

RESOLUTION R2012-06

**A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY,
PENNSYLVANIA APPROVING THE SUBDIVISION PLAN IDENTIFIED AS BET TECH NO. 5
CONDITIONED UPON FULL COMPLIANCE WITH THE REVIEW LETTERS OF THE TOWNSHIP
ENGINEER, TOWNSHIP PLANNING COMMISSION AND BEAVER COUNTY PLANNING
COMMISSION INCLUDING THE EXECUTION OF A DEVELOPER'S AGREEMENT TO ADDRESS
ACCESS AND PRIVATE ROAD MAINTENANCE BEFORE RECORDING OF SAID PLAN IN
ACCORDANCE WITH SUBDIVISION & LAND DEVELOPMENT ORDINANCE NO. 91-02**

WHEREAS, on January 10, 2012 an application was submitted to the Hopewell Township Planning Commission by Beaver Valley Slag, Inc. to consider a proposed Three (3) lot subdivision in the RID zoning district known as Bet-Tech Plan of Subdivision No. 5 Revision 1;

WHEREAS, the Plan seeks approval for the subdivision of part B-1 into three (3) parcels with parcel 1 considered non-buildable and parcels 2 and 3 buildable with no current plans for land development;

WHEREAS, the Beaver County Planning Commission rendered its review comments in a letter dated February 22, 2012;

WHEREAS, the Hopewell Township Planning Commission recommended approval in correspondence dated February 29, 2012 with said approval being conditioned upon compliance with the comments contained in review letters from Widmer Engineering and the Beaver County Planning Commission; the requirement of a recorded instrument, such as a deed, and an Access and Maintenance Covenant for the fifty (50) foot access easement leading to the non-buildable parcel where the dock facility is located or, in the alternative, the requirement of a developer's agreement addressing permanent access to the non-buildable lot as well as maintenance of the access easement; the continued requirement for public access to these parcels via Bet Tech Boulevard, a private road, which Applicant is required to maintain;

NOW, THEREFORE, BE IT RESOLVED that the Hopewell Township Board of Commissioners hereby approves the Bet-Tech Plan of Subdivision No. 5 Revision 1 conditioned upon the Applicant fully complying with the comments contained in the Widmer Engineering review letters (February 20, 2012, February 23, 2012, March 27, 2012) and the recommendations of both the Beaver County and Hopewell Township Planning Commission identified above which must be fully satisfied prior to recording the Plan with the Beaver County Recorder of Deeds.

RESOLVED AND ENACTED this 12th day of March, 2012

Attest:

Hopewell Township Board of Commissioners

By: 
Andy Brunette, Township Manager

By: 
Norm Kraus, Jr. - President