

RESOLUTION NO. 2025-4

A RESOLUTION OF HOPEWELL TOWNSHIP, A FIRST CLASS TOWNSHIP OF THE COUNTY OF BEAVER, COMMONWEALTH OF PENNSYLVANIA, REAPPROVING FOR RECORDING PURPOSES RESOLUTION 2023-20 FOR FINAL APPROVAL OF A SUBDIVISION AND PLANNED RESIDENTIAL DEVELOPMENT KNOWN AS "COURTYARDS AT LEGENDS" AS PREPARED AND SUBMITTED BY SCARMAZZI HOMES IN ACCORDANCE WITH THE HOPEWELL TOWNSHIP ZONING ORDINANCE, NO. 2004-1, ARTICLE XIX, PLANNED RESIDENTIAL DEVELOPMENT (PRD)

WHEREAS, Scarmazzi Homes, with an address listed as 127 Adams Avenue, Canonsburg, PA 15317 ("Applicant") submitted an application for a Planned Residential Development (PRD) in the R-1 (Residential Agricultural) Zoning District for property located at 1175 Airport Road, Tax Parcel No. 65-193-0237-000, ("Subject Property") to be utilized as a planned residential development consisting of forty eight (48) single-family lots ("proposed use"). This Application was made pursuant to the Hopewell Township Zoning Ordinance, Article XIX, Planned Residential Developments;

WHEREAS, on October 23, 2023 Hopewell Township adopted Resolution 2023-20 granting Final Approval of the Application;

WHEREAS, the final subdivision and land development plan on the Application (the "Plan") was not recorded with the Recorder of Deeds Office of Beaver County, PA due to a prohibition in the Development Improvement Agreement between Hopewell and the Applicant related to the completion of Public Improvements; and

WHEREAS, the Applicant will now be obtaining financial security for completion of the Public Improvements and wishes to record the Plan; however, since ninety (90) days have expired since Final Approval of the PRD Application, the Plan must be reapproved in order to be recorded.

NOW, THEREFORE, it is hereby Resolved and decided by the Board of Commissioners of the Township of Hopewell that Resolution 2023-20 approving the aforementioned PRD Plan is reapproved effective as of this date.


RESOLVED AND ENACTED this 24th day of February, 2025

Attest:

Hopewell Township Board of Commissioners

By: 

Jamie Yurcina, Township Manager

By: 

Joe Kusnir, Vice President