

2023-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100

1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100



Beaver County Courthouse

FUTURE  
376  
CORRIDOR

WEST  
INTERSTATE  
376



**The Beaver County Planning Commission is required by the *Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247 as amended, Article II, Section 207*, to submit, by March 1st, an annual report of its activities and projects for the previous year.**

*Beaver County Commissioners*



*Tony Amadio, Chairman  
Beaver County Board of Commissioners  
2008-present*



*Joe Spanik  
Beaver County Commissioner  
2004-present*



*Charles A. Camp  
Beaver County Commissioner  
1999-present*



## *Beaver County Planning Commission Board*



**Mark A. LaValle, Chairperson**  
January 2003-Present



**Howard Stuber, Vice-Chairperson**  
July 1997-Present



**John W. Bragg**  
November 1997-Present



**Judith Charlton**  
March 1979-Present



**Charlotte Somerville**  
May 1993-Present



**James A. Mitch**  
February 1986-Present



**Valerie McElvy**  
March 2009-Present



**Mark Piccirilli**  
September 2009 -Present



**Joseph Zagorski**  
March 1997-Present



**Samuel J. Orr , III**  
Legal Council



### *In Memory*

In June 2009, Mr. John McCandless passed away, at which time he was serving on the Beaver County Planning Commission (BCPC) Board. Mr. McCandless will be missed both professionally and personally. We appreciate his years of service on the BCPC Board and his contributions toward the betterment of Beaver County.



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**Beaver County Planning Commission Projects.....25**

**Technical Assistance.....26**



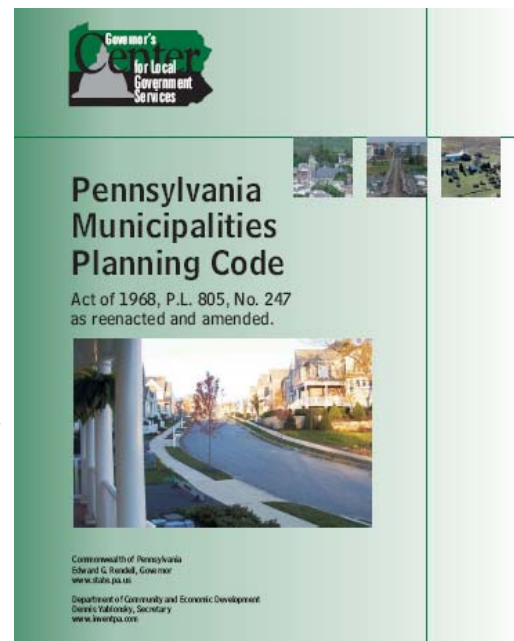
## *County Comprehensive Plans*

The purpose of a Comprehensive Plan is to enable a community or several communities to define the future in terms of broad goals and objectives along with action strategies to be implemented that enable the community to develop appropriately. The subject areas of the plan include land use, housing, streets and roads, recreation, education, health, water, sewage, governmental services, economic development and community facilities. In 2008, the Beaver County Board of Commissioners signed an agreement with Pashek Associates to prepare a new County Comprehensive Plan. The purpose of this plan is to guide future growth and economic development and to establish a coordinated strategy for meeting residents' economic and social needs in a way that balances new development and redevelopment of existing places, and preservation of natural, cultural and historic assets in a manner that protects, preserves and enhances the quality of life for all County residents. The county established a steering committee to direct public input on important issues facing Beaver County. In addition, multiple public meetings were held and an online survey was created by Pashek Associates. The survey was made available to the public on [www.beavercountypa.gov](http://www.beavercountypa.gov). The survey was called the "2008 Beaver County 'Quality of Life' Survey." The draft sections of the plan have been reviewed by the Steering Committee and the final draft will be delivered in Spring 2010 to the Beaver County Board of Commissioners.

## *Municipal Comprehensive Plans*

The Beaver County Planning Commission did not receive any municipal comprehensive plans for review.

*Pennsylvania Municipalities Planning Code Act of 1968, P.L. 805,  
No. 247, as amended, Article III*





## Subdivisions and Land Developments

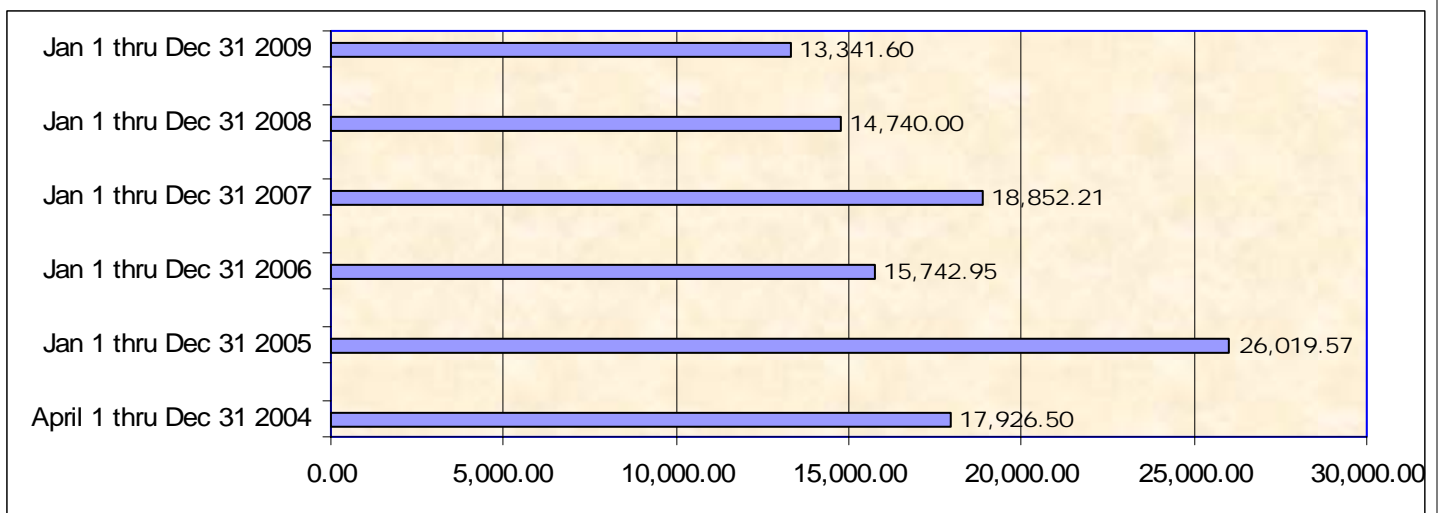
The Beaver County Planning Commission is required by the *Pennsylvania Municipal Planning Code Act of 1968, P.L. 805. No. 247 as amended, Article V* to review land development plans prior to municipal approval; the definition in the MPC for land developments is as follows:

“Land development,” any of the following activities:

- (1) The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any Purpose involving:
  - (a) a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
  - (b) the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
- (2) A subdivision of land.
- (3) Development in accordance with section 503(1.1).

