

**BOROUGH OF BELL ACRES**  
**BOROUGH COUNCIL REGULAR MEETING MINUTES**  
**April 13, 2026**

---

**REGULAR MEETING**

The Regular Meeting of the Borough Council of the Borough of Bell Acres was held at 6:00 p.m. on Monday, April 13, 2026, at the Big Sewickley Creek Fire Hall, 1850 Big Sewickley Creek Road, Sewickley, PA 15143.

**REGULAR MEETING CALLED TO ORDER**

The Regular Meeting was called to order by Mr. Renfrew, President of Council, at 6:01 p.m.

**COUNCIL**

- (X) David Renfrew - President of Council
- (X) Brock Meanor - Vice President of Council
- (X) Christopher Abell
- ( ) Matthew Horton - *excused*
- (X) Charles Kulbacki
- (X) Gregory Molchen - *via telecommunications*
- (X) Michelle Veeck
- (X) Kenneth Alvania - Mayor
- (X) Scott Schoup - Borough Engineer
- (X) Robert Max Junker - Babst Calland

**POLICE CHIEF KRISTOFFER KOROL RECOGNITION AWARD**

**Award Presented by Mayor Alvania**

Mayor Alvania presented Chief Korol with a Life-Saving Achievement award. Chief Korol demonstrated his unwavering dedication and remarkable courage by swiftly responding to a life-saving cardiac emergency. This award is a symbol of the trust, respect, and gratitude for those who heroically protect and serve our community.

**Public Comments**

**Julie DiCenzo – 127 Skymark Lane – Chair of the Environmental Advisory Council (EAC).**

Mrs. DiCenzo referenced a letter sent to the Pennsylvania Department of Environmental Protection by: Big Sewickley Creek Watershed Association and Allegheny Land Trust

The letter outlined concerns regarding the Villas at Bell Acres Project and potential impacts on the Big Sewickley Creek Watershed. Also Mrs. DiCenzo noted her affiliation with the Watershed Association for transparency. Council acknowledged receipt of the letter and indicated further review was needed.

**Roy Kraynyk – 104 Hunt Road**

Noted that the Planning Commission recommended denial of the application due to:

Concerns over a 40-foot right-of-way

Lack of demonstrated hardship by Mr. Victor to justify modification

Potential safety issues related to the proposed right-of-way

**Jeff Rhodes – 2191 Camp Meeting Road**

Mr. Rhodes spoke regarding a procedural concern tied to a prior agenda item, noting that the issue may more appropriately be addressed during the approval of the previous meeting's minutes., however, Mr. Junker responded by stating that a land use appeal has reportedly been filed, though it has not yet been formally served. The resident was reminded that the public comment portion of the meeting is intended for statements only and not for dialogue or debate with Council. Mr. Rhodes concluded the opinion that the individuals involved were not residents of Bell Acres and, therefore, should not have been permitted to present the matter unless acting in an official capacity on behalf of the Quaker Valley School District.

**Lucy Malarik – 1950 Camp Meeting Road**

Raised concerns regarding security and maintenance at the ballpark: Requested clarification on whether responsibility lies with: Bell Acres Police, or Quaker Valley School District  
Reported issues including: Vandalism (vehicle “donuts” in parking lot) Trash accumulation Lack of maintenance (overgrowth, debris) Asked for accountability and action regarding these concerns.

**Martha Murdoch – 108 Grouse Lane**

Mrs. Murdoch is in opposition to lighting, development density, environmental impacts Opposed ballfield lighting; concerned about variances enabling dense development; objected to retention pond in creek bed and watershed impacts. Citation: “I think it should be allowed to be dark at night... The Villas being build – should not be allowed as they are building a retention pond in the creek bed.

**Christine Holt – 1630 Camp Meeting Road**

Mrs. Holt want to state that she is in agreement and supports what Mrs. Murdoch stated

**Katherine Rosier – 110 Hamilton Drive**

Noise ordinance, neighbor conflict, harassment concerns reported ongoing excessive noise from a neighbor; described attempts at resolution; concerned lighting will worsen noise. Citation: “There’s excessive noise coming from a particular individual... It has become almost like harassment.”

**Bill Holt – 1630 Camp Meeting Road**

Mr. Holt stated that there were to be no lights at the ball field. However, the watershed and runoff. Most of the time that field is not playable. Mr. Holt would like to know if they can take the money for the lights and use it to maintain the field.

