

RESOLUTION 2018-24

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. 8 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 November 16th, 2017 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 Intermodal Redevelopment Land Development Plan 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. 8 (13.2252 Acres) in the Bet-Tech Industrial Park located along Bet-Tech Drive in Hopewell Township. Lot No. 8 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 4th, 2018 as Instrument No. 3580318 at Plan Book Volume 38, Page 205. 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 November 22nd, 2017; and

WHEREAS, the Hopewell Township Planning Commission received the proposed Plan and issued review comments recommending approval of the Plan in correspondence dated December 10th, 2018 with said approval being conditioned upon compliance with the comments contained in the Hopewell Township Engineering review letter dated August 22nd, 2018 (attached hereto as Exhibit "A") as well as the comments contained in the Beaver County Planning Commission review letter dated November 22nd, 2017 (attached hereto as Exhibit "B") and Hopewell Township Planning Commission letter dated December 10th, 2018 (attached hereto as Exhibit "C"); and

NOW, THEREFORE, BE IT RESOLVED that the Hopewell Township Board of Commissioners hereby approves the Bet-Tech Intermodal Redevelopment 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 August 22nd, 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 10th, day of December, 2018.

Attest:

HOPEWELL TOWNSHIP
BOARD OF COMMISSIONERS



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



Richard Bufalini, President
Hopewell Township Board of Commissioners

(Seal)