

Workshop Meeting Activity

December 14, 2020

<u>TITLE</u>	<u>MOTION</u>	<u>SECOND</u>
Approve the November 16, 2020 Legislative Meeting Minutes.	Commissioner Darragh	Vice President Williams
Approve the application to amend the conditional use approval for the Trapizona Plan of Lots No. 4 located at 695 Glen Mitchell located in the Township R-3 residential zoning district subject to the following conditions (see pages 2 and 3 of the minutes)	Commissioner Darragh	Vice President Williams
Approve the Trapizona Plan of Lots No. 4 Subdivision Plan.	Commissioner Darragh	Commissioner Reichert
Adjournment		

TOWNSHIP OF ALEPPO

WORKSHOP MEETING MINUTES

December 14, 2020

CALL TO ORDER:

President Jones called the meeting to order at 7:00 p.m. with roll call. Those in attendance were Vice President Arthur Williams, Commissioner Daniel Darragh, Commissioner Amy Richert, Commissioner Judy Haluka, Solicitor Harlan Stone, and Manager Gwen Patterson. Secretary Patty Krecek was not in attendance. The meeting is being recorded and conducted remotely using video communications.

EXPLANATION OF MEETING FORMAT:

Solicitor Stone said the Board is meeting under the guidelines established by the governor and the Commonwealth of Pennsylvania for public meetings during the COVID-19 crisis.

MINUTES:

Commissioner Darragh made a motion to approve the November 16, 2020 Legislative Meeting Minutes. Vice President Williams seconded. The motion passed unanimously.

TRAPIZONA CONDITIONAL USE AND SUBDIVISION PLAN:

Manager Patterson read an email from Richard Trapizona. A copy of the email is attached to these minutes.

Solicitor Stone explained the procedures for conditional use evidence and making the decision. Solicitor Stone asked the attorney for the buyers, Sean Carmody, if he is satisfied with the ownership of the lots, and Attorney Carmody stated that he is satisfied with the ownership. Solicitor Stone asked the attorney for the Trapizonas, Adam Zinsser, to confirm that the application was filed by Louis & Sons and that Louis J. Trapizona is an officer of Louis & Sons, and Attorney Zinsser stated that both are correct.

Commissioner Darragh made a motion to approve the application to amend the conditional use approval for the Trapizona Plan of Lots No. 4 located at 695 Glen Mitchell Road located in the Township R-3 residential zoning district subject to the following conditions:

1. The Applicant seeks and obtains approval for its subdivision plan for the same property;
2. Applicant's continuing compliance with all of those performance standards set forth in the Township of Aleppo Zoning Ordinance currently drafted and as from time to time amended;
3. Applicant's continuing compliance with all Aleppo Township Ordinances pertaining to junk yards, and junk and abandoned vehicles;

4. Any and all unlicensed, unregistered, or abandoned vehicles must be stored at all times inside the existing garages;
5. All vehicles, materials, and equipment related to any of the commercial operations will not be permitted to be parked or stored on or along the shared access drive currently serving the properties;
6. Hours of operation for any business or commercial activity on the property shall be limited to the hours of 6:30 a.m. through 7:30 p.m. daily, Monday through Saturday;
7. All deliveries of products, goods, inventory, or other business related items to the property must be scheduled during permitted hours of operation;
8. One business sign will be permitted for the commercial garage in compliance with the requirements of the Aleppo Township Zoning Ordinance as currently drafted and as from time to time amended;
9. Applicant's continued compliance with the Aleppo Township Stormwater Management Ordinance as currently drafted and as from time to time amended;
10. Continued compliance with all terms and conditions of the original conditional use approval for the property issued in 1979;
11. Any and all extensions and/or expansions of any of the buildings or structures or their use beyond this approval will require a new application for the extension or expansion;
12. Applicant's failure to comply with any or all of the conditions of this approval will constitute a violation and may result in the automatic rescission and revocation of the conditional use approval.

Vice President Williams seconded. The motion passed unanimously.

Commissioner Darragh made a motion to approve the Trapizona Plan of Lots No. 4 Subdivision Plan. Commissioner Reichert seconded. The motion passed unanimously.

