

## **Resolution 2015 -10**

**A Resolution of the Board of Commissioners for the Township of Hopewell, Beaver County Pennsylvania, approving the Bet-Tech Industrial Park Building No. 3 Revised and Building No. 4 Subdivision and Land Development Plans conditioned upon: (a) complete compliance by the Applicant with the comments of the Township Engineer as set forth in correspondence dated May 13, 2015 and June 18, 2015 and, (b) the execution of a Developer's Agreement for the construction, public dedication and use of certain roads and storm sewers as set forth on the Plan drawings or, in the alternative, the Applicant shall provide fully executed right-of-way agreements for road access and storm sewers as set forth on the Plan drawings.**

**WHEREAS**, on April 30, 2015, an application was submitted to the Hopewell Township Planning Commission by Trant Corporation, to consider a proposed land development plan, known as Bet-Tech Industrial Park Building No. 3 Revised and Building No. 4 Subdivision and Land Development Plan (hereinafter the "Plan"); and

**WHEREAS**, the Plan seeks approval for a re-subdivision of existing Lots 2,3 and 4 to create Lots 2-R, 3-R, 4-R, 3-1 and 4-1 and the construction of certain buildings along with the public dedication and use of certain roads and storm sewers as set forth on the Plan drawings; and

**WHEREAS**, the Beaver County Planning Commission received the proposed Plan and issued review comments in correspondence dated April 29, 2015; and

**WHEREAS**, the Hopewell Township Planning Commission received the proposed Plan and recommended approval of the Plan in correspondence dated July 14, 2015 with said approval being conditioned upon compliance with the comments contained in the Township Engineering review letter dated May 13, 2015 and June 18, 2015, compliance with the comments contained in the Beaver County Planning Commission letter April 29, 2015, execution of a Developer's Agreement to address dedication, use and construction of streets and storm sewers shown in the Plan or, alternatively, securing right-of-way agreements for road access and storm sewers as set forth in Plan drawings (it being noted that unique physical characteristics of the property and mining operations being conducted at the site prohibit final road and storm sewer construction due to active mining operations.

**NOW, THEREFORE, BE IT RESOLVED** that the Hopewell Township Board of Commissioners hereby approves the Bet-Tech Industrial Park Building No. 3 Revised and Building No. 4 Subdivision and Land Development Plan conditioned upon the following:

1. The Applicant must fully comply with the comments contained in the Township Engineering review letter dated May 13, 2015 and June 18, 2015 as well as the recommendations of both the Beaver County and Hopewell Township


Planning Commissions identified above particularly the conditions set forth in the July 14, 2015 Hopewell Township Planning Commission letter.

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, signage, ADA accessible parking, erosion and sedimentation control, water service and zoning.
3. All of these conditions must be fully satisfied prior to recording the Plan with the Beaver County Recorder of Deeds Office.

RESOLVED AND ENACTED this 13th day of July, 2015

Attest:

Hopewell Township Board of Commissioners

By:   
Norman Kraus, Jr., Township Manager

By: 