### Plan Review Fees

The Beaver County Planning Commission instituted a fee schedule for the review of subdivision and land development plan submittals in April of 2004. The chart below indicates the amount collected per year since the establishment of the fee schedule.



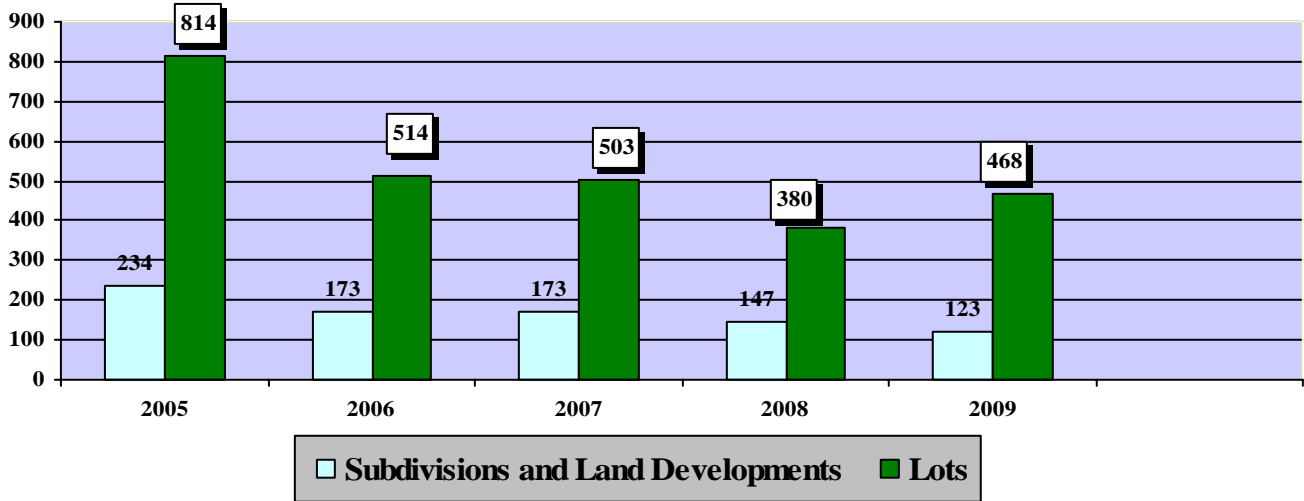


# Subdivisions and Land Developments

## Summary

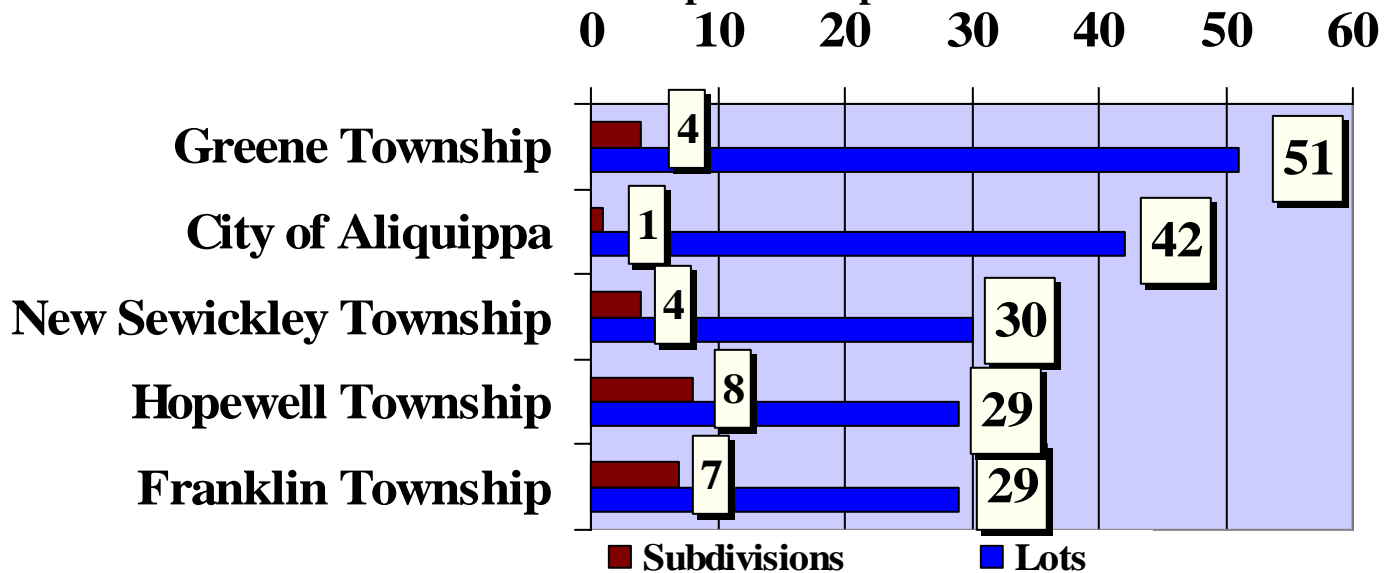
The Beaver County Planning Commission reviewed 123 subdivision and land development submittals during 2009. Of the submittals, 65 were minor subdivisions (two or less lots, lot line adjustments); 42 major subdivisions (3+ lots); and 16 land developments (multi-family or non-residential). Lots created or proposed for development numbered 468. A total of 3,074.15 acres were affected.

### 5-Year Comparison



The municipality with the most lots was Greene Township with 51. The City of Aliquippa was second with 42 lots. New Sewickley Township was third with 30 lots. Hopewell Township was fourth with 29 lots. Franklin Township was fifth with 29 lots.

