

RESOLUTION NO. R2008 21
Hopewell Township
Beaver County, Pennsylvania

A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA APPROVING A SUBDIVISION OF A PARCEL OF LAND OWNED BY ESTATE OF RODNEY C. & LOUISE HINEMAN IN ACCORDANCE WITH THE HOPEWELL TOWNSHIP SUBDIVISION ORDINANCE 1991-2.

WHEREAS, Susan Hineman, Executrix of the Hineman Estate has requested the Board of Commissioners of the Township of Hopewell to approve a (2) two lot subdivision located at 3201 Heights Road, Hopewell Township, Beaver County, Pennsylvania, and

WHEREAS, the Hopewell Township Planning Commission, at its regular monthly meeting held December 18, 2008 recommended approval of the proposed plan conditioned upon compliance with the recommendations and comments outlined by Widmer Engineering in its December 18, 2008 review letter herein attached as Exhibit A, and

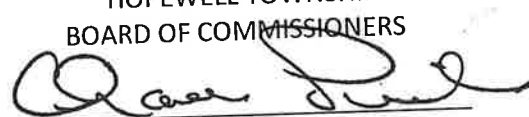
NOW THEREFORE, BE IT RESOLVED that on the Hopewell Township Board of Commissioners of the Township of Hopewell, a municipal corporation situated in Beaver County, Pennsylvania, under the First Class Township Code and the Hopewell Township Subdivision Ordinance of 1991 approves this subdivision upon satisfying the conditions cited in Exhibit A of this Resolution.

ADOPTED THIS 12TH Day of January, 2009

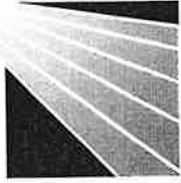
ATTEST:



Manager/Secretary

HOPEWELL TOWNSHIP
BOARD OF COMMISSIONERS


President, Board of Commissioners



McMILLEN, URICK,
TOCCI, FOUSE AND JONES

ATTORNEYS AT LAW

Keith R. McMillen
Richard Urick
Laura J. Tocci
Dale M. Fouse
Kelly M. Tocci
Michael B. Jones
Chad F. McMillen

December 22, 2008

Edward J. Tocci
Retired

EXHIBIT A

Hopewell Township Board of Commissioners
Hopewell Township Municipal Building
1700 Clark Boulevard
Aliquippa, PA 15001

Re: Hineman Subdivision

Dear Commissioners:

At its regular monthly meeting held December 18, 2008, the Hopewell Township Planning Commission reviewed the Hineman Subdivision Plan. The proposed plan seeks to revise the line dividing adjacent parcels located on Gringo - South Heights Road, making one parcel smaller and the other larger. The Planning Commission granted a request for review of the Plan under Section 601 of the Hopewell Township Subdivision and Land Development Ordinance for Subdivisions of Three Lots or Less, and recommended approval of the proposed Plan. The recommendation was conditioned upon compliance with the recommendations and comments outlined by Widmer Engineering in its December 18, 2008 review letter which requires inclusion of a Highway Occupancy Permit note and addition of the names of the all owners of both parcels into the appropriate signature blocks, to help ensure that all parties execute the plan prior to recording. The recommendation was also conditioned upon receipt of and compliance with the Beaver County Planning Commission's Comments. Additionally it was noted that an existing (accessory) shed encroaches upon the rear yard setback.

Very truly yours,

McMILLEN, URICK, TOCCI, FOUSE & JONES

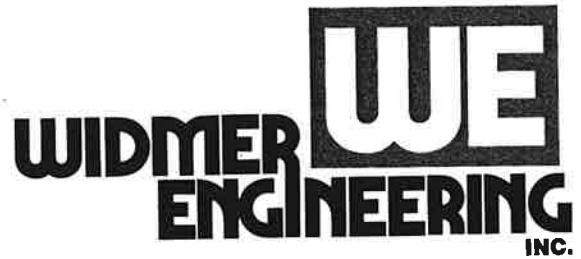
Kelly M. Tocci

Kelly M. Tocci

KMT:jik

cc: Hopewell Township Planning Commission
Gerald Orsini
John Bates
David Widmer
Michael B. Jones, Esquire

December 18, 2008



Hopewell Township Planning Commission
Municipal Building
1700 Clark Boulevard
Aliquippa, PA 15001-4298

Attn: Mr. Jack Conway, Chairman

**RE: Plan of Subdivision/Consolidation
Estate of Rodney C. & Louise Hineman
Lot # 2 in the Hineman Subdivision Plan
Final Subdivision Plan
W.E. Project No. 08155**

Reference Plans: **Plan of Subdivision/Consolidation
Estate of Rodney C. & Louise Hineman
Lot # 2 in the Hineman Subdivision Plan
(Final Subdivision Plan Submission)**

Prepared by: John C. Yurcina, P.L.S
758 St. Rt. 18
Aliquippa, PA 15001

Date: October 29, 2008

Additional items: Waiver Request for Subdivisions of Three Lots or Less (12/4/08)

Dear Mr. Conway:

Our comments are based on Hopewell Township's *Zoning Ordinance* and *Subdivision and Land Development Ordinance* (2004-01 and 91-2 respectively). We are reviewing this plan as per Article VI, Section 600 of the *Subdivision and Land Development Ordinance* which covers Subdivisions of Three Lots or Less. As a result of our review, we offer the following comments for your consideration:

ZONING ORDINANCE

No comments under Zoning Ordinance requirements.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

- Comment No.1: Article XV – The “*Highway Occupancy Permit*” note must be included on the plan (note can be found at the end of Article XV).
- Comment No.2: Article XV – Type the names of the owners of both parcels into the “*Owner’s Adoption*” signature block and “*Individual Acknowledgement*” signature block to help ensure that both parties execute the plan prior to recording.

The submitted report/plans have been reviewed for general conformance to the Township’s ordinances (as listed above) as Widmer Engineering Inc. understands the ordinances. For the purposes of this review, Widmer Engineering Inc. assumes all computations, designs, surveys and drawings prepared by Pennsylvania licensed professionals are accurate, correct and valid as submitted. Independent confirmation of adequacy or applicability of computations, surveys, design data, or procedures has not been performed by Widmer Engineering Inc.

We recommend approval of the plan by the planning commission contingent upon the correction of the above mentioned items.

Comments from the Beaver County Planning Commission have not been received but must be addressed in the Final Plan. Should you have any questions, please feel free to contact us at (724) 847-1696.

Sincerely,
WIDMER ENGINEERING INC.



Daniel A. Sell, P.E.
Project Manager



David H. Widmer, P.L.S.
President

CC: Susan Hineman, Executrix of the Estate of Rodney C. & Louise Hineman
John C. Yurcina, P.L.S
Hopewell Township, Gerald Orsini, Manager (via email)
Kelly M. Tocci, Esq. (via email)

