

Brookside Road

Ordinance No. 2008-04

Amend Zoning M48

Date Enacted Nov 17, 2008

# Beaver Newspapers Inc.

400 FAIR AVENUE  
 BEAVER, PA 15009-0400  
 (724) 775-3200 OR (724) 846-6300

## LEGAL ADVERTISING INVOICE

Account Number: 7243781460A  
 Invoice Date: 10/29/2008  
 Invoice Number: I0000389603-1022  
 Balance: \$ 560.36

HOPEWELL TOWNSHIP  
 1700 CLARK BLVD  
 ALIQUIPPA, PA 15001

PROOF CHARGE IS \$7.00 FOR AFFIDAVIT, \$10.00 FOR CLERICAL FEE

REMITTANCE - DETACH & RETURN THIS PORTION WITH PAYMENT

ACCOUNT #	INVOICE DATE	DESCRIPTION	LINES	TIMES	PROOF	TOTAL CHARGES
7243781460A	10/29/2008	ORDINANCES Notice of Propo	1.00 x 96Lines	2	17.00	\$ 560.36
10/22/2008, 10/29/2008						
DATES APPEARED						

2008-04

### PROOF OF PUBLICATION

The **Beaver County Times, Allegheny Times, Ellwood City Led** a daily newspaper of general circulation, published by BEAVER NEWSPAPERS, INC., a Pennsylvania corporation, 400 Fair Avenue, West Bridgewater, Beaver County, Pennsylvania was established in 1946, and has been issued regularly, except legal holidays since said date

The attached advertisement, which is exactly as printed and published, appeared in the regular issue on 10/22/2008, 10/29/2008

BEAVER NEWSPAPERS, INC.

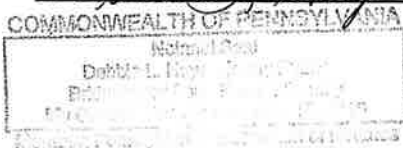
By 

STATE OF PENNSYLVANIA, }  
 COUNTY OF BEAVER, } SS:

Before me, a Notary Public in and for such county and state, personally appeared LISA REESE, who being duly sworn according to law says that she is CONTROLLER of BEAVER NEWSPAPERS, INC.; that neither affiant nor said corporation is interested in the subject matter of the attached advertisement; and that all of the allegations of the foregoing statement including those as to the time, place and character of publication are true.

Sworn to and subscribed before me this 29th day of October 2008





The costs of advertising and has been paid.

BEAVER NEWSPAPERS

By \_\_\_\_\_

BEAVER NEWSPAPERS INC.

400 FAIR AVE.

BEAVER

**ORDINANCES**  
 Notice of Proposed Ordinance Meeting and Budget Meeting  
 Township of Hopewell  
 Take Notice that the Board of Commissioners of the Township of Hopewell, Beaver County, Commonwealth of Pennsylvania shall hold a public hearing and consider action upon a proposed Ordinance at a Public Meeting to be held on Monday, November 17, 2008 at 7:30 p.m. at the Hopewell Township Municipal Building, 1700 Clark Boulevard, Aliquippa, Pennsylvania of which this notice is a summary:  
 An ordinance of the Township of Hopewell, Beaver County, Pennsylvania, a first class township under the laws of the Commonwealth of Pennsylvania, amending the Hopewell Township Zoning Map, Ordinance No. 2004-01, to rezone property identified as Tax Parcel No. 65-017-0535.000 totaling approximately four acres and located along Brodhead Road from R-1 (residential-agriculture), R-2 (residential low density) and C-1 (commercial highway) to C-1 exclusively.  
 This Ordinance will be considered for adoption pursuant to the First Class Township Code and the Municipalities Planning Code for the purpose of rezoning one parcel, approximately four acres of property currently owned by Eugene and Michele Nalli identified as Tax Parcel No. 65-017-0535.000 and situate within the zoning districts of R-1, R-2 and C-1 to a singular zoning category of C-1 (Commercial Highway), this rezoning request being made by the affected property owners and being consistent with Hopewell Township's Comprehensive Plan.