### Top 5 Municipalities

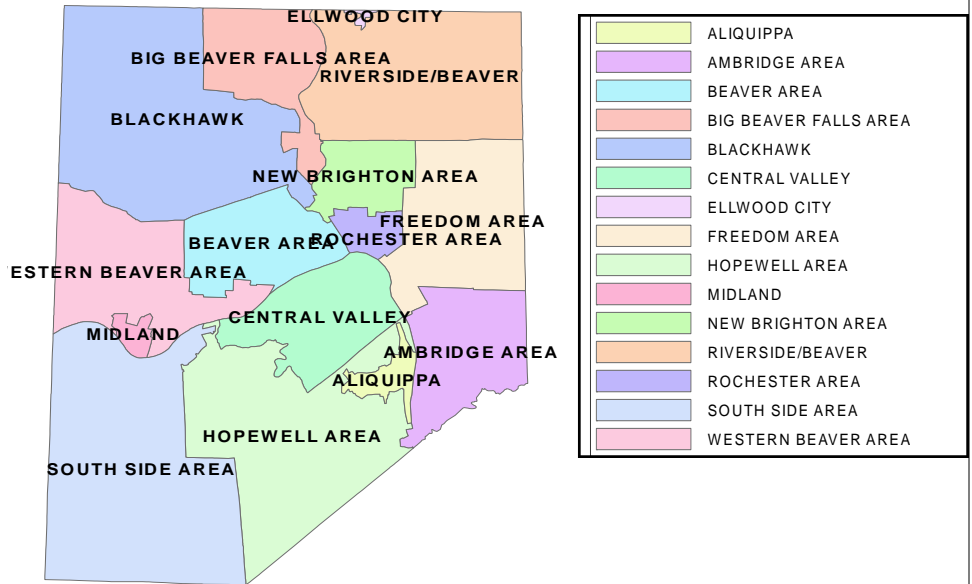




# Subdivisions and Land Developments

## Beaver County School Districts

School District	Lots	Acres
Aliquippa	42	28.87
Ambridge Area	25	88.38
Beaver Area	14	36.59
Big Beaver Falls Area	23	223.84
Blackhawk Area	53	536.29
Central Valley Area	33	61.79
Ellwood City (BC)	0	0
Freedom Area	37	408.80
Hopewell Area	55	483.21
Midland	8	8.40
New Brighton Area	13	218.00
Riverside Beaver Co.	59	592.65
Rochester Area	12	7.62
South Side Area	67	180.92
Western Beaver Area	27	198.72
<b>Total</b>	<b>468</b>	<b>3074.08</b>



Picture taken from Aliquippa School District web page

A breakdown of lots proposed and acres affected by each school district is shown here. The number of lots proposed does not necessarily mean that the lots will be developed; therefore, the actual impact of the subdivisions on the local school districts cannot be accurately determined. A large percentage of the subdivisions submitted were minor subdivisions (two lots or less) that generally have little effect on school enrollment.





## Subdivisions and Land Developments

### 2009 LAND DEVELOPMENTS

#### Aliquippa City

Aliquippa School District Administration LD

Proposed Michael & Stacey Henry LD

#### Brighton Township

Friendship Commons LD

#### Center Township

Grossi LD

Gateway Rehabilitation Proposed Youth Center LD

#### Chippewa Township

Blackhawk Middle/High School LD

GetGo # 3166 LD

Chippewa United Methodist Church LD

#### Franklin Township

AIR Physical Therapy LD

#### Harmony Township

Shop 'N Save Building Addition LD

#### Hopewell Township

Quality Auto Parts LD

Selectrode LD

Crescent Property LD

Westfield Towers LD

#### Midland Borough

Midland Early Childcare Center LD

#### South Beaver Township

Delores Nahar Property Survey & LD

**Subdivisions and Land Developments by Municipality for 2009**

<i>Municipality</i>	<i>Subdivisions</i>	<i>Lots</i>	<i>Acres</i>	<i>Land Developments</i>	<i>Existing Acres</i>	<i>Developed Acres</i>
City of Aliquippa	1	42	28.8783	2	0.8206	0.8206
Ambridge Borough	0	0	0	0	0	0
Baden Borough	1	2	0.62	0	0	0
Beaver Borough	0	0	0	0	0	0
City of Beaver Falls	4	20	2.1711	0	0	0
Big Beaver Borough	1	3	221.67	0	0	0
Bridgewater Borough	1	5	12.095	0	0	0
Brighton Township	3	9	24.495	1	1.76	1.76
Center Township	5	14	58.0538	2	19.46	19.46
Chippewa Township	5	27	117.356	3	65.2761	65.2761
Conway Borough	1	12	47.86	0	0	0
Darlington Borough	0	0	0	0	0	0
Darlington Township	4	13	86.755	0	0	0
Daugherty Township	5	11	217.645	0	0	0
East Rochester Borough	0	0	0	0	0	0
Eastvale Borough	0	0	0	0	0	0
Economy Borough	7	19	86.934	0	0	0
Ellwood City Borough	0	0	0	0	0	0
Fallston Borough	0	0	0	0	0	0
Frankfort Springs Borough	0	0	0	0	0	0
Franklin Township	7	29	464.417	1	3.04	3.04
Freedom Borough	0	0	0	0	0	0
Georgetown Borough	0	0	0	0	0	0
Glasgow Borough	1	4	0.81	0	0	0
Greene Township	4	51	61.1718	0	0	0
Hanover Township	5	16	119.7547	0	0	0
Harmony Township	1	4	0.8356	1	2.3	2.3
Homewood Borough	0	0	0	0	0	0
Hookstown Borough	0	0	0	0	0	0
Hopewell Township	8	29	101.791	4	17.428	7.982

**Subdivisions and Land Developments**

<i>Municipality</i>	<i>Subdivisions</i>	<i>Lots</i>	<i>Acres</i>	<i>Land Developments</i>	<i>Existing Acres</i>	<i>Developed Acres</i>
Independence Township	4	19	315.0901	0	0	0
Industry Borough	2	5	13.58	0	0	0
Koppel Borough	0	0	0	0	0	0
Marion Township	0	0	0	0	0	0
Midland Borough	3	8	8.404	1	6.63	6.63
Monaca Borough	4	19	3.7459	0	0	0
New Brighton Borough	1	2	0.36	0	0	0
New Galilee Borough	0	0	0	0	0	0
New Sewickley Township	8	25	360.946	0	0	0
North Sewickley Township	4	30	128.238	0	0	0
Ohioville Borough	6	18	184.3329	0	0	0
Patterson Heights Borough	0	0	0	0	0	0
Patterson Township	1	3	5.99	0	0	0
Potter Township	0	0	0	0	0	0
Pulaski Township	0	0	0	0	0	0
Raccoon Township	2	7	66.3299	0	0	0
Rochester Borough	0	0	0	0	0	0
Rochester Township	4	12	7.6256	0	0	0
Shippingport Borough	0	0	0	0	0	0
South Beaver Township	4	10	326.194	1	8.98	8.98
South Heights Borough	0	0	0	0	0	0
Vanport Township	0	0	0	0	0	0
West Mayfield Borough	0	0	0	0	0	0
White Township	0	0	0	0	0	0
<b>Total</b>	<b>107</b>	<b>468</b>	<b>3,074.15</b>	<b>16</b>	<b>125.6947</b>	<b>116.2487</b>

