

RESOLUTION R2011-10
Hopewell Township, Beaver County, Pennsylvania

A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA APPROVING THE LAND DEVELOPMENT PLAN OF LOT PARCEL 65-204-0166.001-01-1 SITUATE AT 4356 BRODHEAD ROAD, HOPEWELL TOWNSHIP IN ACCORDANCE WITH SUBDIVISION & LAND DEVELOPMENT ORDINANCE NO. 91-02 AND KNOWN AS THE NAPA AUTO PARTS LAND DEVELOPMENT PLAN

WHEREAS, on December 4, 2008 an application was submitted to the Hopewell Township Planning Commission by Robert Betschart to consider the proposed land development plan known as NAPA Auto Parts, and

WHEREAS, the plan seeks approval for construction of a new commercial structure at the site of an existing NAPA Auto Parts structure; and

WHEREAS, the Beaver County Planning Commission rendered it's review comments in a letter dated January 21, 2009, and

WHEREAS, the Hopewell Planning Commission Solicitor, Kelly Tocci, recommended approval in the letter dated September 1, 2009 conditioned upon compliance with the comments contained in Widmer Engineerings' review letter dated August 27, 2009 and comments contained in the Beaver County Planning Commission letter January 21, 2009; and

WHEREAS, the Applicant obtained a variance from the Hopewell Township Zoning Hearing Board on May 28, 2009 for relief from the commercial parking and setback requirements of the Hopewell Township Zoning Ordinance; and

WHEREAS, the Applicant obtained a Highway Occupancy Permit from the Pennsylvania Department of Transportation.

NOW, THEREFORE, BE IT RESOLVED that the Hopewell Township Board of Commissioners hereby approves the NAPA Auto Parts Land Development Plan conditioned upon the following:

1. The Applicant must fully comply (and maintain compliance) with the aforementioned *Whereas* clauses which are incorporated herein as though fully set forth at length.
2. The Applicant must fully comply with the comments contained in the Widmer Engineering review letter dated 8/27/09 and the recommendations of both the Beaver County and Hopewell Township Planning Commissions identified above prior to recording the Plan with the Beaver County Recorder of Deeds.
3. The Applicant must supply a stormwater management plan and execute a Stormwater Best Management Practices Operations and Maintenance Agreement

supplied by the Township.

4. The Applicant will comply with all requirements/permits of Hopewell Township and/or Beaver County and/or the Commonwealth of Pennsylvania and it's agencies relative to sanitary sewer service, connections and construction standards, stormwater management, grading and filling, signage, ADA accessible parking, erosion and sedimentation control, water service and zoning.

RESOLVED AND ENACTED this ²⁸th day of February, 2011

Attest:

By: 
Andy Brunette, Township Manager

Hopewell Township Board of Commissioners
By: 
Richard Bufalini, President