**ORDINANCE NO. 2008-04**

**TOWNSHIP OF HOPEWELL  
BEAVER COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA, A FIRST CLASS TOWNSHIP UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, AMENDING THE HOPEWELL TOWNSHIP ZONING MAP, ORDINANCE NO. 2004-01, TO REZONE PROPERTY IDENTIFIED AS TAX PARCEL NO. 65-017-0535.000 TOTALING APPROXIMATELY FOUR ACRES AND LOCATED ALONG BRODHEAD ROAD FROM R-1 (RESIDENTIAL-AGRICULTURE), R-2 (RESIDENTIAL LOW DENSITY) AND C-1 (COMMERCIAL HIGHWAY) TO C-1 EXCLUSIVELY**

**WHEREAS**, Hopewell Township received a rezoning request from Eugene and Michele Nalli of 2279 Brodhead Road, dated September 12, 2008, to rezone approximately Four (4) acres of land identified as Tax Parcel No. 65-017-0535.000 and situate within the zoning districts of R-1, R-2 and C-1 to a singular zoning category of C-1 (Commercial Highway); and

**WHEREAS**, the Hopewell Township Planning Commission and Board of Commissioners have reviewed the proposed Zoning Map amendment request; and

**WHEREAS**, the Hopewell Township Planning Commission reviewed the Zoning Map amendment request on September 25, 2008 and made a recommendation to the Board of Commissioners for approval of the amendment request by correspondence dated September 29, 2008; and

**WHEREAS**, the Board of Commissioners held a Public Hearing on November 17, 2008 as provided by the Hopewell Township Zoning Ordinance and the Pennsylvania Municipalities Planning Code at which time testimony was received concerning the Zoning Map amendment request; and

**WHEREAS**, the Board of Commissioners advertised the Public Hearing and the notice of intent to adopt on October 22, 2008 and October 29, 2008 as provided by the Hopewell Township Zoning Ordinance and the Pennsylvania Municipalities Planning Code; and

**WHEREAS**, in the judgment of the Board of Commissioners of Hopewell Township, the requested amendment to the Zoning Map of the Township of Hopewell, Beaver County, Pennsylvania is in the Township's best interests, the change requested

will not result in a detrimental effect on abutting properties and the change requested will be consistent with the overall Comprehensive Plan adopted by the Township.

**NOW, THEREFORE**, in consideration of the foregoing, it is hereby ordained and enacted by the authority of the Board of Commissioners of the Township:

**SECTION 1.** Hopewell Township Zoning Ordinance No. 2004-01, the Official Zoning Map, incorporated therein under Article IV, section 401, is hereby amended to rezone property described and identified as Tax Parcel No. 65-017-0535.000 located at 2279 Brodhead Road from R-1 (Residential-Agriculture); R-2 (Residential Low Density) and C-1 (Commercial Highway) to a singular zoning category of C-1 (Commercial Highway). The amended Zoning map of this area is marked Exhibit "A" and attached hereto and incorporated herein.

**SECTION 2. Severability**

If any chapter, section, subsection, paragraph, sentence or phrase of this ordinance is for any reason declared invalid by a court of competent jurisdiction, such decision shall not effect the validity of the ordinance as a whole or any section or part thereof other than the section or part thereof so declared to be invalid.

**SECTION 3. Repealer**

Any ordinance, chapter, section, subsection, paragraph, sentence or phrase of any ordinance conflicting with the provisions of this ordinance shall and the same is hereby repealed to the extent of such conflict.

Ordained and enacted this <sup>th</sup> day of November, 2008, by the Board of Commissioners of the Township of Hopewell.