OLD BUSINESS:

ASO JOINT COMPREHENSIVE PLAN ADOPTION RESOLUTION:

Manager Patterson stated that on Wednesday, December 17, 2020, at 6:00 p.m. there will be a public hearing via Zoom for the ASO Plan. Manager Patterson also stated that on Monday, December 21, 2020, at the Legislative Meeting, the Board will be asked to approve a resolution accepting the revised 2020 ASO Plan. Once the resolution is approved, then the Zoning Ordinance re-write will begin.

2021 MILLAGE ORDINANCE:

Manager Patterson said that on Monday, December 21, 2020, at the Legislative Meeting, the Millage Ordinance will be on the agenda for approval by the Board. Manager Patterson said the millage will stay at 3.5 mills for 2021.

2021 BUDGET ORDINANCE:

Manager Patterson said that on Monday, December 21, 2020, at the Legislative Meeting, the Budget Ordinance will be on the agenda for approval by the Board.

BOARD AND COMMISSION APPOINTMENTS:

Manager Patterson stated that the positions have been advertised and are listed on the Township Web site. She also stated that the individuals who are currently sitting in the positions have been asked if they would like to re-up their term. Manager Patterson said three of the four have submitted their letter of interest, and there has been no interest from the public.

NEW BUSINESS:

GLENFIELD ROAD LLC/BURNETTE SUBDIVISION PLAN:

Manager Patterson said this plan was recommended for approval by the Planning Commission. Manager Patterson explained the plan as follows: A property owner on Ferry Road has a large and small parcel and he is purchasing another small parcel from an adjacent property owner, and he wants to combine all of the lots into one large lot. Manager Patterson said the plan will be given to the Board, and will be on the agenda for approval at the Legislative Meeting on December 21, 2020.

Manager Patterson stated that the Township is doing the Christmas Tree Recycling again this year. A postcard will be mailed to residents on December 16, 2020. The trees should be at the curbside for pickup by 8:00 a.m. on Monday, January 4, 2021. If January 4, 2021 is a snow day, then the trees will be picked up on Tuesday by Waste Management.

Commissioner Amy Richert thanked the Aleppo Township Volunteer Fire Company for having Santa visit the kids.

CITIZEN PARTICIPATION:

None.

EXECUTIVE SESSION:

Not requested.

ADJOURNMENT:

The meeting was adjourned by President Jones at 7:30 p.m.

Respectfully submitted,

Patty Krecek
Township Secretary

DATE: December 14, 2020

TO: The Aleppo Township Board of Commissioners and Gwen Patterson (Township Of Aleppo Manager)

FROM: Richard T. Trapizona

There are some question's regarding conditional use of the property at 695 Glen Mitchell Road, to the of Board of Commissioners and you, per my email to that I originally sent to you.

Does Louis Trapizona have the right to request conditional use of property? Due to the fact that he is not the legal owner.

When my Father, Louis P. Trapizona, passed away in June of 1999, 4 days before his death a deed was was created and Michael, Caroline and Paul Trapizona were the names that were put on the deed that they were the new owners of the property. Also, it needs to be noted that my father had supposedly had no Will or was an estate ever opened in his name to finalize his estates, assets, etc.

Deed information for Lot and Block 422-E-199 recorded 7-22-99

Attorney Vince Restauri also did a deed for an un-subdivided parcel of property with no lot or block number, I have all document's for review.

I have informed you in the past the back building in the back if the property has been rented throughout the past 20 years by the following businesses, Honda of American, Sewickley car store and Veterans Plumbing(currently).

Last time I checked with state it still shows that my father, Louis P. Trapizona, as the owner of Louie & Sons.

Attorney John D'Onofrio was trying to open an estate to make everything legal but it was stop by Louis J. Trapizona, when it came to account for my father's assets, etc. of at the time of my father's death.

Note: All the Attorney's that Louis J. Trapizona has used to avoid opening an estate have been Vince Restauri, John Studeny, Wayne Deluca, John D'Onofrio and now Adam Zinsser and none of them have had any success due to the way the fake deeds and estate has been handled.

If you have any questions.

Please advise.