**Subdivisions and Land Developments = 123 Total submittals**

**Subdivision Acreage and Land Development Acreage = 3,199.8447 Total acres**

**Building Permits**

<b>Municipality</b>	<b>Single Family</b>	<b>Commercial/ Industrial</b>	<b>Improvements</b>	<b>Demolition</b>	<b>Total Permits</b>	<b>Value \$</b>
City of Aliquippa	0	3	6	41	50	\$1,226,501
City of Beaver Falls	3	4	19	7	33	\$1,766,800
Ambridge Borough	NONE	RECEIVED				
Baden Borough	0	0	26	0	26	\$128,950
Beaver Borough	0	4	29	0	33	\$2,590,532
Big Beaver Borough	2	5	17	0	24	\$559,234
Bridgewater Borough	NONE	RECEIVED				
Conway Borough	1	4	23	3	31	\$1,279,591
Darlington Borough	NONE	RECEIVED				
East Rochester Borough	0	2	5	0	7	\$323,200
Eastvale Borough	NONE	RECEIVED				
Economy Borough	30	10	157	2	199	\$10,672,566
Ellwood City Borough	0	0	1	0	1	\$15,000
Fallston Borough	0	0	0	0	0	—
Frankfort Springs Borough	NONE	RECEIVED				
Freedom Borough	0	0	1	0	1	\$5,000
Georgetown Borough	NONE	RECEIVED				
Glasgow Borough	NONE	RECEIVED				
Homewood Borough	NONE	RECEIVED				
Hookstown Borough	0	0	0	1	1	—
Industry Borough	0	0	13	0	13	\$30,000
Koppel Borough	NONE	RECEIVED				
Midland Borough	1	8	14	3	26	\$7,198,456
Monaca Borough	3	4	17	4	28	\$1,415,859
New Brighton	0	5	23	12	40	\$307,003
New Galilee Borough	0	0	0	0	0	—
Ohioville Borough	6	1	38	2	47	\$1,525,064
Patterson Heights Borough	NONE	RECEIVED				
Rochester Borough	1	0	3	0	4	\$317,400
Shippingport Borough	0	0	0	2	2	\$63,500

**Building Permits**

<b>Municipality</b>	<b>Single Family</b>	<b>Commercial/Industrial</b>	<b>Improvements</b>	<b>Demolition</b>	<b>Total Permits</b>	<b>Value \$</b>
South Heights Borough	NONE	RECEIVED				
West Mayfield Borough	0	0	7	0	7	\$168,000
Brighton Township	4	6	64	0	74	\$9,894,105
Center Township	8	9	39	2	58	\$2,686,342
Chippewa Township	7	15	45	2	69	\$9,519,300
Darlington Township	1	0	9	0	10	\$694,500
Daugherty Township	3	0	19	3	25	\$1,130,974
Franklin Township	3	0	11	0	14	\$815,850
Greene Township	2	0	0	0	2	\$419,226
Hanover Township	3	0	11	0	14	\$608,471
Harmony Township **	0	2	18	0	20	\$1,021,619
Hopewell Township	3	6	14	2	25	\$5,505,253
Independence Township	7	0	15	0	22	\$1,023,625
Marion Township	3	0	11	0	14	—
New Sewickley Township	18	7	58	3	86	\$4,506,070
North Sewickley Township	0	1	2	0	3	\$30,000
Patterson Township	1	0	14	0	15	\$285,294
Potter Township	6	0	3	0	9	\$1,417,000
Pulaski Township	0	0	4	1	5	\$25,495
Raccoon Township	4	0	26	3	33	\$894,825
Rochester Township	0	0	17	0	17	\$171,125
South Beaver Township	4	0	15	0	19	\$905,800
Vanport Township	1	1	3	0	5	\$1,220,400
White Township	NONE	RECEIVED				
<b>TOTALS</b>	<b>125</b>	<b>97</b>	<b>797</b>	<b>93</b>	<b>1,112</b>	<b>\$72,367,930</b>

**\*\* 2008 & 2009 Permits****TOP 5's****SINGLE FAMILY**

Economy Boro	30
New Sewickley	18
Center Twp	8
Chippewa Twp	7
Independence	7

**COMMERCIAL/IND.**

Chippewa Twp	15
Economy Boro	10
Center Twp	9
Midland Boro	8
New Sewickley	7

**TOTAL PERMITS**

Economy Boro	199
New Sewickley	86
Brighton Twp	74
Chippewa Twp	69
Center Twp	58

**VALUE**

Economy Boro	\$10,672,566
Brighton Twp	\$9,894,105
Chippewa Twp	\$9,519,300
Midland Boro	\$7,198,456
Hopewell Twp	\$5,505,253

## NOTE: Disclaimer

This information has been compiled from reports made to the Beaver County Assessment Office by the 54 municipalities pursuant to the Fourth through Eighth Class Assessment Law. Although deemed as reliable information, the Beaver County Assessment Office cannot certify to the accuracy of such information.

**Zoning Ordinances and Amendments**

The Beaver County Planning Commission received 15 requests for review of zoning amendments and no new zoning ordinances. The following chart shows the complete list of reviews. It *does not* show which were actually adopted by the municipalities.

<u>Municipality</u>	<u>Month</u>	<u>Description</u>
Greene Twp.	January	Amendment proposes to: 1) delete the terms Auto Salvage and Junkyard & replace with terms Automotive Recycling and Material Salvage Yard; 2) to amend the Planned Industrial Districts as Conditional Use in the Agricultural District, etc.
Industry Boro	January	**As this request is for a zoning change, it would be necessary for the proposed change to be prepared as a zoning amendment and submitted as such. (to change Parcel 67-171-0109 from Industrial to Commercial).— See ** below
Hopewell Twp	February	Amendment for signs, licensing and fees.
Industry Boro	April	**See above—Zoning Amendment submitted to change Parcel 67-171-0109.000-01-1 from Industrial to Commercial, and to provide for the zoning map amendment.
Brighton Twp	April	Amendment to: 1) amend the requirements for signs; 2) revise the requirements for accessory uses; 3) revise the definition for accessory use; 4) add the definition for group home & 5) revise fence and stable requirements.
Franklin Twp	April	To amend Article IV—Permitted Use in the A/R Agricultural/Residential District section
Center Twp	May	Amendment proposes 6 various changes
Conway Boro	May	Amendment to allow the operation of Day Care Centers within the R-1 district only as a special exception.
Darlington Twp	July	Amendment proposes to add/revise: Article XIX & Article III (Zoning Officer, Permits, Inspection, Zoning Certificate of Occupancy & Definitions)
Monaca Boro	Oct	1) Permitting Wind Energy Conversion Systems as a conditional accessory use in Industrial areas & 2) Regulating temporary portable storage units
Ambridge Boro	Oct	Amendment to Rezone New Economy Business Park
Economy Boro	Oct	Amendment incorporating Wind Energy systems in all zoning districts as Special Exceptions.
Hopewell Twp	Oct	Amendment to allow moving signs as permitted uses in the C-1 Commercial Highway Zoning District.
Hopewell Twp	Nov	3 Amendments: RE: 1) Driveway definition, 2) private street definition, 3) provide for the regulations of uses not otherwise listed as permitted, conditional or special exception use in each respective zoning district.
Economy Boro	Nov	Amendment to change from R-2 to RA three parcels with a total of 78.46 acres.

**Subdivision and Land Development Ordinances**

The Beaver County Planning Commission received three (3) requests to review a Subdivision and Land Development Ordinance amendment and one (1) request to review a new Subdivision and Land Development Ordinance. The following chart shows the complete list of reviews. It *does not* show which were actually adopted by the municipalities.

