

Resolution

Ordinance No.

2005-21

Date Enacted

9-26-05 Fleeger Subdivision

RESOLUTION NO. 2005-21

**A RESOLUTION OF HOPEWELL TOWNSHIP,
BEAVER COUNTY, PENNSYLVANIA, APPROVING
THE GENEVIEVE W. FLEEGER PLAN OF LOTS NO. 1
PROPOSING THE CREATION OF SIX (6) LOTS LOCATED
ON KANE ROAD AND VALLEY VIEW AVENUE INVOLVING
TAX PARCEL NO. 65-204-0177**

WHEREAS, on March 15, 2005, a Subdivision and Land Development Application was submitted to Hopewell Township to consider the creation of six (6) lots located on Kane Road and Valley View Avenue in Hopewell Township involving Tax Parcel No. 65-204-0177; and,

WHEREAS, the Beaver County Planning Commission considered this Subdivision Application at its meeting on March 15, 2005; and,

WHEREAS, the Beaver County Planning Commission *per* its March 16, 2005 correspondence to Tim Force, President of the Hopewell Township Board of Commissioners, set forth its March 15, 2005 view of said proposed Subdivision; and,

WHEREAS, the Hopewell Township Planning Commission recommended approval of this Subdivision at its April 5, 2005 Public Meeting subject to NIRA Consulting Engineers, Inc.'s March 9, 2005 review letter *per* Marlin S. Bartos, P.L.S., E.I.T in the aforementioned March 16, 2005 review letter of the Beaver County Planning Commission; and,

WHEREAS, NIRA Consulting Engineers, Inc.'s August 22, 2005 correspondence *per* Marlin S. Bartos recites in relevant part:

The Genevieve W. Fleeger Plan of Lots No. 1 for recoding purposes is satisfactory and in accordance with the Hopewell Township Zoning and Subdivision and Land Development Ordinances.

The approval of the plan of Lots does not constitute Township approval for site preparation, grading excavation, utility installation and building construction. DEP's approval of the SFPM is required prior to recording the Plan. The final Mylar Drawing must be reviewed by NIRA Consulting Engineers prior to recording the Plan.

A copy of this correspondence is attached hereto, incorporated by reference, and made a part hereof as if set forth in its entirety; and

WHEREAS, David A. Wolf, Esquire, Solicitor for the Hopewell Township Planning Commission, in his correspondence of August 22, 2005 to Gerald G. Orsini, Manager of Hopewell Township, states in relevant part:

As we discussed, enclosed find my letter of April 7, 2005 wherein I stated that the Hopewell township Planning Commission recommended approval of the Fleeger Plan of Lot No. 1 pending receipt by the Township Engineer of all outstanding documents. It is my understanding that pursuant to NIRA's letter dated today that all outstanding documents have been received by the Township's Engineer. I do not believe that there are any outstanding legal issues which need to be addressed.

A copy of this correspondence is attached hereto, incorporated by reference and made a part hereof as if set forth in its entirety.


NOW THEREFORE, BE IT RESOLVED:

Hopewell Township *per* Hopewell Township Board of Commissioners hereby approves the Genevieve W. Fleeger Plan of Lots No. 1 consonant with the terms and conditions as set forth by the correspondence of NIRA Consulting Engineers, Inc. dated August 22, 2005 *per* Marlin S. Bartos, P.L.S., E.I.T, and this Subdivision is authorized to be duly recorded in the Beaver County Recorder of Deeds Office.

RESOLVED AND ENACTED this 26th day of September, 2005. This resolution shall take effect immediately.

HOPEWELL TOWNSHIP BOARD
OF COMMISSIONERS


Gerald G. Orsini, Manager

By: 
Vice President, President Vice President

(Seal)



NIRA Consulting Engineers, Inc.

mail@niraengineers.com
www.niraengineers.com

950 Fifth Avenue
Coraopolis, Pennsylvania 15108

Phone: (412) 262-3970
Fax: (412) 262-1938

August 22, 2005

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

Attention: Mr. Gerry Orsini, Manager

**Re: Genevieve W. Fleeger Plan of Lots No. 1
NIRA File No. 7-324-77**

Dear Mr. Orsini:

The Hopewell Township Planning Commission recommended approval of the referenced Fleeger Plan at their regular scheduled meeting held on April 5, 2005. The recommendation is made subject to NIRA's letter dated March 9, 2005 and Beaver County's letter dated March 16, 2005.