ATTEST:



Gerald Orsini, Township Manager

Board of Commissioners  
Hopewell Township



Chuck Piroli, Chairman

**ORDINANCE NO. 2008-04**

**TOWNSHIP OF HOPEWELL  
BEAVER COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA, A FIRST CLASS TOWNSHIP UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA, AMENDING THE HOPEWELL TOWNSHIP ZONING MAP, ORDINANCE NO. 2004-01, TO REZONE PROPERTY IDENTIFIED AS TAX PARCEL NO. 65-017-0535.000 TOTALING APPROXIMATELY FOUR ACRES AND LOCATED ALONG BRODHEAD ROAD FROM R-1 (RESIDENTIAL-AGRICULTURE), R-2 (RESIDENTIAL LOW DENSITY) AND C-1 (COMMERCIAL HIGHWAY) TO C-1 EXCLUSIVELY**

**WHEREAS**, Hopewell Township received a rezoning request from Eugene and Michele Nalli of 2279 Brodhead Road, dated September 12, 2008, to rezone approximately Four (4) acres of land identified as Tax Parcel No. 65-017-0535.000 and situate within the zoning districts of R-1, R-2 and C-1 to a singular zoning category of C-1 (Commercial Highway); and

**WHEREAS**, the Hopewell Township Planning Commission and Board of Commissioners have reviewed the proposed Zoning Map amendment request; and

**WHEREAS**, the Hopewell Township Planning Commission reviewed the Zoning Map amendment request on September 25, 2008 and made a recommendation to the Board of Commissioners for approval of the amendment request by correspondence dated September 29, 2008; and

**WHEREAS**, the Board of Commissioners held a Public Hearing on November 17, 2008 as provided by the Hopewell Township Zoning Ordinance and the Pennsylvania Municipalities Planning Code at which time testimony was received concerning the Zoning Map amendment request; and

**WHEREAS**, the Board of Commissioners advertised the Public Hearing and the notice of intent to adopt on October 22, 2008 and October 29, 2008 as provided by the Hopewell Township Zoning Ordinance and the Pennsylvania Municipalities Planning Code; and

**WHEREAS**, in the judgment of the Board of Commissioners of Hopewell Township, the requested amendment to the Zoning Map of the Township of Hopewell, Beaver County, Pennsylvania is in the Township's best interests, the change requested

will not result in a detrimental effect on abutting properties and the change requested will be consistent with the overall Comprehensive Plan adopted by the Township.

**NOW, THEREFORE,** in consideration of the foregoing, it is hereby ordained and enacted by the authority of the Board of Commissioners of the Township:

**SECTION 1.** Hopewell Township Zoning Ordinance No. 2004-01, the Official Zoning Map, incorporated therein under Article IV, section 401, is hereby amended to rezone property described and identified as Tax Parcel No. 65-017-0535.000 located at 2279 Brodhead Road from R-1 (Residential-Agriculture); R-2 (Residential Low Density) and C-1 (Commercial Highway) to a singular zoning category of C-1 (Commercial Highway). The amended Zoning map of this area is marked Exhibit "A" and attached hereto and incorporated herein.

**SECTION 2. Severability**

If any chapter, section, subsection, paragraph, sentence or phrase of this ordinance is for any reason declared invalid by a court of competent jurisdiction, such decision shall not effect the validity of the ordinance as a whole or any section or part thereof other than the section or part thereof so declared to be invalid.

**SECTION 3. Repealer**

Any ordinance, chapter, section, subsection, paragraph, sentence or phrase of any ordinance conflicting with the provisions of this ordinance shall and the same is hereby repealed to the extent of such conflict.

Ordained and enacted this <sup>th</sup> day of November, 2008, by the Board of Commissioners of the Township of Hopewell.

