Center Township Board of Supervisors
August 17, 2026, Regular Meeting

The Center Township Board of Supervisors met for their regular monthly meeting on Monday, August 17, 2026, in the Center Township Municipal Center, 224 Center Grange Road, Aliquippa, PA 15001.

Attending the Session:
William DiCioccio, Jr., Chairman
Dr. Michael Sisk, Vice Chairman
George Warzinski, Supervisor
Richard George, Supervisor
Lesa Mastrofrancesco, Supervisor

Also in Attendance:
Rachael DelTondo, Secretary/Treasurer
Marie Hartman, Engineer
Vincent Tucceri, Solicitor
Chief Aldo Legge
Tim Gatehouse, Zoning Officer

Following the flag salute, the Chairman called the meeting to order and requested roll call.

A Conditional Use Hearing was scheduled to hear the request of Chocolate Boutique, to construct a Drive Through on a building to be constructed at 3421 Brodhead Road, Monaca, PA 15061. Ms. Tracy McCoy was sworn in by the Court Stenographer, Karen Schiaroli. Also sworn in was Dave Tkacik, owner of Beaver County Fruit, which is adjacent to the said property. Ms. McCoy read a statement, which is attached and will remain a part of these minutes. Solicitor Tucceri asked if there were any questions from the board. The board had no questions. The Township Engineer Marie Hartman stated that the business meets all the requirements. They will not be manufacturing the products, just processing them.

Mr. Tkacik stated he had no objection to the granting of this request but stated that there is an issue with traffic at his business since the light was installed. He stated that he would like the board to consider permitting him to use access to the traffic light from Chocolate Boutique for his business. The Solicitor told him that his issue cannot be addressed at this time. He needs to address the board at another time for access to that property.

Motion: Mr. George Second: Ms Mastrofrancesco All agreed to close the hearing at 6:10 p.m.

RESIDENTS SPEAK

MaryAnn Stobart, a resident of Sylvan Crest, addressed the board about the Lift Station near her home. She asked if there could be some planting, etc, to make it more aesthetically pleasing. Chairman DiCioccio told her he would speak to the Manager of the Sanitary Authority about it. She also stated that her road hasn't been paved in years and needs done. She also reported a dip in the road in front of 152 Shirley Drive. She was told that the board will assess the roads and hopefully have an extensive road program next

year. They will have the Road Department check out the problems she stated and make some repairs.

Mr. John Skeels reported that Oakcrest Drive needed paved, as it hasn't been done in over 40 years.

Mr. Tim Gaydos, 308 Elkhorn Road, questioned the board about the newly installed surveillance cameras in several locations. Chief Legge addressed his questions and concerns. His main concern was about stored data. Chief Legge assured him that no data was stored and that the cameras were only being used to assist in the solving of more serious crimes.

Jane Murray, 132 Olivia Drive, addressed the board about the terrible conditions of the roads in her plan, Olivia and Curtis Drive and the ownership of those roads. The Engineer informed her that the Developer, Frank Zokiates, still owns the roads and they cannot be turned over to the Township for ownership until they are brought up to specifications. Mr. Zokiates' assistant contacted the Engineer to schedule a field meeting to get this done. Ms. Hartman will keep them informed of the progress.

There was also a discussion about water issues on those roads. Mr. DiCioccio stated the Water Authority is aware of the problem, and they are calling in a third party with more sophisticated equipment to detect where the problem is.

Christine Pager, 441 Center Grange Road, stated that she read that the Water Authority received a grant from Congressman Chis DeLuzio's office and asked if it was for water line replacement on Center Grange. She was told that it was and the line will be replaced from Brodhead Road to the Rolling Hills Plan.
She also addressed the board about possibly asking Waste Management to consider a plan for Senior Citizens to just have trash service once a month at a reduced cost. The board will consider that when putting the contract out for bid next year.

Mr. Chris Reynolds, 169 Sherwood Drive, addressed the board to request the use of the Recreation Softball Field for practice for the Team Pennsylvania travelling softball team. This team is comprised of girls from all over the area, some of which are Central Valley students. He claimed to have spoken to the Center Softball organization, and they are in agreement with them to use the field for practice. The Board stated that they wanted to speak to the softball organization personally to see what their plans are for the field, as they have precedence over the use. Ms. Mastrofrancesco told Mr. Reynolds that that field is also part of the shelter rental agreement. If they are on the field practicing and whoever rents the shelter wants to use it, they need to leave the field. It was suggested that he provide his request to the Board in writing.

MaryAnn Stobart spoke again about a streetlight out at the intersection near Eat n Park. She was told it would be addressed.

Several residents in attendance informed the board that maintenance needs to be done at the intersection of Monaca Road and Route 51. Brush needs cut and the rocks and mud need to be cleaned from the road. The Township Secretary stated she will contact PennDot Maintenance in the morning to request that they make necessary improvements to that intersection.

APPROVAL OF MINUTES

July 20, 2026, Regular Meeting

Motion: Dr. Sisk Second: Mr. George All agreed
To approve the minutes of July 20, 2026, Regular Meeting. Motion carried.

August 3, 2026, Work Session

Motion: Mr. Warzynski Second: Ms Mastrofrancesco All agreed
To approve the minutes from the August 3, 2026, Regular Meeting. Motion carried.

ENGINEERS REPORT

2026 Storm Sewer Improvements

Motion: Mr. George Second: Dr. Sisk All agreed
To approve Partial Payment No. 1 in the amount of $216,520.20 to Cronin Enterprises for work completed on stormwater improvements on Old Brodhead Road. Motion Carried.

Chocolate Boutique

Motion: Dr. Sisk Second: Mr George All agreed

To grant Preliminary and Final Land Development Approval, as recommended by the Planning Commission, contingent upon the execution of Developer's Agreement and Stormwater O & M Agreement, Conditional Use approval for a drive through and the satisfaction of the remaining outstanding items. Motion carried.

Chocolate Boutique Conditional Use

Motion: Dr. Sisk Second: Mr George All agreed

To grant Conditional Use Approval to Chocolate Boutique for a Drive Through on the building to be constructed at 3421 Brodhead Road, Monaca, PA 15061. Motion carried.

SOLICITOR'S REPORT

Nothing to report other than a few personnel items in Executive Session.

COMMITTEE REPORTS

Nothing to Report

NEW BUSINESS

List of Bills

Motion: Ms. Mastrofrancesco Second: Dr. Sisk All agreed

To approve the list of bills for payment. Motion carried.

Treasurer's Report

Motion: Mr. Warzynski Second: Ms. Mastrofrancesco
All agreed

To approve the Treasurer's Report for July 2026. Motion carried.

2027 MMO

Motion: Ms. Mastrofrancesco Second: Mr. Warzynski All agreed

To approve the 2027 MMO for Police, Road and Office. Motion carried.

Grants

Ms. Hartman reported that the next round of LSA Grant Applications are opening. She recommended that the previous ones that were not granted be resubmitted. She also recommended adding one for the Public Works Building.

ADJOURNMENT

With no further business to come before the board, a Motion was made by Dr. Sisk and seconded by Ms. Mastrofrancesco to adjourn the meeting at 6:45 p.m. Motion carried.

Respectfully submitted

Secretary/Treasurer