom Roush made a motion to adjourn the public hearing at 6:04 pm. Emmett Santillo seconded. All in favor.

The regular meeting of the North Sewickley Township Board of Supervisors was held on Wednesday, July 9, 2025, at 6:04 pm, at 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.

ROLL CALL:

| | |
|-----------------|---------|
| Tom Roush | Present |
| Emmett Santillo | Present |
| Brian Seeger | Present |

PUBLIC SPEAK:

Brian Cooper – Mercer Road – Discussion on Water Authority letters that went out regarding Lead and Copper.

Alan Stauber – Barrisville Road – Discussion on his property located on Barrisville Road.

Rich Christy – Howard Drive – Discussion on storm water running down to his property.

****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.****

VISITOR: Ken Herrmann – Township Auditor – Ken Herrmann went over the Audit Report from 2024 and explained the financial position of the Township to be good. Comments and questions were welcomed, to which there were none.

EXECUTIVE SESSION:

To be held at the end of the meeting.

CORRESPONDENCE:

Borough of Ellwood City – Operation Healthy Ellwood (Flyers Available for Residents)

Leymarie Clark Long, P.C – Letter to Auditor for Audit Report

PSATS – June 2025 News Bulletin

Beaver County Assessment – 2025 Tax Duplicate Correction

MINUTES:

Emmett Santillo made the motion to accept the meeting minutes of June 11, 2025. Brian Seeger seconded. All in favor

REPORTS:

A. Financial Report as of July 7, 2025

Current General Funds Balance \$605,964.32

Liquid Fuels Balance: \$177,262.96 as of June 30, 2025

B. Building Permit Report, Address Assignments & Public Hearings – June 2025

11 building permits were issued. There were no addresses issued/updated in the 911 Portal and there were no public hearings. Detailed report is attached with the monthly meeting packet.

C. Police Report/Code Enforcement Report May 2025

Criminal Activity- Part I Offences- 3, Part II Offences- 24. Total Police Service Activity- 29, Citations Issued, Moving- 19 with 9 written warnings, Non-Moving- 0. Ordinance Violations - 0. Total Miles driven – 4,423.10 - fuel consumed – 391.9 gallons. Animal Control Report- No report provided.

Submitted by Chief Jeff Becze.

a. Department Update by Chief Jeff Becze – Everything is going well

b. Code Enforcement Report – No Report

D. Road Report March 2025

Brown Rd pipe job

Side deck tractor fixed

F-150 oil changed and new from calipers

Dug up and repaired spot on Townwood

Drain cleaning and patching all over the Township

New truck cleaning up and fixing some things

Fixed washout on Barrisville, sinkholes on Brown and Belton

427.6 gallons of diesel fuel used.

46.5 gallons of gasoline used.

Road report by Josh Syphrit, Road Foreman.

a.) Department Update – The Road Department got another delivery of pipe to get them started with more road projects.

E. Engineer Report July 7, 2025

David Ritsema presented the Engineer's Report to the Supervisors.

a. Monthly Engineers Report – Attached with the meeting packet – Discussion on Leech Ln. Tom would like to see us push a little harder on PennDOT to get some answers on this.

b. **Motion by Emmett Santillo to approve the Sewage Facilities Planning Module for the Beaver River Ranch Subdivision. Tom Roush seconded. All in favor.**

c. **Motion by Tom Roush to approve resubmitting the Public Works Garage Rehabilitation for the next round of LSA grants in the fall. Emmett Santillo seconded. All in favor.**

F. Solicitor's Report

a. Zoning Map Amendment – 1441 S. Broadway Ave. – Motion to be made after Executive Session

ACTION ON BILLS:

Emmett Santillo made the motion to accept the bills as presented in the amount of \$225,486.40. Brian Seeger seconded. All in Favor.

UNFINISHED BUSINESS:

- A. Bradshaw Park Agreement Update. – The fully executed agreement is obtained and available on the Township website for review.

NEW BUSINESS:

- A. **Motion by Tom Roush to approve the letter of resignation from Colton Kendall from the Police Department, effective immediately. Brian Seeger seconded. All in favor.**
- B. **Motion by Emmett Santillo to ratify the approval of resolution 06272025 for the ARLE Grant for the digital speed signs on Country Club Drive, date June 27, 2025. Tom Roush seconded. All in favor.**
- C. **Motion by Emmett Santillo to approve the use of Active 911 for the Police Department, with a cost of \$81.00 per year. Brian Seeger seconded. All in favor.** This system is similar to the I Am Responding system that the fire department uses. There will be 5 total devices and can be switched easily.

PUBLIC COMMENT:

Julie Goehring – Discussion on street light tax and streetlights.

****Please review the meeting recording on the Township website at www.northsewickleytownship.com for more in-depth information on the content of the public input from the meeting. ****

EXECUTIVE SESSION:

Executive session was held from 6:42 pm to 7:16 pm regarding the zoning map amendment and an ADA Request for accommodation.

CONTINUED REGULAR BUSINESS MEETING

Motion by Emmett Santillo to table the Zoning Map Amendment until next month and to address the current violations and to work with the applicant and tenant to be in compliance with Township Zoning Ordinances. Tom Roush seconded. All in favor.

ADJOURNMENT:

At 7:17 pm, Tom Roush made a motion to adjourn. Brian Seeger seconded the motion. All in favor.

Lisa A. Crespo, Clerk