We have reviewed the file documents and revised Plan and find that the items outlined in NIRA's and Beaver County's letters have been satisfactorily addressed.

The Genevieve W. Fleeger Plan of Lots No. 1 for recording purposes is satisfactory and in accordance with the Hopewell Township Zoning and Subdivision and Land Development Ordinances.

The approval of this Plan of Lots does not constitute Township approval for site preparation, grading excavation, utility installation and building construction. DEP's approval of the SFPM is required prior to recording the Plan. The final Mylar Drawing must be reviewed by NIRA Consulting Engineers prior to recording the Plan.

Should you have any questions or require additional information, please contact our office.

Very truly yours,

NIRA Consulting Engineers, Inc.

A handwritten signature in cursive script that reads "Marli S. Bartos". The signature is written in dark ink and is positioned above a horizontal line.

Marli S. Bartos, P.L.S., E.I.T.

Cc: Hopewell Township Planning Commission, John Bates, CEO
Samuel P. Kamin, Esq.
Bernard J. Rabik, Esq.

MSB/slh

Goldberg, Kamin & Garvin

Attorneys at Law

1806 Frick Building

437 Grant Street

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(412) 281-5227

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Robert W. Mandell

Frank J. Pistella

August 22, 2005

VIA FACSIMILE - (724) 378-3034
AND REGULAR MAIL

Gerald G. Orsini, Manager
Township of Hopewell
1700 Clark Boulevard
Aliquippa, PA 15001

In re: Genevieve W. Fleeeger Plan of Lots No. 1

Dear Jerry:

As we discussed, enclosed find my letter of April 7, 2005 wherein I stated that the Hopewell Township Planning Commission recommended approval of the Fleeeger Plan of Lot No. 1 pending receipt by the Township Engineer of all outstanding documents. It is my understanding that pursuant to NIRA's letter dated today that all outstanding documents have been received by the Township's Engineer. I do not believe that there are any outstanding legal issues which need to be addressed.

If you should have any questions concerning this matter, please feel free to contact me.

Very truly yours,



DAVID A. WOLF

DAW/djh

Enclosures

cc: Hopewell Planning Commission
Board of Commissioners
John Bates, Zoning Officer
Marlin Bartos, P.L.S., E.I.T.
Samuel P. Kamin, Esquire

HOWARD STUBER, Chairperson, CHARLOTTE SOMERVILLE, Vice Chairperson - JOHN W. BRAGG - JUDITH CHARLTON - MARK A. LAVALLE - JOHN McCANDLESS - JAMES A. MITCH - D. ENNIS
ROUSSEAU - JOSEPH ZAGORSKI - SAMUEL J. ORR, III, Legal Counsel



810 THIRD STREET, COURTHOUSE, BEAVER, PENNSYLVANIA 15009-2129

FRANK MANCINI, JR.
Director

BOARD OF BEAVER COUNTY COMMISSIONERS
DAN DONATELLA JOE SPANIK CHARLES A. CAMP

March 16, 2005

Mr. Tim Force, President
Hopewell Township Board of Commissioners
c/o Gerald G. Orsini, Manager
1700 Clark Boulevard
Aliquippa, PA 15001

Dear Mr. Force:

The Beaver County Planning Commission received the Genevieve Fleegeer Plan of Lots No. 1 in Hopewell Township. This plan proposes the creation of six (6) lots located on Kane Road (S.R. 3009) and Valley View Avenue.

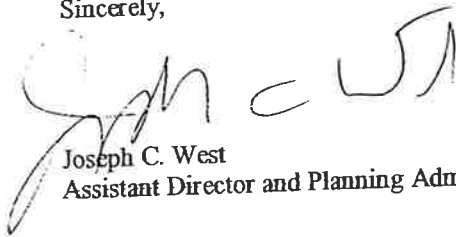
The plan and staff comments were presented at the Planning Commission's meeting on March 15, 2005. The following comments are offered.

