

RESOLUTION NO. 74-108

A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA APPROVING THE ELMER JONES' PROPOSED SUBDIVISION OF REAL ESTATE AND GRANTING VARIANCE WITH RESPECT THERETO FROM THE HOPEWELL TOWNSHIP SUBDIVISION REGULATIONS OF 1958.

WHEREAS, Elmer Jones has requested that the Board of Commissioners of the Township of Hopewell approve a proposed subdivision of real estate; and

WHEREAS, as a condition precedent to such approval said developer has requested a variance from the street improvement and construction requirements of the Hopewell Township Subdivision Regulations of 1958; and

WHEREAS, pursuant to the authority contained in Article IV of the Hopewell Township Subdivision Regulations of 1958, the Hopewell Township Planning and Zoning Commission has found that strict compliance with the street improvement and construction requirements of the Hopewell Township Subdivision Regulations of 1958 will impose extraordinary hardship upon said developer;

NOW therefore, BE IT RESOLVED by the Board of Commissioners of the Township of Hopewell, a municipal corporation under The First Class Township Code situate in the County of Beaver and Commonwealth of Pennsylvania, AND IT IS HEREBY RESOLVED:

1. THAT pursuant to the authority contained in Article IV of the Hopewell Township Subdivision Regulations of 1958, variance as hereinafter specified is hereby granted in the Elmer Jones Plan of Lots, a subdivision of real estate as set forth upon the Plat attached hereto and, by reference, made a part hereof.

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2. THAT the variance herein granted shall modify the street improvement and construction requirements of Article VI of Hopewell Township Subdivision Regulations of 1958 in the following particulars:

(a) Said developer shall construct a private road within the 40-foot right of way shown in the attached Plat; said road shall extend northwardly 300 lineal feet from the intersection of the Gringo-Independence Road (Legislative Route 04070); said road shall be constructed upon a 4-inch slag base and shall be surfaced with tar and chip pavement; said private road shall be paved to a width of twenty (20) feet throughout its aforesaid length;

(b) Said developer shall be relieved of the requirements to construct sidewalks and curbs and a turning circle (cul-de-sac).

3. THAT the following conditions are hereby imposed upon the variance hereinabove granted:

(a) Said private road shall not be extended beyond the limits shown in the plat of subdivision attached hereto, except in conformity with the land subdivision regulations then prevailing.

(b) No further subdivision of the land shown in the plat of subdivision shall be made beyond the four lots described therein, except in conformity with the land subdivision regulations then prevailing.

(c) Said developer shall cause the proper dedication to the Township of Hopewell for public purposes, including highway purposes of the 40-foot right of way shown in the attached Plat of subdivision.

(d) Said developer shall cause the construction of said private road and the dedication of said 40-foot right of way to be made and done on or before August 15, 1974, whereupon, following final approval of said roadway by the Township Engineer and final approval of the Township Solicitor with respect to the form and propriety of the dedication of the 40-foot right of way shown in the attached plan, the Board of Commissioners shall pro forma cause its approval and acceptance of said proposed subdivision to be endorsed by the hand of the Chairman of the Board and attested by the Secretary of the Township.

(e) That any provision or term hereof to the contrary notwithstanding, said private road shall be deemed and shall remain a private road, until the same shall be improved in accordance with the land subdivision regulations then prevailing; and until such time as said road may be improved in accordance with the land subdivision regulations then prevailing, said road shall not qualify for Township maintenance, improvement, construction or reconstruction, or otherwise qualify for inclusion as part of the Township highway system.

4. THAT developer shall provide the said Township of Hopewell with a plat of said proposed subdivision prepared by a registered surveyor or professional engineer and drawn substantially in accordance with the layout and dimensions (subject only to corrections resulting from survey) of the attached Plat.

5. This Resolution repeals all previous resolutions of the Board of Commissioners pertaining to the instant subdivision.

(d) Said developer shall cause the construction of said private road and the dedication of said 40-foot right of way to be made and done on or before August 15, 1974, whereupon, following final approval of said roadway by the Township Engineer and final approval of the Township Solicitor with respect to the form and propriety of the dedication of the 40-foot right of way shown in the attached plan, the Board of Commissioners shall pro forma cause its approval and acceptance of said proposed subdivision to be endorsed by the hand of the Chairman of the Board and attested by the Secretary of the Township.

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5. This Resolution repeals all previous resolutions of the Board of Commissioners pertaining to the instant subdivision.