<u>Municipality</u>	<u>Month</u>	<u>Description</u>
Aliquippa City	Mar/Apr	New Subdivision and Land Development Ordinance to replace existing one.
Franklin Twp	April	To modify the design standards in Article VIII & the improvement standards in Article IX
Independence Twp	Nov	Amendments (2): Re: 1) driveway definition, & 2) private street definition

**Codification of Ordinances**

The Beaver County Planning Commission did not receive or review any Codification of Ordinances in 2009.



**PENNVEST**

The *Pennsylvania Infrastructure Investment Authority* (PENNVEST) was established in 1988 as a revolving fund to improve the state’s deteriorating infrastructure. This fund is available to help communities finance sewage and water system projects and is usually awarded in the form of low-interest loans.

During 2009, the Beaver County Planning Commission reviewed and commented on 3 applications.

<u>Applicant</u>	<u>Project Description</u>	<u>Location</u>
PA American Water	Franklin Township Tank Rehabilitation Project	Franklin Twp
Rochester Borough Sewer and Maintenance Authority	Separation of sewers tributary to the East Washington CSO and Hull Street CSO and the repair of defects	Rochester Boro
Patterson Township Municipal Authority	Replacement of sanitary sewer in the Davison Drive and North Oak areas of the Township	Patterson Twp

**Community Development Program of BC—FY 2009 CDBG program (34th Year) - June—2009**

- Ambridge Borough : Low-Moderate Income Property Inflow Source Removal
- Midland Borough : Storm Sewer Improvements, Municipal Authority Emergency Generator Centennial Capital, L.P. Utility Study
- North Sewickley Township: Phase II Sanitary Sewer Project
- West Mayfield Borough: Patterson Avenue Storm Sewer - Phase III

**Water Allocation Application**

During 2009, the Beaver County Planning Commission commented on 1 Water Allocation Application from the Municipal Authority of the Borough of Midland.



## [Act 537 Sewage Facility Plan Revisions](#)

The *Pennsylvania Sewage Facilities Act 537, as amended* was enacted on January 24, 1966, to correct existing sewage disposal problems and prevent future problems. To meet this objective, the Act requires proper planning in all types of sewage disposal situations. Local municipalities are largely responsible for administering the Act 537 sewage facilities program. To assist local municipalities in fulfilling this responsibility, the Department of Environmental Protection (DEP) provides technical assistance, financial assistance, and oversight. In 2009, the BCPC reviewed 3 Act 537 Sewage Facilities Plan Revisions listed below.

<u>Municipality</u>	<u>Applicant</u>	<u>Descriptions</u>
Hanover Twp	Promise Camp	The revision would permit construction of a STP for 150 person camp occupancy. The existing on-lot sewage systems are proposed to be abandoned and all of the sewage from the Camp would be conveyed to the proposed STP. Proposed design sewage flow will be 7,500 GPD for the total camp sewage disposal. The construction of the STP is needed for the Camp to construct a dining hall, two wash houses and eight residential cabins (8 persons per cabin) for an additional 64 persons at the primary summer Camp.
Hanover Twp	Marburger Plan	The revision would allow for the installation of 2 septic systems on a 2 lot subdivision with a combined 11.95 total acreage. Each lot will have a 400 GPD SFTF. The new building will generate 800 GPD.
Greene Twp	Shane Manor IV	The revision would allow for the installation of 12 on-lot sewage systems on a proposed 12 lot subdivision, each in excess of the required 2 acres. The proposed method of sewage disposal is individual on-lot septic. Single family dwellings are proposed for all lots with a total acreage of 35.5242 acres. Total combined sewage flow would be 4,800 GPD.

SFTF—Small Flow Treatment Facility

EDU's—Equivalent Dwelling Units

sf—square foot/feet

STP—Sewage Treatment Plant

gpd—gallons per day

## [Agricultural Security Area \(ASA\) Reviews](#)

The *Agricultural Security Law (Act of June 30, 1981, P.L. 128, No. 43 as amended)* allows municipalities to create Agricultural Security Areas (ASA) when petitioned by farmers committing a minimum of 250 acres and meeting minimum acreage size. An ASA provides the landowner with additional protection from changes in surrounding land uses that could restrict his ability to farm successfully, such as complaints from adjacent residential subdivisions, condemnation by government and/or public utilities and assessments for new sewer and water lines running by his property. It does not restrict the farmer's ability to sell his land for development. A municipality must submit the proposals to the County Planning Commission for review and comment prior to creating an Agricultural Security Area, the state-mandated, Seven-Year Review of its ASA, and any proposed additions/deletions between and during the mandated seven-year reviews.

In 2009, 4 Agricultural Security Areas were submitted for review.





<u>Municipality</u>	<u>Description</u>	<u>Month</u>
Daugherty Township	7-Year Review- The letter included an updated list of Daugherty Township's ASA parcels with one proposed addition and no deletions. Accordingly, a net increase of one parcel added 19.5 acres to their existing ASA of 24 tax parcels totaling 25 tax parcels and 917.49 acres.	February
Darlington Township	7-Year Review- The letter included an updated list of Darlington Township's ASA parcels with two proposed additions and no deletions. Accordingly, a net increase of two parcels added 31.84 acres to their existing ASA of 79 tax parcels for a new total of 81 tax parcels and 3554.622 acres.	June
North Sewickley Township	7-Year Review- The letter included an updated list of North Sewickley Township's ASA parcels with one proposed addition and no deletions. Accordingly, a net increase of one parcel added 46.66 acres to their existing ASA of 41 tax parcels for a new total of 42 tax parcels and 2,021.251 acres.	June
South Beaver Township	7-Year Review- The letter included an updated list of South Beaver Township's ASA parcels with five proposed additions and no deletions. Accordingly, a net increase of five parcels added 45.00 acres to their existing ASA of 59 tax parcels for a new total of 64 tax parcels and 2309.751 acres.	August

The Picture below shows a farm that is in the ASA program







**PA DEPARTMENT OF AGRICULTURE  
Summary of Agricultural Conservation Easements by County - 12/10/09**

<u>County</u>	<u>Farms</u>	<u>Acres</u>	<u>Purchase Price</u>	<u>Average Price Per Acre</u>
Adams	128	17,965	30,737,859	1,711
Allegheny	16	1,844	12,129,811	6,579
Armstrong	3	261	514,510	1,975
Beaver	18	1,928	4,524,379	2,346
Bedford	13	2,713	1,621,067	597
Berks	597	61,238	127,042,872	2,075
Blair	38	5,538	5,018,875	906
Bradford	8	1,761	1,337,238	759
Bucks	113	10,152	90,083,764	8,874
Butler	37	4,273	12,941,498	3,029
Cambria	9	1,694	1,857,196	1,096
Carbon	16	1,240	2,643,882	2,132
Centre	37	6,029	12,167,690	2,018
Chester	228	20,704	113,309,716	5,473
Clinton	19	1,875	1,812,224	966
Columbia	30	3,046	2,949,653	968
Crawford	3	759	759,233	1,000
Cumberland	114	13,944	34,922,949	2,504
Dauphin	130	12,786	17,673,871	1,382
Delaware	2	198	2,678,360	13,527
Erie	51	6,492	11,570,435	1,782
Fayette	13	1,449	1,559,945	1,077
Franklin	113	15,049	27,846,073	1,850
Fulton	3	189	512,362	2,717
Greene	1	108	108,323	1,000
Huntingdon	5	591	836,329	1,415
Indiana	7	715	1,230,140	1,721



