

RESOLUTION R-2016-07

Hopewell Township, Beaver County, Pennsylvania

A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA APPROVING THE SUBDIVISION AND LAND DEVELOPMENT PLAN OF TAX PARCELS 65-036-0100.000, 65-036-0103.000, 65-036-0104.000, 65-036-0115.000 and 65-036-0116.000, KNOWN AS THE KANE ROAD PROPERTIES APARTMENT COMPLEX SUBDIVISION AND LAND DEVELOPMENT PLAN, TO CONSOLIDATE FOUR (4) LOTS INTO ONE (1) FOR THE CONSTRUCTION OF NINE (9) APARTMENT BUILDINGS ALONG KANE ROAD, HOPEWELL TOWNSHIP, IN ACCORDANCE WITH THE ZONING ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

WHEREAS, the Owner/Developer, **MORGAN KANE ROAD APARTMENTS, LLC**, by and through its authorized representatives, submitted to Hopewell a Subdivision and Land Development Plan proposing to consolidate in the R-4 Zoning District four (4) lots into one (1) lot and in so doing reduce the size of Parcel 036-0100.000 (owned by Mark and Heidi Gray and having situate thereupon a single family residential dwelling) to 6.45 acres; the consolidated lots will encompass a total of 25.93 acres upon which will be constructed nine (9) apartment buildings housing 110 one-bedroom and 110 two-bedroom apartment units totaling 97,216 square feet in size; the consolidated lots will have public access to Kane Road; and the consolidated lots will contain various public improvements and private facilities, and

WHEREAS, the Beaver County Planning Commission rendered its comments relative to the plan in a letter dated June 18, 2014, and

WHEREAS, Marie Stratakis Hartman, P.E, Hopewell Township Engineer, issued comment letters dated July 7th, 2014, July 17th, 2014, August 7th, 2014, 2014 August 22nd, 2014, September 8th, 2014 and October 13, 2014 addressing the aforementioned subdivision and land development plan citing various technical modifications required in order to comport with certain Hopewell Township Ordinance provisions, and

WHEREAS, the Hopewell Township Planning Commission recommended approval of the subdivision and land development application contingent upon compliance with the comments set forth in the Hopewell Township Engineer review letters identified above, and

WHEREAS, this Resolution shall ratify the approval of the Plan given by the Hopewell Township Board of Commissioners by Motion on September 8, 2014.


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NOW, THEREFORE, BE IT RESOLVED that the Hopewell Township Board of Commissioners hereby ratifies and grants preliminary and final approval of the Kane Road Apartments Subdivision and Land Development Plan conditioned upon the owner/developer fully complying with the comments contained in the Hopewell Township Engineer's review letters dated July 7th, 2014, July 17th, 2014, August 7th, 2014, 2014 August 22nd, 2014, September 8th, 2014 and October 13, 2014; the Developer obtaining a grading permit and bonding therefore with adequate provisions for steep slopes, slide material and fill requirements; dedication to, approval by and acceptance of the sanitary sewer facilities by Hopewell; a properly executed Development Improvement Agreement; issuance of a highway occupancy permit (HOP) at the intersection with Kane Road; a stormwater maintenance plan approved by the Beaver County Conservation District and a Best Management Practices agreement with Hopewell; sufficient water distribution and capacity for the Plan; sufficient sanitary sewer capacity for the Plan; an erosion and sedimentation plan including an NPDES permit; Pennsylvania Department of Environmental Protection (PADEP) approval of 220 EDU's to the Hopewell Sanitary Sewer System including either a sewage facilities plan exemption or an approved planning module; and adequate ingress/egress access and utility easements for Tax Parcel No. 65-036-0100.000

RESOLVED AND ENACTED this 11th Day of April, 2016

Attest:

Hopewell Township Board of Commissioners


Norm Kraus, Jr., Township Manager

By: 
Richard Bufalini, President