ADOPTED this 23rd day of May, 1974.

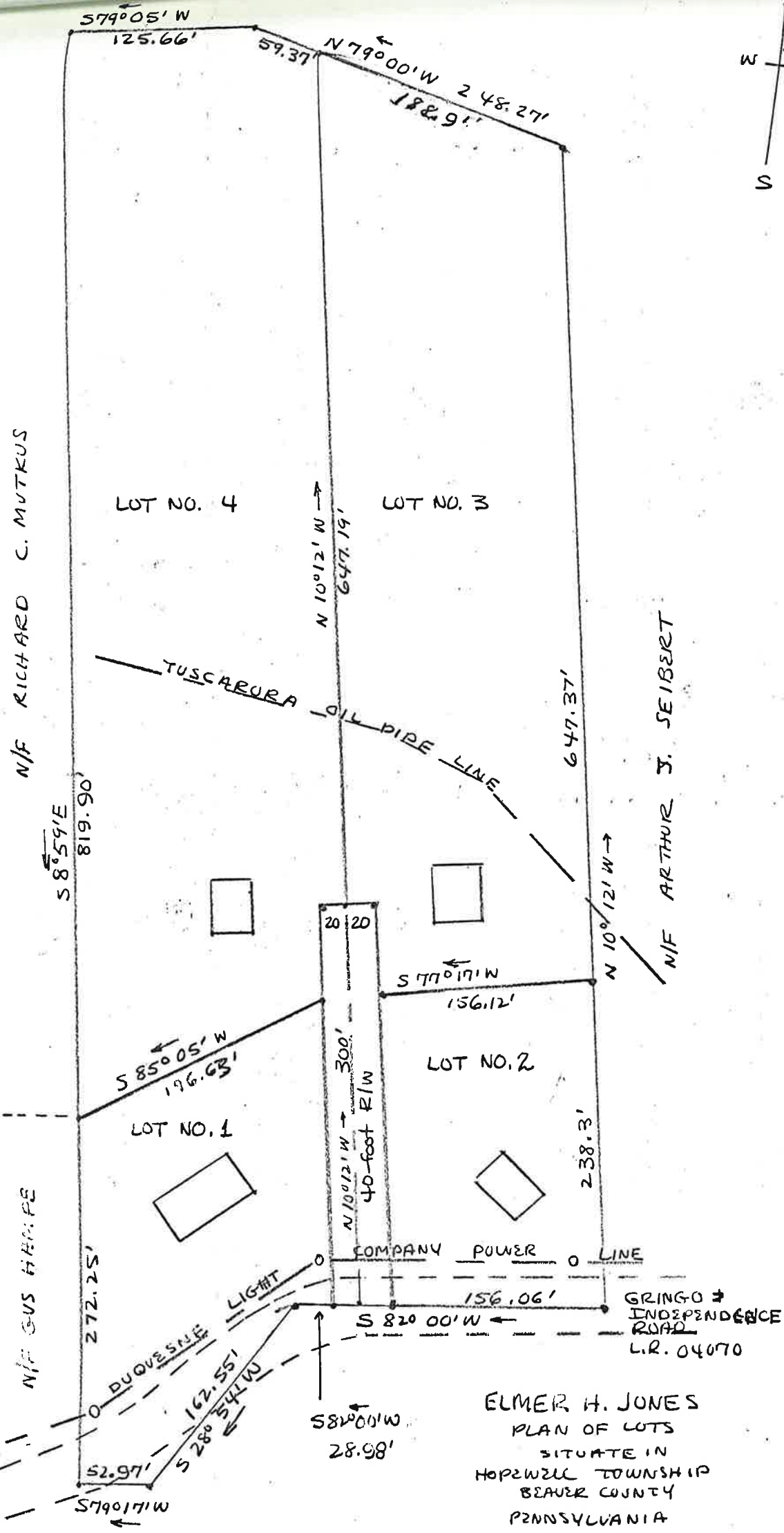
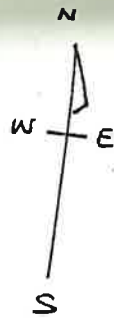
TOWNSHIP OF HOPEWELL

(SEAL)

by Fred R. Milanovich
President of the Board of
Commissioners

ATTEST:

Donald J. Kosis
Secretary



ELMER H. JONES
PLAN OF LOTS
SITUATE IN
HOPEWELL TOWNSHIP
BEAVER COUNTY
PENNSYLVANIA

SCALE: 1" = 100'