

RESOLUTION R2010- 10
Hopewell Township, Beaver County, Pennsylvania

A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA APPROVING THE PLAN OF CONSOLIDATION AND SUBDIVISION OF LOT PARCEL NOS. 65-010-0141.000, 65-010-0141.002 AND 65-010-0141-005 KNOWN AS THE MICHAEL T. LIS PLAN #1 IN HOPEWELL TOWNSHIP IN ACCORDANCE WITH ZONING ORDINANCE NO. 2004-1 AND SUBDIVISION & LAND DEVELOPMENT ORDINANCE NO. 91-02

WHEREAS, on August 4, 2009 an application was submitted to the Hopewell Township Planning Commission by Michael T. Lis to consider the proposed plan of consolidation and subdivision known as Michael T. Lis Plan No. 1 seeking to combine parcels and create three (3) new parcels along Mercer Street, a private road located in an R-1 District, and

WHEREAS, the Beaver County Planning Commission rendered its comments in a letter dated August 19, 2009, and

WHEREAS, on January 20, 2010 Widmer Engineering, Inc. issued a comment letter addressing the aforementioned plan citing that the fire department review for adequacy the "L" turn around area for emergency equipment, the naming of the private road, the need for a maintenance agreement for the private road and the need for Planning Waiver and Non-Building Declaration on the plan and the completion and filing of PADEP Form 3800-FM-WSFR0349 in order to comport with Hopewell Ordinances, and

WHEREAS, on June 26, 2008 the Hopewell Township Planning Commission recommended approval of the land development application contingent upon the compliance with the comments in Widmer Engineering letters dated October 23, 2008, August 27, 2009 and January 20, 2010 and the Board of Commissioners' determination of the requirement for an agreement concerning maintenance responsibilities for the private portion of Mercer Road, review of the "L" turn around by the fire department, and completion of forms pertinent to the developer's request for a non-building waiver, and

WHEREAS, the Hopewell Planning Solicitor Kelly Tocci recommended approval in the letter dated January 25, 2010 conditioned upon compliance with the comments contained in Widmer Engineers' review letters dated October 23, 2008, August 27, 2009 and January 20, 2010.

NOW, THEREFORE, BE IT RESOLVED that the Hopewell Township Board of Commissioners hereby approves the Michael T. Lis Plan No. 1 Land Development Plan

conditioned upon the applicant fully complying with the comments contained in the Widmer Engineering letters dated October 23, 2008, August 27, 2009 and January 20, 2010 and the recommendations of both the Beaver County and Hopewell Township Planning Commissions prior to recording the Plan with the Beaver County Recorder of Deeds.

FURTHERMORE, the Hopewell Township Board of Commissioners are satisfied that the private road considerations outlined in Section 703(f) of the Hopewell Subdivision and Land Development Ordinance were addressed by the engineer and Planning Commission in that the proposed plan provides for only one additional lot, an "L" turn has been included for emergency access, and in light of the non-building waiver further review of storm and sanitary sewer systems was not necessary.

RESOLVED AND ENACTED this 12th Day of April, 2010

Attest:



Andy Brunett, Township Manager

Hopewell Township Board of Commissioners

By: 
Richard Bufalini, President