ATTEST:



Gerald Orsini, Township Manager



Board of Commissioners  
Hopewell Township



Chuck Piroli, Chairman



ACCOUNT #	INVOICE DATE	DESCRIPTION	LINES	TIMES	PROOF	TOTAL CHARGES
7243781460A	10/29/2008	ORDINANCES Notice of Propo	1.00 x 96Lines	2	17.00	\$ 560.36
10/22/2008, 10/29/2008						
DATES APPEARED						

**PROOF OF PUBLICATION**

The **Beaver County Times, Allegheny Times, Ellwood City Led** a daily newspaper of general circulation, published by BEAVER NEWSPAPERS, INC., a Pennsylvania corporation, 400 Fair Avenue, West Bridgewater, Beaver County, Pennsylvania was established in 1946, and has been issued regularly, except legal holidays since said date

The attached advertisement, which is exactly as printed and published, appeared in the regular issue on

10/22/2008, 10/29/2008

**BEAVER NEWSPAPERS, INC.**

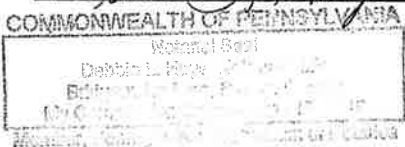
By \_\_\_\_\_

**STATE OF PENNSYLVANIA, }  
COUNTY OF BEAVER, } SS:**

Before me, a Notary Public in and for such county and state, personally appeared LISA REESE, who being duly sworn according to law says that she is CONTROLLER of BEAVER NEWSPAPERS, INC.; that neither affiant nor said corporation is interested in the subject matter of the attached advertisement; and that all of the allegations of the foregoing statement including those as to the time, place and character of publication are true.

Sworn to and subscribed before me this 29th day of October 2008

*[Signature]*



The costs of advertising and has been paid.

**BEAVER NEWSPAPERS**

By \_\_\_\_\_

**BEAVER NEWSPAPERS INC.**

**400 FAIR AVE.**

**BEAVER**

**ORDINANCES**  
**Notice of Proposed Ordinance Meeting and Budget Meeting**  
**Township of Hopewell**  
 Take Notice that the Board of Commissioners of the Township of Hopewell, Beaver County, Commonwealth of Pennsylvania shall hold a public hearing and consider action upon a proposed Ordinance at a Public Meeting to be held on Monday, November 17, 2008 at 7:30 p.m. at the Hopewell Township Municipal Building, 1700 Clark Boulevard, Aliquippa, Pennsylvania of which this notice is a summary:  
 An ordinance of the Township of Hopewell, Beaver County, Pennsylvania, a first class township under the laws of the Commonwealth of Pennsylvania, amending the Hopewell Township Zoning Map, Ordinance No. 2004-01, to rezone property identified as Tax Parcel No. 65-017-0535.000 totaling approximately four acres and located along Brodhead Road from R-1 (residential-agriculture), R-2 (residential low density) and C-1 (commercial highway) to C-1 exclusively.  
 This Ordinance will be considered for adoption pursuant to the First Class Township Code and the Municipalities Planning Code for the purpose of rezoning one parcel, approximately four acres of property currently owned by Eugene and Michele Nall identified as Tax Parcel No. 65-017-0535.000 and situate within the zoning districts of R-1, R-2 and C-1 to a singular zoning category of C-1 (Commercial Highway), this rezoning request being made by the affected property owners and being consistent with Hopewell Township's Comprehensive Plan.  
 A copy of the full text of the proposed Ordinance is available for public inspection at the Office of the Hopewell Township Manager, 1700 Clark Boulevard, Aliquippa, Pennsylvania and the Beaver County Law Library, Courthouse, Beaver, Pennsylvania during normal business hours.  
 After adoption, an official copy of the Ordinance shall be filed in the Beaver County Law Library.  
 The Board of Commissioners will publicly convene at 6:30 p.m. to discuss and act upon the 2009 budget and any other official Township business that may come before the Board. Business will resume immediately following the 7:30 p.m. proposed rezoning hearing public hearing.  
 Michael B. Jones, Esq.  
 Solicitor