



## RESOLUTION 2018-02

A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA APPROVING THE CATHERINE KETCHEL ESTATE PLAN OF LOT RECONFIGURATION INVOLVING THE SUBDIVISION OF TWO (2) LOTS INTO FOUR (4) LOTS AND THE COMBINATION OF TWO (2) OF THESE LOTS WITH AN ADJOINING LOT TO CREATE LOT #1 AND LOT #2. TAX PARCEL #65-004-0302.000 WILL BE SUBDIVIDED INTO TWO (2) PARCELS; TAX PARCEL #65-004-0303.000 WILL BE SUBDIVIDED INTO TWO (2) PARCELS. A PART OF TAX PARCEL #65-004-0302.000 AND A PART OF TAX PARCEL # 65-04-0303.000 WILL BE COMBINED INTO ONE (1) PARCEL TO BE KNOWN AS TAX PARCEL #65-004-0302, BEING A SEPARATE AND DISTINCT PARCEL REFERRED TO AS LOT #1. A PART OF TAX PARCEL #65-004-0302.000 AND A PART OF TAX PARCEL #65-004-0303.000 WILL BE COMBINED WITH TAX PARCEL #65-004-0309.000 AND WILL BE KNOWN AS TAX PARCEL #65-004-0303, BEING A SEPARATE AND DISTINCT PARCEL REFERRED TO AS LOT #2. LOT #1 WILL CONTAIN 0.1850 ACRES AND LOT #2 WILL CONTAIN 0.2741 ACRES. AN EXISTING SINGLE FAMILY RESIDENTIAL UNIT IS LOCATED UPON LOT #1 AND AN EXISTING SINGLE FAMILY RESIDENTIAL UNIT IS LOCATED UPON LOT #2. ALL PARCELS ARE CURRENTLY OWNED BY THE CATHERINE KETCHEL ESTATE AND ALICE PIOCQUIDO C/O JOSEPH E. KETCHEL, 2018 GOLFWAY DRIVE, ALIQUIPPA, PA 15001. NO LAND DEVELOPMENT ACTIVITIES ARE BEING PROPOSED AT THIS TIME.

**WHEREAS**, on October 19<sup>th</sup>, 2017 an application was submitted to Hopewell Township by Joseph E. Ketchel on behalf of the Estate of Catherine Ketchel and Alice Piocquido, property owner, to consider the proposed Lot Reconfiguration Plan, known as the Catherine Ketchel Estate Plan of Lot Reconfiguration, seeking to subdivide two (2) lots into four (4) lots and combine two (2) of these lots with an adjoining lot to create Lot #1 and Lot #2. Tax Parcel #65-004-0302.000 will be subdivided into two (2) parcels; Tax Parcel #65-004-0303.000 will be subdivided into two (2) parcels. A part of Tax Parcel #65-004-0302.000 and a part of Tax Parcel#65-004-0303.000 will be combined into one (1) parcel to be known as Tax Parcel #65-004-0302, being a separate and distinct parcel referred to as Lot #1. A part of Tax Parcel #65-004-0302.000 and a part of Tax Parcel#65-004-0303.000 will be combined with Tax Parcel #65-004-0309.000 and will be known as Tax Parcel #65-004-0303.000, being a separate and distinct parcel referred to as Lot #2. Lot #1 will contain 0.1850 Acres and Lot #2 will contain 0.2741 Acres. An existing single family residential unit is located upon Lot #1 and an existing single family residential unit is located upon Lot #2. All parcels are currently owned by the Catherine Ketchel Estate and Alice Piocquido c/o Joseph E. Ketchel, 2018 Golfway Drive, Aliquippa, PA 15001. No Land Development activities are being proposed at this time, and

**WHEREAS**, the Hopewell Township Zoning Hearing Board, in their Decision dated January 22<sup>nd</sup>, 2017, granted a dimensional variance for Front Yard Dimensional Setback for Lot 192 (Newly Created Lot #2), and a Rear Yard Dimensional Setback for Lot 190 (Newly Created Lot #1) and Lot 192 (Newly Created Lot #2), and

**WHEREAS**, the Beaver County Planning Commission rendered its comments in a letter dated October 18<sup>th</sup>, 2017, and

**WHEREAS**, on December 14<sup>th</sup>, 2017, Marie Stratakis Hartman, P.E, Hopewell Township Engineer/Assistant Manager, issued a comment letter addressing the aforementioned plan citing technical modifications required in order to comport with Hopewell Township Ordinances, and

**WHEREAS**, on Thursday, December 14<sup>th</sup>, 2017, (correspondence dated February 1<sup>st</sup>, 2018) the Hopewell Township Planning Commission recommended approval of the Catherine Ketchel Estate Lot Reconfiguration Plan application contingent upon compliance with the comments in Hopewell Township Engineer's letter dated December 14<sup>th</sup>, 2017 and any comments received from the Beaver County Planning Commission, and

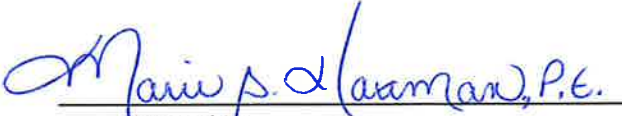


**NOW, THEREFORE, BE IT RESOLVED** that the Hopewell Township Board of Commissioners hereby approves the Catherine Ketchel Estate Reconfiguration Plan conditioned upon the applicant fully complying with the comments contained in the Hopewell Township Engineer's letter dated December 14<sup>th</sup>, 2017 and the written recommendations of both the Beaver County Planning Commission and Hopewell Township Planning Commissions prior to recording the Plan with the Beaver County Recorder of Deeds.

**RESOLVED AND ENACTED** this 12<sup>th</sup> day of February, 2018.

Attest:

HOPEWELL TOWNSHIP  
BOARD OF COMMISSIONERS

  
Marie Stratakis Hartman, P.E.  
Hopewell Township Engineer/Assistant Manager

  
Richard Bufalini, President  
Hopewell Township Board of Commissioners

(Seal)