

**RESOLUTION NO. R2009-02  
Hopewell Township  
Beaver County, Pennsylvania**

**A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA APPROVING A LAND DEVELOPMENT PLAN SUBMITTED AND OWNED BY SELECTRODE INDUSTRIES, INC. 300 CORPORATE DRIVE, ALIQUIPPA, PENNSYLVANIA IN ACCORDANCE WITH THE PROVISIONS OF THE HOPEWELL TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE 1991-2.**

**WHEREAS**, Selectrode Industries Corporation has requested the Board of Commissioners of the Township of Hopewell to approve a 6.6 acre land development plan located on an undeveloped pad on Commerce Way, Hopewell Business and Industrial Park, Aliquippa, Beaver County, Pennsylvania, and

**WHEREAS**, Selectrode Industries has proposed to construct a 1-story, approximate 48,600 square feet building that will include approximately 5,400 square feet of office space and a 43,200 square feet warehouse area, and

**WHEREAS**, the Hopewell Township Planning Commission, at its regular monthly meeting held January 22, 2009 recommended approval of the proposed plan, contingent upon satisfying the comments in the Engineer's review letter dated 1-22-09, attached herein as Exhibit A, and

**WHEREAS**, the Beaver County Planning Commission reviewed the Selectrode Land Development Plan and commented in a letter dated 1-21-09 in accordance with Section 502 of the Pennsylvania Municipalities Planning Code as amended.

**NOW THEREFORE, BE IT RESOLVED** that on February 9, 2009 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 has approved this Land Development Plan.

ADOPTED THIS 9th Day of February, 2009

ATTEST:

  
\_\_\_\_\_  
Manager/Secretary

HOPEWELL TOWNSHIP  
BOARD OF COMMISSIONERS


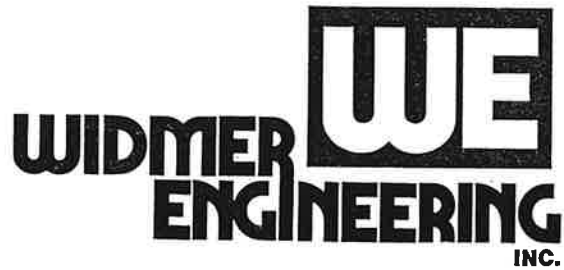
  
\_\_\_\_\_  
President, Board of Commissioners

Exhibit A

January 22, 2009

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



Attn: Mr. Jack Conway, Chairman

**RE: Selectrode Industries, Inc.  
Final Site Development Plan (Commerce Way Site)  
P-2008-10/W.E. Project No. 08156**

Reference Plans: Site Development Plan  
Selectrode Industries, Inc.  
(Final Site Development Plan Submission)

Prepared by: PVE Sheffler, LLC  
Waterfront Corporate Park II, Suite 103  
2100 Georgetowne Drive  
Sewickley, PA 15143

Date: December 5, 2008 (*Revised 1/8/09*)

Additional items: Subdivision and Land Development Application (12/5/08)  
Sewage Planning Module Approval Letter from DEP (8/30/04)  
Water Service Availability Letter (11/20/08)  
Electric Service Availability Letter (11/18/08)  
Stormwater Management Narrative (12/4/08)  
Building Floor Plan/Elevation Sketches (9/29/08)  
**Geomechanics Letter (12/15/08)**  
**Geotechnical Report (January, 2009)**  
**Beaver County Planning Commission Review Letter (1/21/09)**  
**NPDES Notice of Intent Correspondence (1/12/09)**

Dear Mr. Conway:

Our comments are based on Hopewell Township's *Zoning Ordinance, Grading Ordinance, Subdivision and Land Development Ordinance* and *Stormwater Management Ordinance* (2004-1, 91, 91-2 and 2004-02 respectively). We are reviewing this plan as a "Final Plan" submission as defined in Section 244 of the *Subdivision and Land Development Ordinance*. As a result of our review, we offer the following comments for your consideration:

CONSULTING ENGINEERS

806 Lincoln Place Beaver Falls, Pennsylvania 15010 Phone 724/847-1696 Fax 724/847-0419  
www.widmerengineers.com

**ZONING ORDINANCE**

Comment No. 1: Section 1405. – A buffer zone consisting of a fifty/fifty percent mix of evergreen and deciduous trees with a minimum width of 20’ may be required at the discretion of the Board of Commissioners (some landscaping is proposed by the Developer).