**PA DEPARTMENT OF AGRICULTURE**  
**Summary of Agricultural Conservation Easements by County - 12/10/09**

<u>County</u>	<u>Farms</u>	<u>Acres</u>	<u>Purchase Price</u>	<u>Average Price Per Acre</u>
Juniata	11	1,347	1,251,282	929
Lackawanna	41	3,759	6,229,396	1,657
Lancaster	620	54,193	134,013,061	2,473
Lawrence	20	1,979	2,040,460	1,031
Lebanon	123	14,779	23,203,816	1,570
Lehigh	234	19,433	59,813,935	3,078
Luzerne	22	2,252	5,916,360	2,627
Lycoming	58	7,582	7,024,582	926
Mercer	43	7,141	5,818,560	815
Mifflin	16	1,886	1,993,536	1,057
Monroe	93	6,499	18,227,032	2,805
Montgomery	120	7,799	87,060,521	11,162
Montour	12	921	781,056	848
Northampton	98	10,766	44,142,284	4,100
Northumberland	15	1,831	2,076,105	1,134
Perry	39	6,475	4,536,549	701
Potter	6	985	670,105	680
Schuylkill	92	9,887	10,577,164	1,070
Snyder	21	2,320	2,927,628	1,262
Somerset	7	898	1,919,706	2,138
Sullivan	5	482	486,680	1,010
Susquehanna	26	5,563	4,278,717	769
Tioga	11	1,574	1,370,884	871
Union	63	6,500	7,733,623	1,190
Warren	2	310	294,652	951
Washington	25	4,019	6,966,727	1,733
Wayne	36	4,890	5,648,284	1,155
Westmoreland	72	9,888	20,657,193	2,089
Wyoming	9	1,388	1,405,682	1,013
York	236	36,820	62,246,500	1,691
<b>Grand Total</b>	<b>3,928</b>	<b>428,708</b>	<b>1,051,702,333</b>	<b>2,453</b>

**Projects for Review and Comment (Endorsement/Consistency Letters)**

During 2009, 31 projects were submitted to the Planning Commission for endorsement/consistency review.

<u>Applicant</u>	<u>Funding/Approval</u>	<u>Project Name/Description</u>	<u>Location</u>
Ohioville Boro	DCED H2O PA	Sewage Planning Grant Application (to construct a sanitary sewer system with treatment plant near Smith Ferry Rd & Westwood Dr).	Ohioville Boro
Zelienople Boro	PennWorks & Clean Water Fund	Proposed Water Distribution Improvements—includes running a waterline from the BFMA's existing water system in Rochester to Boro's finished water reservoirs.	Rochester to Zelienople
Rochester Boro S & M A	PennVEST & H2O PA Grant	2009 Sewer Improvement Project	Rochester Area
Patterson Twp M A	PennVEST & H2O PA Grant	Corrective Action Plan Improvements	Davidson Dr & North Oak Areas
North Sewickley Twp Sewer Auth	H2O PA Grant	Phase III Sewer Improvements	Harpers Ferry & Wisers Grove Rd
Baden Boro	H2O PA Grant	Waterline Replacement Project	Baden Boro
Beaver Falls	H2O PA Grant	Sanitary Sewer Improvements	Beaver Falls
Monaca Boro	H2O PA Grant	Water System Improvements	Monaca Boro
Monaca Boro	H2O PA Grant	Water Pollution Control Facility Renovation	Monaca Boro
New Brighton Boro SA	H2O PA Grant	Sanitary Sewer Collection System—Manhole Rehabilitation	NBBBSA
Beaver Falls M A	H2O PA Grant	Capital Improvement Projects in: Eastvale Boro, Beaver Falls, New Brighton, Rochester, Big Beaver and Darlington Twp	Various Areas
Center Twp W A	H2O PA Grant	Water System Upgrade	Center & Potter
Creswell Hghts J A	H2O PA Grant	Water Supply Replacement Well # 7	Ellwood City
Ambridge Boro M A	H2O PA Grant	Water Treatment Plant Improvements—Phase II	Ambridge Boro
The Progress Fund	RBOG Grant	To help SW PA farmers market their crop to consumers, local chefs, food retailers,	SW PA
CED	RACP Grant	The Gateway Rehabilitation Center Renovations	Center Twp
Greene Twp	DCNR Grant	Construction of an Activities Room	Greene Twp
Chippewa Twp	DCNR Grant	McKinley Park—construct Ball Fields on McKinley Rd & 37th St. Ext.	Chippewa Twp
CED	DEP Grant	Monaca Riverfront Park	Monaca Boro
Brighton Twp	DCNR C2P2	Hardy Field, Ellis Field & Dawson Ridge Park Renovations & Additions	Brighton Twp
PA American Water	PENNVEST	Franklin Twp Hickernell Road Water Tank Rehabilitation Project	Franklin Twp
New Brighton Rec	DCNR C2P2	Memorial Park Ball Fields Rehabilitation Project	Allegheny St
Economy Boro	DCNR	Municipal Park Upgrade	Economy Boro
Ellwood City	DCNR C2P2	Ellwood City Comprehensive Health & Welfare Improvements projects	Ellwood City
Ambridge Boro	DCNR	Walter Panek Park—construct a hiking/biking trails & trail side facility	Ambridge
BCRC	USDA	BC Rehabilitation Center (BCRC) - to purchase a building to consolidate offices.	New Brighton
Vanport Twp M A	H2O PA Grant	1) Ferry Street Pump Station 2) Water Interconnect Project	Vanport
Aliquippa School	DE	To convert old Eat 'n Park into District Administration Building	Aliquippa
New Sewickley Twp	Growing Greener	Restoration of Green Valley Park	New Sewickley
Friendship Ridge		To replace most or all of the windows in Friendship Ridge	Brighton Twp
Darlington Twp		On-Farm Composting Project	Darlington Twp

DCNR—Department of Conservation &amp; Natural Resources

M A—Municipal Authority

RBOG—Rural Business Opportunity Grant

J A—Joint Authority

Rec—Recreation

CED—B C Corp. for Economic Development

S&amp;M A—Sewer &amp; Municipal Authority

C2P2-CCPP—Community Conservation Partnerships Program

RACP—Redevelopment Assistance Capital Program

DE—Department of Education

USDA—United States Dept. of Agriculture

RD—Rural Development

S A—Sewer Authority

**Solid Waste (Municipal, Residual, and Hazardous Waste)**

Permit applications for the operation of solid waste storage, treatment, processing and disposal facilities are subject to review by the County Planning Commission pursuant to **Section 504 of the Solid Waste Management Act of 1980, as amended**. For 2009, the Planning Commission received 16 solid waste permit applications for comment.



