

WAYNE TOWNSHIP  
BOARD OF SUPERVISORS  
CONDITIONAL USE MEETING  
**SEPTEMBER 1, 2022**

The Wayne Township Board of Supervisors met on Thursday, September 1, 2022 at 6:45 P.M. at the Wayne Township Building, 1418 Wampum Road, Ellwood City. The purpose of the meeting was to receive comments on the Conditional Use Application for a Motorcycle Repair Shop in the Residential Mixed Use Zoning District for Jason Schwartz. The property is located on SR 65, New Castle, Wayne Township. Parcel ID #36-024700. Supervisors in attendance were Marc Cunningham and Richard Weingartner. Solicitor, Ryan Long and Secretary, Samantha Laszlo was also in attendance.

**VISITORS:** Jason Schwartz, Bob Cunningham, Joe Carofino, Kristy Carofino, and Rocco Iereno.

The public hearing was called to order by Supervisor Richard Weingartner. Weingartner turned the meeting over to Township Solicitor, Ryan Long.

Solicitor, Ryan Long commented that the Conditional Use Hearing was advertised properly pursuant to the Municipalities Planning Code for two separate weeks prior to the hearing. The property was also posted and there is an affidavit of the posting, together with photographs of the posting indicating the existence of this Conditional Use hearing.

**Entering of evidence:**

**Exhibit #1:** Conditional Use Application dated July 13, 2022.

**Exhibit #2:** Aerial Photo of the property where proposed business will be located.

**Exhibit #3:** Aerial Photo of the property where proposed business will be located.

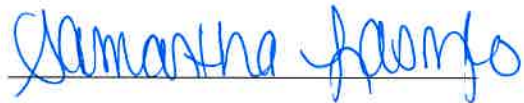
**Sworn in to give testimony were:** Jason Schwartz and Joe Carofino

Mr. Schwartz gave a presentation of the intended use for the Conditional Use request. He will be using the facility to fix motorcycles purchased from Copart for resale. Solicitor Long clarified the criteria that is required by the Township Zoning Ordinance. There is no vehicles or motorcycles to be parked or stored within setback lines except on a short-term basis no more than 12 hours. There shall be no outdoor stockpiling of inventory of substantial nature. All light will be indirect or designed to prevent glare to neighboring properties. Air compressors shall be enclosed to muffle the sound from surrounding uses. Solicitor Long advised Mr. Schwartz that this will all be made part of the Conditional Use if the Board of Supervisors approve. Mr. Schwartz agreed.

PUBLIC COMMENT:

Joe Carofino questioned if any use for the property has been granted prior to this Conditional Use Meeting? Solicitor Long stated that nothing has been granted at this point. Mr. Carofino expressed concern for the depreciation of the value of his property located next to the proposed Motorcycle Repair Shop due to the noise and flow of traffic. Solicitor Long assured Mr. Carofino that the stated conditions are set in place under Pennsylvania Law to prevent any issues with the neighboring properties.

ADJOURN: Weingartner made a motion to adjourn the Conditional Use Meeting. Cunningham seconded the motion. Motion carried.



Samantha Laszlo, Secretary/Treasurer

WAYNE TOWNSHIP  
BOARD OF SUPERVISORS  
REGULAR MONTHLY MEETING  
**September 1, 2022**

The regular monthly meeting of the Wayne Township Board of Supervisors was held on Thursday, September 1, 2022, at 7:00 P.M. at the Wayne Township Building, 1418 Wampum Road, Ellwood City, PA. Supervisors in attendance were Marc Cunningham and Richard Weingartner. Solicitor, Ryan Long attended via teleconference. Secretary/Treasurer, Samantha Laszlo was also in attendance. William Hepler was absent.

VISITORS: Visitors in attendance Bob Cunningham, Joe Carofino, Kristy Carofino, Rocco Iereno, Michael Lubenski, Rose Goebel, and Tootie Welsh.

The meeting was called to order by Richard Weingartner beginning with the Pledge of Allegiance followed by a Moment of Silence.

Cunningham made a motion to approve the minutes from August 4, 2022. Weingartner seconded the motion. Motion carried.

**PUBLIC INPUT:**

Rose Goebel wanted to express her gratitude for informing LEOC of Greenhouse Road closure and for the placement of the Detour Signs.

Michael Lubenski questioned if any research has been done in regards of the annexation of Burnstown. Solicitor Long said no, he needs the approval of the Supervisors to move forward. Weingartner and Cunningham both agreed to have Ryan continue further investigation into the matter.

**NEW BUSINESS:**

Cunningham made a motion to approve the Conditional Use for a motorcycle repair shop in the RMU district for Jason Schwartz. Weingartner seconded the motion. Motion carried.

A motion was made by Cunningham to advertise the annual Wayne Township Clean-up Day, October 8, 2022 from 8:00 until Noon. Motion seconded by Weingartner. Motion carried.

Weingartner made a motion to approve the application from Steve Vardzel for the vacancy on the Zoning Hearing Board. Cunningham seconded the motion. Motion carried.

**OLD BUSINESS:**

Weingartner made a motion to advertise for a vacancy on the Zoning Hearing Board. Cunningham seconded the motion. Motion carried.

APPROVAL OF FINANCIAL REPORT: A motion was made by Cunningham to approve the financial report. Motion seconded by Weingartner. Motion carried.

**BILLS TO BE APPROVED:** Cunningham made a motion to approve to pay the bills. Motion seconded by Weingartner. Motion carried.

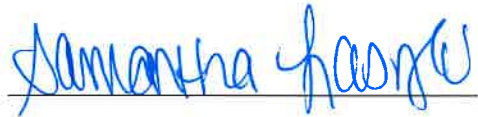
**SOLICITORS REPORT:** Nothing to Report.

**SECRETARYS REPORT:** Trick or Treat will be held on Monday, October 31, 2022 from 5:00 p.m. until 7:00 p.m.

**POLICE REPORT:** 15 Calls for Service – 0 Accidents – 0 Citations – 0 Criminal Complaints – 1 Animal Complaints – 10 Traffic Stops/Warnings

**SUPERVISORS REPORT:** Cunningham advised Chief Magnifico to split up the hours of Officer Kruger among the Department until Kruger returns from leave. Weingartner agreed.

A motion was made by Cunningham to adjourn. Weingartner seconded the motion. Motion carried.



Samantha Laszlo, Secretary/Treasurer