

RESOLUTION 2024 - 16

Hopewell Township, Beaver County, Pennsylvania

**A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY,
PENNSYLVANIA AMENDING RESOLUTION 2024-12 APPROVING WITH
CONDITIONS THE LAND DEVELOPMENT PLAN OF LOT PARCEL 65-193-0333.010,
SITUATE AT 2204 TODD ROAD AND POLLACK LANE, HOPEWELL TOWNSHIP,
KNOWN AS THE GYPSUM EXPRESS, LTD LAND DEVELOPMENT PLAN IN
ACCORDANCE WITH SUBDIVISION & LAND DEVELOPMENT ORDINANCE NO.
91-02**

WHEREAS, on April 18, 2024 an application was submitted to the Hopewell Township Planning Commission by Gypsum Express LTD, through its agent, Ronald Anthony Rizzo, to consider a proposed land development plan, known as Gypsum Express Land Development Plan (hereinafter the “Plan”); and

WHEREAS, the Plan seeks approval for a proposed 140,000 sq. ft metal trucking maintenance terminal building to be erected on 4.22 acres at 2204 Todd Road and Pollack Lane in an Industrial Zoning District; and

WHEREAS, the Beaver County Planning Commission received the proposed Plan and issued review comments in correspondence dated April 17, 2024, including therein concerns that the property is listed in the Beaver County Natural Heritage Inventory and recommending implantation of precautions to preserve the unique natural resources of the area; and

WHEREAS, the Hopewell Township Planning Commission recommended approval of the Plan in correspondence dated May 23, 2024 with said approval being conditioned upon compliance with the comments contained in the Township Engineering review letter dated May 10, 2024 as well as the comments contained in the Beaver County Planning Commission letter April 17, 2024; and

WHEREAS, the Hopewell Township Engineer issued additional review comments in a letter dated June 17, 2024 and July 22, 2024 addressing sanitary sewage, floodplain concerns, stormwater control measures, maintenance and/or improvement of the access easement known as Pollack Lane to the Raccoon Water Pollution Control Plant and dust control measures on the easement and at the site to protect the plant’s filtering operations; and

WHEREAS, the aforementioned Plan was not recorded with Beaver County within the requisite Ninety (90) days of approval by the Township and is hereby being re-approved

by virtue of this Amended Resolution for purposes of proper recording.


NOW, THEREFORE, BE IT RESOLVED that the Hopewell Township Board of Commissioners hereby approves the Gypsum Express Land Development Plan conditioned upon the following:

5. The Applicant must fully comply with the comments contained in the Township Engineering review letters dated May 10, 2024, June 17, 2024 and July 22, 2024 as well as the recommendations of both the Beaver County and Hopewell Township Planning Commissions identified above.
6. 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, floodplain and natural heritage inventory precautions, storm water management, grading and filling, erosion and sedimentation control, dust control measures on the easement and at the site and zoning to include an established traffic pattern and parking plan and landscaping and buffering plan.
7. All of these conditions must be fully satisfied prior to recording the Plan with the Beaver County Recorder of Deeds Office.
8. The Applicant may immediately proceed with the process to obtain a building permit, and construction. Dust control measures are required for the site including designated points of ingress and egress, traffic pattern and parking plan, landscaping, buffering and some sort of dust control to be set forth in a Developer's Agreement to be executed by the Developer and the Township. Finally, the Developer's Agreement and/or a separate agreement will outline requirements for future maintenance and/or improvement to the Pollack Lane access easement. An occupancy permit will not be issued until the Developer's Agreement is executed.


RESOLVED AND ENACTED this 28 day of October, 2024

Attest:

Hopewell Township Board of Commissioners

By: 

Jamie Yurcina, Township Manager

By: 

Richard Bufalini, President