

# RESOLUTION 2018-23

Hopewell Township, Beaver County, Pennsylvania

## A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA APPROVING THE LAND DEVELOPMENT PLAN FOR CONSTRUCTION OF AN OFFICE/WAREHOUSE BUILDING UPON LOT NO. 5 IN THE BET-TECH INDUSTRIAL PARK LOCATED ALONG BET-TECH DRIVE IN HOPEWELL TOWNSHIP IN ACCORDANCE WITH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE NO. 91-02

**WHEREAS**, on September 28<sup>th</sup>, 2018 an application was submitted to Hopewell Township by Betters Real Estate Holdings, L.P., to consider a proposed land development plan, known as the Bet-Tech Industrial Park Lot 5 Building 5 Office/Warehouse Building Preliminary/Final Development Plan (hereinafter the "Plan"); and

**WHEREAS**, this Land Development Plan submission involves construction of a proposed office/warehouse building upon Lot No. 5 (Tax parcel No. 65-174-0302.05Z) (3.1001 Acres) in the Bet-Tech Industrial Park located along Bet-Tech Drive in Hopewell Township. Lot No. 5 was created as part of the Bet-Tech Industrial Park Plan of Lots Subdivision Revision No. 2 that was recorded in the Beaver County Courthouse on October 4<sup>th</sup>, 2018 as Instrument No. 3580318 at Plan Book Volume 38, Page 205. The proposed office/warehouse building will be similar to those constructed on adjoining Lot No. 1-R, Lot No. 2-R, Lot No. 3-1, and Lot No. 4-1R. The Land Development Plan also proposes additional associated parking and drives, utilities, and stormwater management facilities to serve the proposed new office/warehouse building; and

**WHEREAS**, the Beaver County Planning Commission received the proposed Plan and issued review comments in correspondence dated October 17<sup>th</sup>, 2018; and

**WHEREAS**, the Hopewell Township Planning Commission received the proposed Plan and issued review comments recommending approval of the Plan in correspondence dated November 19<sup>th</sup>, 2018 with said approval being conditioned upon compliance with the comments contained in the Hopewell Township Engineering review letter dated October 17<sup>th</sup>, 2018 (attached hereto as Exhibit "A") as well as the comments contained in the Beaver County Planning Commission review letter dated October 17<sup>th</sup>, 2018 (attached hereto as Exhibit "B") and Hopewell Township Planning Commission letter dated November 19<sup>th</sup>, 2018 (attached hereto as Exhibit "C"); and

**NOW, THEREFORE, BE IT RESOLVED** that the Hopewell Township Board of Commissioners hereby approves the Bet-Tech Industrial Park Lot 5 Building 5 Land Development Plan conditioned upon the following:

1. The Applicant must fully comply with the comments contained in the Hopewell Township Manager/Engineer's review letter dated October 17<sup>th</sup>, 2018 (and any subsequent comments or requirements of the Township Manager/Engineer) as well as the recommendations of both the Beaver County and Hopewell Township Planning Commissions set forth in the letters identified above.
2. The Applicant will comply with all requirements/permits of Hopewell Township and/or Beaver County and/or the Commonwealth of Pennsylvania and its agencies relative to construction standards, storm water management, grading and filling, erosion and sedimentation control, water and wastewater service, and zoning.
3. The Applicant is aware of the tap ban imposed upon the Municipal Water Authority of Aliquippa by the Department of Environmental Protection and the resultant implications and understands that a Building Permit and/or Occupancy Permit cannot be considered until sewage facilities planning approval is obtained from the Department of Environmental Protection.
4. All of these aforementioned conditions must be fully satisfied prior to recording the Plan with the Beaver County Recorder of Deeds Office.

**RESOLVED AND ENACTED** this 26<sup>th</sup>, day of November, 2018.

Attest:



Marie Stratakis Hartman, P.E.  
Hopewell Township Manager/Engineer

HOPEWELL TOWNSHIP  
BOARD OF COMMISSIONERS



Richard Bufalini, President  
Hopewell Township Board of Commissioners

(Seal)