<b>APPLICANT</b>	<b>LOCATION</b>	<b>PROJECT DESCRIPTION</b>
FirstEnergy Generation Corp	Greene Township	Minor Permit Modification for disposal area grading plan revisions and additional two year demonstration period for Little Blue Run Disposal Impoundment
Joseph J. Brunner, Inc.	New Sewickley Township	Minor Modification to Solid Waste Permit for the Brunner Landfill
Joseph J. Brunner, Inc.	New Sewickley Township	Major Permit Modification for Joseph J. Brunner, Inc. Landfill to modify base contours of disposal area and modify erosion and sedimentation plan
Newell Rubbermaid, Inc.	Center Township	Remedial Action Plan Permit Renewal for Newell Rubbermaid Former Palmieri Property Site
Valley Waste Service, Inc.	Chippewa Twp., Big Beaver and West Mayfield Boroughs	Letter dated 5/14/09 from BC Solicitor's Office to Edward R. Vogel (re: issuance of permit for a Transfer Station).
Alex Parish Contracting Co.	Hanover Township	Copy of response to technical review received from Allegheny Energy re: Paris Flyash Site – Minor Permit Modification Application

*Solid Waste (Municipal, Residual, and Hazardous Waste)*

<b>APPLICANT</b>	<b>LOCATION</b>	<b>PROJECT DESCRIPTION</b>
Newell Rubbermaid, Inc.	Center Township	Copies of application for a Solid Waste Management Permit and draft Remedial Action Plan for Hazardous Waste Mgmt. Renewal for Newell Rubbermaid, Inc., Palmieri Site
FirstEnergy Generation Corp	Greene Township	Minor Modification to Solid Waste Permit for the operation of Little Blue Run Residual Waste Disposal Impoundment
Horsehead Corp.	Potter Twp.	Minor Permit Modification for Landfill Access Road and Bench Drainage
Joseph J. Brunner, Inc.	New Sewickley Township	Minor Modification to Solid Waste Permit for the Brunner Landfill
Alex Parish Contracting Co.	Hanover Township	Correction to Minor Modification to Solid Waste Permit for the operation of the Paris Flyash Landfill
Valley Waste Service, Inc.	Chippewa Twp., Big Beaver and West Mayfield Boroughs	Copy of additional information received from SE Technologies re: Valley Waste Service, Inc.
Newell Rubbermaid, Inc.	Center Township	Remedial Action Plan for Newell Rubbermaid, Inc. – Palmieri Site for hazardous waste treatment, storage and/or disposal facility
Horsehead Corp.	Potter Twp.	Minor Modification to Solid Waste Permit for Horsehead Corp. Residual Waste Landfill for revisions to access/haul road and site drainage channels
FirstEnergy Generation Corp	Greene Township	Construction Certification Report for installation of PA Geotube 2009-2 at Little Blue Run Residual Waste Disposal Impoundment
Alex Parish Contracting Co.	Hanover Township	Minor Permit Modification for an updated replacement COQ/QC plan for the Paris Flyash Site



### *Permit Application Notifications*

The *Pennsylvania Department of Environmental Protection (Act 14, as amended)* requires that all applicants for non-mining environmental permits give written notice to each municipality in which it is located. These notices are forwarded to the County Planning Commission. In 2009, the Beaver County Planning Commission received a total of 132 notifications.

<u><i>Type of Permit Application</i></u>	<u><i>Quantity</i></u>
<i>Air Quality Permits</i>	<b>20</b>
<i>Encroachment Permits</i>	<b>30</b>
<i>Mining Activity Permits</i>	<b>5</b>
<i>NPDES Permits</i>	<b>31</b>
<i>Railroad Permits</i>	<b>4</b>
<i>Solid Waste Permits (Residual/Municipal)</i>	<b>16</b>
<i>Water Quality Permits</i>	<b>5</b>
<i>Water Allocation Permits</i>	<b>2</b>
<i>Other</i>	<b>19</b>
<b><i>Total Permits</i></b>	<b>132</b>



**Project Status Reports**

The Beaver County Planning Commission presents a project status report to provide updates to the Planning Commission Board at its regular monthly meeting in order to maintain accurate lines of communication and monitor progress relative to the administration of grants.

**Beaver County and Lawrence County Shared Greenways and Environmental Planner**

The County Shared Greenways Coordinator handles the Grant administration and Environmental and Trail Planning in Beaver County. Below is a chart of 2009 grants within Beaver County, for a full project list please contact the Beaver County Planning Commission Office at (724) 770-4421.

Project	Project Description	Federal Funds	State Funds	Other Funding	In-Kind	Project Status
<b>**Ohio River Trail South Shore</b> Corapolis~	Trail Feasibility study~ Allegheny County to Monaca, Beaver County	0	\$20,000 DCNR	\$10,500.00	\$9,500	Under Contract
<b>Ohio River Trail North Shore</b>	Trail Feasibility Study South shore to Ohio trail system	TBD	TBD	\$7,000.00	0	Grant Application Pending
<b>Beaver County Floodplain Management</b>	53 Municipalities updating Ordinances to comply with New Mapping and FEMA restrictions	\$0	\$5,835 DCED	\$0.00	0	On-going
<b>Center Township &amp; Center Area School District Safe Routes to School</b>	*Install sidewalks and Bike lanes on two main thoroughfares to the school complex from the municipal center	\$967,309	0	\$110,000.00	\$0	Under Contract
<b>Beaver County Stormwater Management Plan</b>	Complete a Countywide Act 167 complaint Stormwater Management Plan	\$0	\$15,010 DEP	\$0.00	\$5,003.33	Under Contract
Beaver County Total	~	\$967,309	\$40,845 Various	\$127,500.00	\$14,503	



### [Census 2010](#)

Census information is available on the three websites listed below:

[www.census.gov](http://www.census.gov)

[www.pasdc.hbg.psu.edu](http://www.pasdc.hbg.psu.edu)

[www.spcregion.org](http://www.spcregion.org)

Preparations for the 2010 Census are being made by the Census Bureau with assistance by the Planning Commission.

### [Floodplain Maps](#)

Floodplain maps are available on [www.fema.gov](http://www.fema.gov) *New Maps 2010*

### [E-library](#)

E-library is a service of the Commonwealth of Pennsylvania which provides municipal comprehensive plans, zoning ordinances, subdivision and land development ordinances and other municipal ordinances over the internet for viewing by the public. The Beaver County Planning Commission collects and provides copies of these documents to the Commonwealth for inclusion on the E-library web page. [www.elibrary.state.pa.us](http://www.elibrary.state.pa.us)

### [Transportation Planning](#)

During 2009, the Beaver County Planning Commission, in conjunction with the Board of Beaver County Commissioners, was involved in several transportation projects involving pedestrian and bicycle trails, highways, bridges, and railroads. Planning staff attended and participated in many SPC and PennDOT committees and work sessions on roads, bridges, highway enhancements, freight movement, highway safety and congestion management, air quality, bike and pedestrian trails, and mass transit.

