



RESOLUTION 2017-30

A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA APPROVING THE WASHINGTON STREET APARTMENTS LAND DEVELOPMENT PLAN INVOLVING PARCEL NO. 65-194-0110.007 (3.5067 ACRES) LOCATED ALONG WASHINGTON STREET IN HOPEWELL TOWNSHIP AS RECORDED AT DEED BOOK VOLUME 3527 PAGE 681. THIS LAND DEVELOPMENT PLAN CONSISTS OF THE CONSTRUCTION OF ONE (1) ADDITIONAL APARTMENT BUILDING CONTAINING SIX (6) UNITS UPON PROPERTY ALREADY CONTAINING TWO (2) APARTMENT BUILDINGS EACH CONTAINING EIGHTEEN (18) APARTMENT UNITS, INCLUDING THE CONSTRUCTION OF ADDITIONAL ASSOCIATED PARKING AND DRIVES, UTILITIES, AND STORMWATER MANAGEMENT FACILITIES, IN ACCORDANCE WITH THE ZONING ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

WHEREAS, on September 21st, 2017 an application was submitted to Hopewell Township by Philip J. Laird (Kelar Properties, LLC, 107 Brookhaven Drive, Aliquippa, PA 15001), to consider the proposed preliminary and final land development plan, known as the Washington Street Apartments Land Development Plan, seeking approval for the construction of one (1) additional apartment building containing six (6) units upon property already containing two (2) apartment buildings each containing eighteen (18) apartment units. The Land Development Plan also proposes additional associated parking and drives, utilities, and stormwater management facilities to serve the new apartment building.

WHEREAS, the Hopewell Township Zoning Hearing Board, in their decision dated March 16th, 2017, recorded as Instrument No. 3527681, approved a Special Exception relating to Article XXIV, Nonconforming Uses, Section 2403, Extension of Expansion, Subsections A through F, of the Hopewell Township Zoning Ordinance for Lot Area Use on Tax Parcel No. 65-194-0110.007, Washington Street Apartments, situate at 3900's Washington Street, to construct additional dwelling units, and

WHEREAS, the Beaver County Planning Commission rendered its comments in a letter dated July 19th, 2017, and

WHEREAS, on September 21st, 2017 and November 16th, 2017, Marie Stratakis Hartman, P.E, Hopewell Township Engineer/Assistant Manager, issued comment letters addressing the aforementioned plan citing technical modifications required in order to comport with Hopewell Township Ordinances, and

WHEREAS, on Thursday, November 16th, 2017, (correspondence dated November 29th, 2017) the Hopewell Township Planning Commission recommended approval of the Washington Street Apartments Land Development Plan application contingent upon compliance with the comments in the Hopewell Township Engineer's letters dated September 21st, 2017, and November 16th, 2017, and any comments received from the Beaver County Planning Commission, and

NOW, THEREFORE, BE IT RESOLVED that the Hopewell Township Board of Commissioners hereby approves the Washington Street Apartments Land Development Plan conditioned upon the following prior to recording the Plan with the Beaver County Recorder of Deeds:

1. Kelar Properties, LLC shall fully complying with the comments contained in the Hopewell Township Engineer's letters dated September 21st, 2017 and November 16th, 2017 and the written recommendations of both the Beaver County Planning Commission and Hopewell Township Planning Commission identified above and, in particular:
 - a. Provide verification of Final Plans, signed and sealed by a Pennsylvania Professional Engineer, in paper copy, mylar (for signing and recording purposes), AutoCAD file, and .pdf.



- b. Apply for and obtain from the Pennsylvania Department of Environmental Protection a Sewage Facilities Planning Module exemption.
 - c. Apply for and obtain a Building Permit for the structure.
2. Hopewell Township will prepare the Stormwater Management Agreement and Stormwater Best Management Practices Operation and Maintenance Agreement to be executed by Kelar Properties, LLC to ensure conformity with the Hopewell Township Stormwater Management Ordinance.
3. Kelar Properties, LLC will comply with all requirements/permits of Hopewell Township and/or Beaver County and/or the Commonwealth of Pennsylvania and its agencies relative to sanitary sewer service, connections and construction standards, utility easements, stormwater management, grading and filling, signage, parking (including ADA accessible parking), erosion and sedimentation control, water service and zoning.
4. All conditions of this Resolution must be fully satisfied prior to recording the Plan with the Beaver County Recorder of Deeds.

RESOLVED AND ENACTED this 11th day of December, 2017.

Attest:


Norm Kraus, Jr.
Hopewell Township Manager

HOPEWELL TOWNSHIP
BOARD OF COMMISSIONERS


Richard Bufalini, President
Hopewell Township Board of Commissioners

(Seal)