**Comment: We defer to the Board of Commissioners.**

**GRADING ORDINANCE**

Comment No. 2: Section 91-9 – A permit and bond is required for grading work.

**Comment: Once application is made, granting a permit will address this comment.**

Comment No. 3: Section 91-15 – Does the Geotechnical Report address the 2:1 fill and retaining wall proposed on the west side of the building? (Geotechnical Report has not been received to date)

**Comment: This comment has been adequately addressed (Geotechnical Report has been submitted).**

Comment No. 4: Section 91-15 – The final design for the retaining wall along the west side of the building must be submitted to the Township for review before the grading permit can be issued.

**Comment: The design of the retaining wall must be reviewed and approved prior to the issuance of the grading permit.**

Comment No. 5: Section 91-20 – Site grading in the vicinity of the stormwater pond extends beyond the property line. A grading easement must be obtained from the property owner (CED) for this work.

**Comment: This comment has been adequately addressed (CED has agreed to allow this work to be done).**

**SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

Comment No. 6: Section 501.G.6. – Please state the size of the disturbed area for this project on the plans and provide evidence of approval of an Erosion and Sediment Control Plan from the Beaver County Conservation District.

**Comment:** Applicant has requested a modification to the existing permit and must provide correspondence upon receipt from the Beaver County Conservation District. The size of the disturbed area has been stated on sheet # 9 as requested.

**STORMWATER MANAGEMENT ORDINANCE**

Comment No. 7: Section 405. – A stormwater system operations and maintenance agreement is required because the stormwater detention system will be privately owned and maintained. The agreement must be substantially the same as the one found in Appendix B of this ordinance. This agreement must be reviewed and approved by the township solicitor. Will CED continue to own and operate the pond?

**Comment:** Copy of the agreement to be provided by Beaver County Corporation for Economical Development.

**GENERAL**

Comment No. 8: A Geotechnical Report is referenced on the plan cover sheet but has not been received to date.

**Comment:** This comment has been adequately addressed.

Comment No. 9: The Grading Notes on plan sheet number 4 refer to “Butler County Conservation District” (note 5). Also (on plan sheet number 4) a date must be filled in for the Geotechnical Report (note 7). Please revise.

**Comment:** This comment has been adequately addressed.

Comment No. 10: The existing conditions plan appears to show an existing stream flowing along the northern side of the site (between two 36” CPP drain lines) with a spot elevation of 1185.9. The spot elevation and stream are not consistent with the contours provided. Please explain.

**Comment:** This comment has been adequately addressed.

**Comment:** Comment No. 11: CED applied for a grading permit in 2007 to drain the low lying area on the western edge of this site (along the gas line right-of-way). Please update the plans to show the new contours for this area and adjust the retaining wall as necessary.

**Comment:** This comment has been adequately addressed.

Comment No. 12: Sewage Facilities Planning Module approved August 30, 2004 by PaDEP lists 3 EDUs for this entire phase of the Business and Industrial Park development. How many EDUs will this project create?

**Comment:** This comment has been adequately addressed. The developer has indicated that approximately 3 EDU's will be generated by the project.

**Outstanding Item Summary**

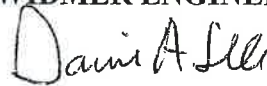
Comment No. 6 Erosion and Sediment Control plan modification request  
Comment No. 7 Stormwater System Operations and Maintenance Agreement (from CED)

*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 a 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 by the planning commission contingent on comments 6 & 7 being addressed. Comments from the Beaver County Planning Commission have been received and must be addressed in the final plan (Comment 4).

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: Selectrode Industries, Inc.  
PVE Sheffler, LLC  
Hopewell Township, Gerald Orsini, Manager (via email)  
Kelly M. Tocci, Esq. (via email)  
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