1. The treatment of sewage must be addressed prior to obtaining final approval from Hopewell Township.
2. According to Section 503.1 of the Pennsylvania Municipalities Planning Code (PMPC) (Act 247), applicants for development must present evidence that the subdivision will be served by a certified public water supplier if water is to be provided by means other than by private wells. A letter from the water company assuring service should accompany the plan.
3. A stormwater management plan should be submitted to the municipal engineer for review and approval prior to development.
4. Prior to the commencement of any earthmoving activities, the owner/developer should contact the Beaver County Conservation District (724) 378-1701 to obtain erosion and sedimentation control requirements and to obtain necessary permits. Under Pennsylvania Code, Title 25, Environmental Resources, Chapter 92, National Pollutant Discharge Elimination System (NPDES), any earthmoving that disturbs one (1) acre or more over the life of the project requires a NPDES Permit.
5. A highway occupancy permit must be obtained from the PA Department of Transportation prior to development. A notice that a Highway Occupancy Permit is needed for access to the State Highway must be included on the plan. Section 508(6) of the Pennsylvania Municipalities Planning Code (Act 247) requires that "No plat which will require access to a highway under the jurisdiction of the Department of Transportation shall be finally approved unless the plat contains a notice that a Highway Occupancy Permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428) known as the "State Highway Law" before driveway access to a State Highway is permitted".
6. All lot lines, setback lines and other developmental/engineering related issues should be reviewed for compliance with pertinent local ordinance and regulations, including applicable subdivision, land development and zoning ordinances.

Hopewell Township Board of Commissioners
Genevieve Fleeger Plan of lots No. 1
March 16, 2005
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Additional information is available on the attached review form. If you have any questions or concerns you would like to discuss, please call me at (724) 728-5700 x11318.

Sincerely,



Joseph C. West
Assistant Director and Planning Administrator

JCW

Enclosure

cc: Genevieve Fleeger, Owner
Hopewell Township Planning Commission
John C. Yurcina P.L.S., Surveyor
PennDOT - District 11
Beaver County Conservation District
File

Beaver County Planning Commission Subdivision Evaluation

Plan # 33

GENERAL INFORMATION

Subdivision Name	Genevieve Fleeger Plan of Lots No. 1	Date Received	February 09, 2005
Municipality	Hopewell Township	Date Reviewed	February 17, 2005
Owner	Genevieve W. Fleeger	Developer	Same as owner
Address	3141 Kane Road Aliquippa Pa 15001	Address	Same as owner
Engineer/Surveyor	John C. Yurcina P.L.S.	Reviewer	Joseph C. West
Address	758 State Route 18 Aliquippa Pa 15001	Assistant Director and Planning Administrator	Joseph C. West

PROJECT DESCRIPTION

Geographic Location	Kane Road S.R. 3009 & Valley View Avenue					
Development Type	Residential					
Parcel Number	65-204- 0177.000					
Number of Existing Lots	1		Number of Proposed Lots	6		
Existing Acreage	2.7783 acres		Lot Acreage	See plan for square footage of lots		
Type of Zoning	R-2 Low Density Residential					
Setbacks	min. lot area	min. width	min. front	min. side	min. rear	max. lot cov.
	12,000 SF	75 FT	35 Ft	24 FT	40 Ft	35%
Zoning Ordinance	(date) September 12, 2003	(section) Article VII section 704	compliance: See Comments			
Subdivision Ordinance	(date) November 12, 1991	(section) Article VII section 703	compliance: See Comments			
Access (Public/Private/SR)	Public					
New Public Road Length	None					
Sewage (Public/On-lot)	Public Hopewell Sanitary Sewer Authority					
Utility Easements	None-Delineated					
Floodplain (date/zone)	Community Panel 421321 0001 0005B Hopewell Township November 4, 1981					
Wetlands	None-Delineated Aliquippa Quad 1998 (National Wetlands Inventory)					
Natural Heritage	None-Delineated Aliquippa Quad 1993 (Natural Heritage Inventory)					
Clean and Green	None (Beaver County Assessment Records)					
Agricultural Security	None					



Joseph C. West
Assistant Director and Planning Administrator

Notes:

1. Within ninety (90) days following municipal approval, the subdivision must be recorded by the Beaver County Recorder of Deeds. (See Section 513 and the definition of plat in the MPC.)
2. Prior to recording, please contact the Beaver County Planning Commission Office to make an appointment to have the mylar signed (724)728-5700.
3. Recording of this subdivision does not constitute automatic updating of the recorded deed description or the transfer of ownership for tax purposes. The Beaver County Recorder of Deeds Office does not prepare new or updated deeds. In order to complete this process, seek legal advice.