
NORTH SEWICKLEY TOWNSHIP **BOARD OF SUPERVISORS**

5:30 pm Public Hearing followed by the Regular Business Meeting at 6:00 pm
Wednesday – April 9, 2025 – 5:30 pm

A public hearing was held before the Board of Supervisors regarding various changes, clarifications, and amendments to the North Sewickley Township Zoning Ordinance, Chapter 27, by providing for purposes and findings related to the adoption of said amendments.

Solicitor, Ryan Long, thoroughly explained the intent of the Ordinance. It is moving commercial facilities as a permitted use from AR and a use by special exception to the CC and I district, which requires a public hearing before the zoning hearing board. Ryan Long opened it to questions and comments from the public. Beaver County Planning and Township Planning has no comment, which is a positive thing. Ryan Long answered various questions regarding zoning and the zoning districts.

Tom Roush made the motion to adjourn the public hearing at 5:16, Brian Seeger seconded the motion. All in favor.

The regular meeting of the North Sewickley Township Board of Supervisors was held on Wednesday, April 9, 2025, at 6:00 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, followed by the salute to the flag.

ROLL CALL:

Tom Roush	Present
Emmett Santillo	Present
Brian Seeger	Present

PUBLIC SPEAK:

Julie Goehring – 282 Foster Road – Discussion on a mirror at the end of River Road and Bennett’s Run intersection.

****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.****

EXECUTIVE SESSION:

Executive session was held from 6:05 pm to 6:07 pm to discuss volunteer positions.

CORRESPONDENCE:

Court of Common Pleas – Assessment Appeals
PSATS – Township News Online Archive
Beaver County Assessment – 2025 Correction on the Tax Duplicate
Beaver County Planning – Zoning Ordinance Review Letter
PSATS – News Bulletin March 2025
PSATS – 2025 Proposed Resolutions and Nominations Report

MINUTES:

Tom Roush made the motion to accept the revised organization meeting minutes of January 6, 2025. Emmett Santillo seconded, all in favor,
Emmett Santillo made the motion to accept the revised regular business meeting minutes of January 6, 2025.
Brian Seeger seconded, all in favor.
Tom Roush made the motion to accept the regular business meeting minutes of March 12, 2025. Emmett Santillo seconded, all in favor.

REPORTS:**A. Financial Report as of April 9, 2025**

Current General Funds Balance \$114,508.44

Liquid Fuels Balance: \$207,680.95 as of March 31, 2025

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

8 building permits were issued. There was 1 revised building permit and there were 2 zoning permits that 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 March 2025

Criminal Activity- Part 1 Offences- 1, Part II Offences- 13. Total Police Service Activity- 46, Citations Issued, Moving- 20 with 7 written warnings, Non-Moving- 0, Ordinance Violations - 0. Total Miles driven – 5,366.30 - fuel consumed – 419.2 gallons. Animal Control Report- No report provided. Submitted by Chief Jeff Becze.

a. Department Update by Chief Jeff Becze

b. Code Enforcement Report – New Code Enforcement officer, a report will be provided at the next meeting.

D. Road Report March 2025

Replaced pipes on Rustic Park and Czar

Began sweeping all over the Township

Dug and patched on Barrisville and Orchard Crest

'17 International coolant leak fixed

Water separator installed on the fuel tank

New grader steer tire ordered and installed

Gas leak repair at the Township building

Used 457.5 gallons of diesel fuel.

Used 52 gallons of gasoline.

Road report by Josh Syphrit, Road Foreman.

a.) Department Update – The Road Department is sweeping, performing truck repairs, and prepping for the road program. Josh presented the Supervisors with his opinion of the 2025 road program. Josh's suggestion was to make 2025 a big pipe installation year. **Tom Roush made the motion to order the pipe quantities and basins as presented by the road foreman. Emmett Santillo seconded, all in favor.** Josh is going to talk with Youngblood paving because they have a similar machine to the Asphalt Zipper, and they are willing to show the road department how they use theirs. Road Tour is scheduled for April 11, 2025, at 8:00 am.