**Georgette Austin – 106 Meta Drive**

Mrs. Austin concerned there is a lack of stormwater and buffer yard standards in conditional use applications for the QVRA for the ball field. Mrs. Austin wanted to know that the standards are and the requirements are for this.

**Jeff Rhodes – 2191 Camp Meeting Road**

Mr. Rhodes read on QVRA they support all 11 municipalities in the community – and Bell Acres and Quaker Valley is where they find fun things for all the other municipalities to do.

**Land Development application – Victor – Wetzel Associates**

Steven Victor, RLA – Victor-Wetzel Associates

Preliminary and Final Land Development Plan Presentation of the Villas at Bell Acres

Leslie Peters, Counsel for Applicant (Northwest Land)

- Presentation of a revised preliminary/final land development plan for Villas at Bell Acres.
- Property size: 72 acres located in the M-2 Industrial District (permits multifamily housing).
- Proposal increased from 152 to 156 townhomes.
- Majority of land to remain as open space.
- Addition of 4 townhouse units (total 156).
- It was emphasized that the vast majority of the development plan is consistent between 2021 and 2026, with only a few targeted modifications.

**Clubhouse and recreation area** Central mailbox (CBU) location Stormwater detention basin size (reduced, allowing additional units) 40-foot private street right-of-way (instead of 50 feet) Private streets with HOA maintenance Dedication of Parcels C and D 47.215 acres to the Borough intended for conservation and potential integration with existing protected lands.

Mr. Victor requested that, as part of the 2025/2026 approval for 156 units (if granted), the Borough also approve an 18-month extension of the 2021 plan, allowing the project to proceed without being subject to newly adopted regulations during that extension period.

Mrs. Veeck asked about the issues the DEP had throughout the years, and Mr. Victor reported the Wetlands in certain locations are the main concerns. A major drainageway running through the property, including a section where the stream is piped underground. Stormwater management design, including detention sizing and related engineering reviews. The DEP has reviewed these items closely. Ultimately, the primary concerns are wetlands and drainage features—not landslide risk, which has not been identified as a major regulatory concern.

Mr. Abell stated that, pursuant to the “developable acre” definition set forth in the Table of Residential Use Dimensional Requirements of Chapter 165, the exclusion of environmental features from the original 42.6-acre site prevented the applicant from achieving the desired residential density on that parcel alone.

Mr. Abell noted that by combining the original site with Parcels C and D into a consolidated 72-acre tract, the applicant was able to assemble sufficient total acreage such that, even after excluding environmentally constrained areas—most notably the extensive landslide-prone slopes to the south—the remaining developable land met the Borough’s requirement of six dwelling units per developable acre in the M2 zoning district. This consolidated acreage formed the basis for achieving the proposed density for both the previously approved 152 townhouse units and the currently proposed 156 townhouse units.

Mr. Abell further noted that because the full 72-acre parcel is being relied upon to support the subdivision and land development plan and to satisfy the required townhouse density, any further subdivision of the property would undermine the underlying density calculations. He stated that without the inclusion of Parcels C and D, the applicant would not have been able to meet the Borough’s six-dwelling-unit-per-developable-acre standard and therefore could not have supported either the 152-unit or 156-unit townhouse development.

Finally, Mr. Abell explained that the applicant is proposing to dedicate Parcels C and D in order to satisfy the mandatory land dedication requirements under Article 5. However, Section 149.42.D requires that all land dedicated under the ordinance be transferred either to the Borough or to a Borough-approved land trust. He noted that subdividing the property to convey Parcels C and D for dedication purposes would reduce the developable acreage of the remaining tract and would result in the applicant falling below the density threshold required to support 156 dwelling units.

Mr. Junker provided background on the project, explaining that around 2021 the Borough updated its Subdivision and Land Development Ordinance (SALDO) to require recreation land dedication or a fee in lieu, based on rising land values and practices in other municipalities. He noted that while developers may offer land, Council can reject it if the land is unsuitable.

Concerns were raised about the late submission of a land dedication proposal, the lack of Planning Commission review, and the applicant’s request for an 18-month extension, which members indicated should be formally submitted and clarified. It was also noted that some Planning Commission members may be unfamiliar with the project due to turnover.

