

Ordinance No. 2006-02

Date Enacted 5/22/06

FOR

ORDINANCE NO. 2006-02

**AN ORDINANCE OF THE TOWNSHIP OF HOPEWELL, A FIRST CLASS TOWNSHIP UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, AMENDING THE HOPEWELL TOWNSHIP ZONING ORDINANCE, ARTICLE VII, R-2 LOW DENSITY RESIDENTIAL DISTRICT, SECTION 702, TO ADD AS A CONDITIONAL USE PLANNED RESIDENTIAL DEVELOPMENTS**

**WHEREAS**, planned residential developments are currently permitted in Hopewell Township as Conditional Uses in the R-1 Residential-Agricultural District, R-3 Medium Density Residential District and the R-4 High Density Residential District; and

**WHEREAS**, conditional uses are currently subject to procedural and use restrictions pursuant to sections 2217 (performance standards), 2303 (procedures for review) and 2304I (specific criteria) of the Hopewell Township Zoning Ordinance; and

**WHEREAS**, planned residential developments are currently subject to restriction pursuant to Article XIX which details eligibility and ownership requirements, tract size and lot dimensions, infrastructure, design standards, density requirements, environmental considerations, traffic circulation, parking facilities, and location and maintenance of common open space; and

**WHEREAS**, planned residential developments as conditional uses require an initial application for tentative approval, public hearing, report of findings on application for tentative approval, application and specifications for final approval and completion of improvements guarantee; and

**WHEREAS**, the purpose of this Amendment is to provide for planned residential developments in the R-2 District as they are currently permitted as conditional uses in all other Residential Districts in Hopewell Township and to open these areas up to possible residential development for the welfare of the residents of Hopewell Township.

**NOW THEREFORE**, based upon the foregoing, be it Enacted and Ordained by the Board of Commissioners for the First Class Township of Hopewell, Beaver County, Commonwealth of Pennsylvania that:

1. Article VII of the Hopewell Township Zoning Ordinance, R-2 Low Density Residential District, Section 702, "CONDITIONAL USES" is revised to add:

"Uses listed herein shall be reviewed and approved as per the provisions of Section 2303 or this Ordinance:

A. Planned Residential Developments. (See Section 2304I)"

2. Article XXIII, Section 2304I is revised to read as follows:

"Planned Residential Developments in accordance with Article XIX. Conditional Use in the R-1, R-2, R-3 and R-4 Districts."

3. Article XIX, Section 1904A "TRACT SIZE" is revised to add:

" . . . and ten (10) acres without commercial uses and twenty (20) acres with commercial uses in R-2 . . . ."

**ORDAINED** and **ENACTED** this 22 day of May, 2006. This Ordinance shall be effective immediately.

**ATTEST:**

Godd D. Vesina

**TOWNSHIP OF HOPEWELL**

BY: Wai N. Jones

**President, Hopewell Township  
Board of Commissioners**

BY: Norman Knapp, Jr.  
**Commissioner**

BY: B. B. J.  
**Commissioner**

BY: Robert Bufalino  
**Commissioner**

BY: \_\_\_\_\_  
**Commissioner**



McMillen, Urick  
Tocci, Fouse  
& Jones

ATTORNEYS AT LAW

May 3, 2006

Keith R. McMillen  
Richard Urick  
Laura J. Tocci  
Dale M. Fouse  
Kelly M. Tocci  
Michael B. Jones  
Michael W. Nalli

*Of Counsel*  
Edward T. Duplaga  
Edward J. Tocci  
*Retired*

Hopewell Township Board of Commissioners  
Hopewell Township Municipal Building  
1700 Clark Boulevard  
Aliquippa, PA 15001

Re: Proposed Amendment to the Hopewell Township Zoning Ordinance

Dear Commissioners:

At its regular monthly meeting held May 2, 2006, the Hopewell Township Planning Commission voted to recommend amendment of the Hopewell Township Zoning Ordinance Article VII, R-2 Low Density Residential District, Section 702, to add planned residential developments as a conditional use. All members in attendance voted in favor of such an amendment.

Very truly yours,

McMILLEN, URICK, TOCCI, FOUSE & JONES

Kelly M. Tocci

KMT/mcj

Cc: Hopewell Township Planning & Zoning Commission  
Jerry Orsini  
David Widmer  
John Bates  
✓ Michael B. Jones, Esquire

May 17, 2006

Mario Leone, President  
Hopewell Township Board of Commissions  
c/o Gerald Orsini, Township Manager  
1700 Clark Blvd  
Aliquippa, Pa 15001

Dear Mr. Leone:

The Beaver County Planning Commission received a request to review and comment on a proposed zoning amendment from the Township of Hopewell on April 20, 2006. The amendment proposes to add Planned Residential Development (PRD) as a conditional use in the R-2 Low-Density Residential District. The amendment, along with comments from staff, was reviewed by the Beaver County Planning Commission at a meeting of the Commission held on May 16, 2006. As a result of that review the Beaver County Planning Commission has no objection to the proposed amendment.

The Township Solicitor should review the ordinance in final form prior to further action by the Commission and the **Township should submit two (2) certified copies of the amendment within thirty (30) days following adoption.**

If there are any questions or the need for additional information, please feel free to contact me at 724-728-3934 ext 11315 or by E-mail to [rpacker@beavercountypa.gov](mailto:rpacker@beavercountypa.gov).

Sincerely,



Richard W. Packer, Jr.  
Planner

cc: Hopewell Township Planning Commission  
Hopewell Township Solicitor  
File

J. Bates

Twp Planning  
approval May