E. Engineer Report April 7, 2025

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

a. Monthly Engineers Report – Attached with the meeting packet

b. **Motion by Emmett Santillo to approve Resolution 04092025 for the Greenways, Trails and Recreation Program Grant for Bradshaw Park Improvements. Tom Roush seconded, all in favor.**

- c. **Motion by Emmett Santillo to approve the funding Commitment Letter for the Greenways, Trails and Recreation Program Grant. Tom Roush seconded, all in favor.**
- d. Bradshaw Park Update – Lisa informed the Supervisors that the agreement is not yet signed. Ryan Long requested that he review the final draft once it is prepared. This will be worked on for the next meeting.
- e. **Motion by Brian Seeger to authorize Ryan Long to send the zoning map change request to the North Sewickley Township Planning Committee. Emmett Santillo seconded, all in favor.**

F. Solicitor's Report

- a. **Motion by Emmett Santillo to approve the adoption of the zoning ordinance amendment by which the public hearing was held regarding commercial solar facilities. Brian Seeger seconded. All in favor, motion carried.**

ACTION ON BILLS:

Tom Roush made the motion to accept the bills as presented in the amount of \$174,354.45. Emmett Santillo seconded. All in Favor.

UNFINISHED BUSINESS:

- A. Volunteer Applications – **Motion by Tom Roush to appoint the following volunteer positions: Brian Cooper to the Sewer and Water Authority Board and Jim Rombold as a second alternate to the Zoning Hearing Board. Emmett Santillo seconded, all in favor.**

NEW BUSINESS:

- A. **Motion by Tom Roush to accept Brian Cooper's resignation as the second alternate from the Zoning Hearing Board. Emmett Santillo seconded, all in favor, motion carried.**
- B. **Motion by Tom Roush to table the Volunteer Firefighter Tax Incentive Program. Brian Seeger seconded, all in favor.**
- C. **Motion by Emmett Santillo to approve First National Bank as the lender for the Asphalt Zipper for a term of 7 years or 84 months. Brian Seeger seconded, all in favor.**
- D. **Motion by Tom Roush to approve the sale of the 205 Ford Interceptor on MunicBid in the amount of \$3,600.00. Emmett Santillo seconded, all in favor.**
- E. **Motion by Emmett Santillo to approve a late fee of \$500.00 for any zoning hearings in which the work had been done and completed before requesting a variance. Tom Roush seconded, all in favor.**
- F. **Motion by Tom Roush to set compensation in the amount of \$100.00 to the Zoning Hearing Board Members, which is consistent with all North Sewickley Township Boards/Supervisors, for any meeting/hearings attended. Brian Seeger seconded, all in favor.**
- G. Discussion on the assistant clerk's position. The listing will stay on for 30 days and then filter through for applicants and interviews.
- H. Ryan Long updated the Supervisors of the status of the Authority Garage Lease. Solicitor Long explained that it is a 50-year lease agreement with a \$1.00 annual lease fee to the Authorities. The Township owns the garage, but the cost of the construction is the responsibility of the Sewer and Water Authority. Ryan would like to make sure Gene Dimeo has a copy of the lease agreement as well. It can be executed at any time.

PUBLIC COMMENT:

Jim Rombold – Asked when the start and completion of construction of the garages is scheduled.

John Axtell – Discussion on the Road Crew garage that needs repairs.

Ashley Fisher – Discussion on Emergency Services response times.

Beth Meteney – Discussion on the money that Emmett Santillo owed to the Township. Emmett Santillo responded That he reimbursed the Township \$2,800.00.

**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. **

ADJOURNMENT:

At 6:35 pm. Tom Roush made a motion to adjourn. Emmett Santillo seconded the motion. All in favor.

Lisa A. Crespo, Clerk