Mr. Renfrew stated that, given the volume of new information presented during the meeting, we would like to consult with the Planning Commission before rendering a decision. Mr. Renfrew requested additional time until the next meeting in order to better understand the Planning Commission’s position and to provide the applicant with a decision based on a full understanding of the issues. The applicant agreed to the extension, which was granted.

Mr. Junker noted you have to perfect the plans. That’s the issue of was it perfected, you know, and your preliminary one was in February of 2021. So, we’re past five years on that one. Preliminary is what sets the tone, you’re guaranteed. You had final—but the plan was not signed. Mr. Junker expressed appreciation for the additional time and noted that the matter cannot be resolved at this meeting. It was suggested that, over the next 30 days leading up to the May 11 meeting, efforts should be made to identify a balanced approach that minimizes risk, addresses concerns, and considers the history of the project.

Mr. Renfrew asked for a motion to table Resolution No. 04132026B. The motion carried, and Resolution No. 04132026B was tabled for consideration at the next meeting. All in favor. Motion tabled.

## **MAYOR'S REPORT**

The Mayor's Report for the month of March 2026 has been submitted in writing and made part of the minutes.

## **APPROVAL OF THE REGULAR MEETING MINUTES & PUBLIC HEARING MEETING MINUTES**

A motion to approve the minutes of the Regular Meeting held March 9, 2026, and the Public Hearing was made by Mr. Kulbacki, seconded by Mr. Abell. All in favor. Motion carried.

## **TREASURER'S REPORT**

A motion to approve the Treasurer's Report as submitted for January 2026 as distributed and ratify payments totaling \$247,594.68 out of the General Fund and \$12,326.90 out of the State Fund was made by Mr. Meanor, seconded by Mr. Abell. All in favor. Motion carried.

## **OLD BUSINESS**

None

## **COUNCIL MEMBER REPORTS**

Budget & Finance – Michelle Veeck  
None.

### **Public Safety – Brock Meanor**

Joint Resolution No. 04132026 – Approval of Civil Service Commission's Amendments to its Rules and Regulations

### **JOINT RESOLUTION NO. 04132026**

A JOINT RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA AND THE BOROUGH OF BELL ACRES CIVIL SERVICE COMMISSION, APPROVING THE CIVIL SERVICE COMMISSION'S AMENDMENTS TO ITS RULES AND REGULATIONS

A motion to adopt Joint Resolution No. 04132026 was made by Mr. Meanor, seconded Mr. Abell. All in favor. Motion carried.

### **Part-Time Police Officer Hire**

A motion to hire Sam Kochevski III as a Part-Time Police Officer, pending a background completion, was made by Mr. Meanor, seconded by Mr. Abell. 5 yes votes and 1 No, Mrs. Veeck. Motion passed.

### **Resolution No. 04132026A – Part Time Police Officers**

#### **RESOLUTION NO. 04132026A**

A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA PROVIDING FOR THE APPOINTMENT OF BRIAN M. JAMESON, DALTON JANICKI, SAM KOCHFESKI III, THOMAS A. LIBERTY, MATTHEW J. PICCININI, AND RONALD L.

WILSON AS PART-TIME OFFICERS; SETTING FORTH THEIR RESPECTIVE TERMS OF OFFICE, COMPENSATION, DUTIES AND OBLIGATIONS.

A motion to adopt Resolution No. 04132026A with a part-time officer hourly rate of \$28.00 was made by Mr. Meanor, seconded by Mr. Kulbacki. All in favor. Motion carried.

### **Full-Time Police Officer's Resignation**

A motion to accept the resignation of Full-Time Police Officer Michael Vrbanic, that was effective as of March 22, 2026, was made by Mr. Meanor, seconded by Mr. Abell. All in favor. Motion carried.

### **Full-Time Police Officer Hire**

A motion to **table** this process to direct Chief Korol and the Civil Service Commission to begin the process of hiring a full-time police officer was made by Mr. Meanor, seconded by Mr. Abell. All in favor. Motion tabled.

**Announcement** - Discussions have taken place for the possible fire department merger of three corporations: Big Sewickley Creek Volunteer Firemen's Association Inc., Fair Oaks Volunteer Fire Protective Association Inc., and Leetsdale Fire Department Inc.

