Center Township Board of Supervisors
July 20, 2026, Regular Meeting

The Center Township Board of Supervisors met for their regular monthly meeting on Monday, July 20, 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.

RESIDENTS SPEAK:
None

APPROVAL OF MINUTES

June 15, 2026, Regular Meeting

Motion: Ms. Mastrofrancesco Second: Mr. Warzynski All agreed
To approve the minutes of June 15, 2026, Regular Meeting. Motion carried.

July 6, 2026, Work Session

Motion: Mr. Warzynski Second: Ms. Mastrofrancesco All agreed
To approve the minutes of July 6, 2026, Regular Meeting. Motion carried

ENGINEER'S REPORT

Chocolate Boutique

The Engineer gave details of the outstanding items on July 15, 2026, Review Letter for Chocolate Boutique. She stated that she received several responses from Ms. McCoy's Engineer last evening and has not had a chance to review them. She stated that the project needs Conditional Use approval in order to proceed. She referred to the Solicitor. Attorney Tucceri stated that it was in the township's best interest to hold off on giving final approval until all outstanding items are met and Conditional Use approval is obtained. Ms. McCoy expressed her frustration at the lengthy process.

Chocolate Boutique (cont)

The Board explained to Ms. McCoy that they were in no way trying to be difficult, but the property was not conducive to what her plans are for that location and they are trying their best to accommodate her, but all requirements of the ordinance must be met before final approval is given. After a lengthy conversation, including details of Land Development, Developers Agreement, Stormwater Agreement, Bonding, etc. A Conditional Use Hearing for the drive thru was scheduled.

Motion: Mr. George Second: Dr Sisk All agreed
To schedule the Conditional Use Hearing for August 17, 2026, at 6 p.m. Motion carried.

SOLICITOR'S REPORT

Nothing to report. One item in executive session

OLD BUSINESS:

Nothing to report.

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 June 2026. Motion carried.

Zoning Hearing Board Solicitor

Motion: Dr. Sisk Second: Ms. Mastrofrancesco All agreed
To appoint Attorney Joseph Askar as Solicitor to the Zoning Hearing Board. Motion carried.

Delinquent Stormwater Fees

Dr Sisk spoke to the Board about waiving the delinquent fees for the Stormwater fee for this year. He states that since this was the first year and there were some snags along the way for residents who had not received bills, or gotten them late, the board should consider waiving a late fee for 2026 only.

Motion: Mr. Warzynski Second: Ms. Mastrofrancesco All agreed
To authorize waiving a delinquent fee on the annual Stormwater Fee until December 2026.
Motion carried.

ADJOURNMENT

With no further business to come before the Board, a motion was made by Mr. Warzynski and seconded by Ms. Mastrofrancesco to adjourn the meeting at 6:35 p.m.

EXECUTIVE SESSION

Legal Matters