

RESOLUTION 2025 -12

A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA APPROVING THE BET TECH INDUSTRIAL PARK PLAN OF SUBDIVISION REVISION NO. 4, TAX PARCEL NOS. 65-174-0302.005, 65-174-0302.010 AND 65-174-0302.011 LOCATED AT 100 BET TECH DRIVE, ALIQUIPPA, PA AND ENCOMPASSING 32.73 ACRES, OWNED BY BETTERS REAL ESTATE HOLDINGS, LP, LOCATED IN THE RIVERFRONT INDUSTRIAL DISTRICT IN ACCORDANCE WITH THE HOPEWELL TOWNSHIP ZONING ORDINANCE 2004-1 AND SUBDIVISION ORDINANCE NO. 91-2.

WHEREAS, on April 28th, 2025 a subdivision application was submitted to Hopewell Township by Better's Real Estate Holdings, LP to consider the Bet Tech Industrial Park Plan of Subdivision Revision No. 4 relating to tax parcels 65-174-0302.005, 65-174-0302.010 and 65-174-0302.011 proposing the elimination of two cul-de-sacs on Lot No. 7 while maintaining access via private rights of way to Bet Tech Drive; and

WHEREAS, the Beaver County Planning Commission rendered its comments in a letter dated MAY 7, 2025; and

WHEREAS, on June 18, 2025 HRG, Hopewell Township's Consulting Engineer, issued a comment letter addressing the aforementioned plan and application citing technical modifications required in order to comport with Hopewell Township Ordinances; and

WHEREAS, on June 19, 2025, the Hopewell Township Planning Commission recommended approval of the aforementioned plan and application contingent upon compliance with the comments in the Hopewell Township Consulting Engineer's letter dated June 18th, 2025 and the comments received from the Beaver County Planning Commission dated MAY 7, 2025; and

NOW, THEREFORE, BE IT RESOLVED that the Hopewell Township Board of Commissioners hereby approves the Bet Tech Industrial Park Plan of Subdivision Revision No. 4 conditioned upon the applicant fully complying with the comments contained in the Hopewell Township Consulting Engineer's letter dated June 18, 2025 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 14th day of JULY, 2025.

Attest:

HOPEWELL TOWNSHIP
BOARD OF COMMISSIONERS



Jamie Yurcina
Hopewell Township Manager



Richard Bufalini, President
Hopewell Township Board of Commissioners

(Seal)