### **Public Works – Christopher Abell 2026 Major Road Improvement Project Bids**

#### **ACCD Grant Project – Beadnell Drive**

A motion to award Youngblood Paving, Inc. for the ACCD Dirt & Road Gravel Grant Project – Beadnell Drive. in the amount of \$157,182.50 subject to the Borough acquiring permission from one private property owner, was made by Mr. Abell, seconded by Mr. Meanor. All in favor. Motion carried.

#### **2026 Major Road Improvement Project - Turkeyfoot Road**

A motion to award Youngblood Paving, Inc. For the 2026 Road Improvement Project – Turkeyfoot Road Base Bid in the amount of \$64,764.00 was made by Mr. Abell, seconded by Mr. Kulbacki. All in favor. Motion carried.

A motion to award Youngblood Paving, Inc. for the 2026 Road Improvement Project – Turkeyfoot Road Alternate Bid in the amount of \$4,263.00 was made by Mr. Abell, seconded by Mrs. Veeck. All in favor. Motion carried.

### **Property & Supplies – Charles Kulbacki**

Announcement – Trail Refurbishment Eagle Scout Project completed by Aiden Dwyer. Another Eagle Scout project completed. This is the third or fourth project completed by an Eagle Scout, they do very nice work.

### **Government & Legislation – Matthew Horton - excused**

Allegheny League of Municipalities (ALOM) Spring Conference Report

### **Zoning – Gregory Molchen**

#### **Resolution No. 04132926B - Preliminary and Final Land Development Plan for Villas at Bell Acres RESOLUTION NO. 04132026B**

A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA, GRANTING PRELIMINARY AND FINAL LAND DEVELOPMENT APPROVAL TO VILLAS AT BELL ACRES, LLC, THE VILLAS AT BELL ACRES RESIDENTIAL

THE SOUTH-EAST SIDE OF BIG SEWICKLEY CREEK ROAD, WITH CONDITIONS.

*A motion to table Resolution No. 04132026B was made by Mr. Meanor, seconded by Mrs. Veeck  
All in favor. Motion carried.*

#### **Resolution No. 04132026C - Allegheny County 's CDBG and HOME Programs for the 2027-2029 Cycle RESOLUTION NO. 04132026C**

A RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF BELL ACRES, ALLEGHENY COUNTY, PENNSYLVANIA TO BE INCLUDED IN THE ALLEGHENY COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME INVESTMENT PARTNERSHIPS PROGRAMS FOR THREE PRORAM YEARS – 2027, 2028, AND 2029.

A motion to “Opt In” and be included in the Allegheny County Community Development Block Grant and HOME Investment Partnership Programs for the 2027-2029 Cycle was made by Mr. Kulbacki, seconded by Mr. Abell. All in favor. Motion carried.

**Resolution No. 04132026D – Bell Acres Municipal Authority’s Act 537 Sewage Plan**

A motion to adopt Resolution No. 04132026D - Bell Acres Municipal Authority’s Act 537 Sewage Plan, as recommended by the Planning Commission on March 23, 2026, was made by Mrs. Veeck, seconded by Mr. Meanor. All in favor. Motion carried.

**Commercial/Liability, Public Officials, and Police Professional Insurance Renewal**

A motion to renew the Commercial/Liability, Public Officials, and Police Professional Insurance Package with the Willard Lewis Insurance Agency for the term effective April 18, 2026 through April 18, 2027 in the amount of \$56,913.00 was made by Mr. Meanor, seconded by Mr. Kulbacki. All in favor. Motion carried.

**Sewickley Memorial Day Fund Sponsorship Donation**

A motion to make a monetary donation to the Sewickley Memorial Day Fund for a Sponsorship in the amount of \$250.00 was made by Mr. Kulbacki, seconded by Mr. Meanor. All in favor. Motion carried.

**CORRESPONDENCE**

There are other items that should be noted but do not need action at this time.

**ADJOURNMENT**

There being no further business to transact, a motion to adjourn was made by Mrs. Veeck, seconded by Mr. Meanor. Meeting adjourned at 8:00 pm. All in favor. Motion carried.

**EXECUTIVE SESSION**

An Executive Session was held to discuss police personnel.

Respectfully submitted,



Jill Palko  
Borough Secretary