The Planning Commission assisted in monitoring the state Transportation Improvement Program (TIP) for Beaver County and assuring that projects progressed in a timely manner. This program identifies the various transportation projects to be funded during federal fiscal years, beginning in October 2009 and continuing through September 2012. The program includes state-owned and maintained highways and bridges as well as county roads and bridges. The Planning Commission staff attended several meetings and workshops designed to establish the highway and bridge projects and program schedules for relocation and rehabilitation of area roads and bridges, as well as the funding of Transportation Enhancement Projects. A listing of the projects on the current **2009-2012 Transportation Improvement Plan** is available for review at [www.spcregion.org](http://www.spcregion.org)

### **Public Participation Panel**

This panel, reappointed every two years, is responsible for the public input regarding the development of transportation and economic development projects as well as the review of existing plans and proposed projects. The panel is comprised of Beaver County residents representing various cultural, business and institutional clients who have an interest in a wide range of transportation issues. Most transportation programs and projects can be obtained from the Southwestern Pennsylvania Commission (SPC), (412) 391-5590. [www.spcregion.org](http://www.spcregion.org)

### **Transportation Enhancement Program & Safe Routes to School (SRTS)/Home Town Streets**

This program uses federal and state highway funding to develop transportation-related projects such as bicycle and pedestrian trails, landscape improvements to central business districts, development of transportation museums, and creating safe routes to public schools for students. Applications for the 10-county SPC region are reviewed and ranked according to evaluation criteria developed for this program.

### **Long-Range Plan**

The Beaver County Planning Commission continues to be involved in the development of the Long-Range Plan covering a 30-year period for the 10-county Southwestern Pennsylvania Commission region. This plan, known as *Project Region*, is required by Federal Highway Administration (FHA) and the Federal Transportation Administration (FTA) and outlines major projects in transportation and economic development for the next 30 years. Representatives of various transportation and economic development agencies as well as businesses, residents and the public in general are involved in the development of this region-wide plan. This plan may be viewed at [www.spcregion.org](http://www.spcregion.org).

Beaver County Transportation Forum  
Description: (2/17/09) - Congressman  
Altmire talks with Beaver County resi-  
dents about local transportation needs.



### [Geographic Information System \(G.I.S.\) Activities](#)

The Beaver County Planning Commission has developed several new feature maps and edited previous features. The state provided new, 2-foot contour features which have been added to the County's GIS.

The **GIS System** is used to support planning-related activities and to support activities in other county departments as well as the Redevelopment Authority and the Agricultural Land Preservation Program.

Beaver County has a contract with Baker Engineers to convert the tax maps to digital maps for incorporation into the County's GIS System as a separate layer. The contract also calls for identifying and locating cellular communication towers in order that emergency calls from cell phones can be located for responders. The initial data has been delivered and certain adjustments are now being made by Baker Engineers and delivery of the final maps is anticipated in 2010.



Example: Aerial photo of an area in Beaver County showing a flood plain area.

## *Economic Development*

*The Beaver County Planning Commission reviews land developments for the County. The following photographs show examples of completed land developments, those under construction, or proposed sites.*

### *City of Aliquippa*



*Structure Location of the Michael S. Henry and Stacey S. Henry LD*



*Economic Development*

*City of Aliquippa*



*Aliquippa Elementary School LD*

*Harmony Township*



*Shop 'n Save*



Economic Development

Ambridge Borough



Chippewa Township



**Blackhawk High School**

Economic Development

Chippewa Township



Starting Gate (formerly Corporation For Owner-Operator Projects )





**Economic Development**

**Midland Borough**



*Midland Early Childcare Center Land Development*

**Hopewell Township**



*Selectrode Land Development*

## [Municipal Separate Storm Sewer Systems \(MS4\)](#)

Each year since 2003, the Department of Environmental Protection (DEP) through the *Stormwater Management Act* requires municipalities with Municipal Separate Storm Sewer Systems (MS4) to apply for NPDES discharge permits. This addresses issues involving groundwater contamination in the waters of the Commonwealth of Pennsylvania. Beaver County along with thirty-three municipalities are required annually to:

- *Inspect and conduct tests on the county/municipal-owned outflows*
- *Prepare a yearly report to DEP*
- *Publish an annual public notice to its citizens concerning protection of stormwater*

In 2007, the Beaver County Planning Commission prepared the joint publication of the required notice for all the MS4 municipalities that are within or serve Beaver County. The BCPC coordinated this effort with each municipality paying its prorated portion of the advertisement cost.

In 2009, all thirty-four mandated communities participated in the joint ad.

*The Pennsylvania Department of Environmental Protection has also prepared several informational posters that demonstrate the impacts of various common activities that many people practice without realizing how those activities may have an adverse effect on our water system.*



*Example of a poster teaching children about stormwater issues*



*Example of storm drain stencil to educate the public*

*Note: Above photos were obtained from the U.S. Environmental Protection Agency Website*

## [Countywide ACT 167 Stormwater Management Plan](#)

In 2009, Beaver County retained Kimball and Associates to complete Phase 1 of a countywide Stormwater Management Plan. The plan is funded seventy-five percent by the Department of Environmental Protection under the Stormwater Management ACT 167. Phase 1 will be completed in first quarter 2010. For more information please visit [www.beavercountypa.gov](http://www.beavercountypa.gov)



The Beaver County Planning Commission is comprised of nine (9) residents of Beaver County who volunteer their time to serve on the board. Board members are appointed by the Board of Beaver County Commissioners to serve 4-year staggered terms. The chairperson and vice chairperson are selected by the Planning Commission board members and serve a two-year term. The 2009 Board Chairperson is Mark A. LaValle and Vice Chairperson is Howard Stuber. This board meets the third Tuesday of every month at the Buchanan Building Conference Room, 2nd floor, 650 Corporation Street, Beaver, PA 15009. The public meeting begins at 12:30 pm. The nine (9) Beaver County Planning Commission Board members are identified at the beginning of this report.

### *Beaver County Planning Commission staff*

Frank Mancini, Jr., *Director of Planning & Economic Development*

Joseph C. West, *Department Manager of Planning*

William Evans, *Associate Planner*

Sue Jamery, *Senior Administrative Assistant*

Doniele Andrus, *Shared Greenways and Environmental Planner,  
Beaver/Lawrence County*

**In August 2009, Richard Packer, long-time employee of the Beaver County Planning Commission (BCPC) retired. During his many years of employment at the BCPC, Mr. Packer accomplished many goals and made great strides especially in the area of GIS (Geographic Information System) - Digital Mapping.**