

**RESOLUTION 2025 -13**

**A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA APPROVING THE BET TECH INDUSTRIAL PARK INTERMODAL REDEVELOPMENT PRELIMINARY AND FINAL LAND DEVELOPMENT PLAN, 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 20 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 28<sup>th</sup>, 2025 a preliminary and final land development application was submitted to Hopewell Township by Betters Real Estate Holdings, LP to consider the Bet Tech Industrial Park Intermodal Redevelopment Preliminary and Final Land Development Plan relating to tax parcel nos. 65-174-0302.005, 65-174-0302.010 and 65-174-0302.011 proposing the construction of a 105,000 sq. ft. warehouse with associated roads, stormwater management facilities, storm sewers, parking areas, loading docks, utilities, erosion control facilities and other necessary appurtenances; and

**WHEREAS**, the Beaver County Planning Commission rendered its comments in a letter dated May 20<sup>th</sup>, 2025; and


**WHEREAS**, on June 18, 2025 HRG, Hopewell Township's Consulting Engineer, issued a comment letter addressing the aforementioned plan and application citing several modifications and requirements necessary 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 18<sup>th</sup>, 2025 and the comments received from the Beaver County Planning Commission dated May 20<sup>th</sup>, 2025; and


**NOW, THEREFORE, BE IT RESOLVED** that the Hopewell Township Board of Commissioners hereby approves the Bet Tech Industrial Park Intermodal Redevelopment Preliminary and Final Land Development Plan 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 as well as executing any necessary stormwater management, development improvement and financial security agreements with Hopewell Township prior to recording the Plan with the Beaver County Recorder of Deeds.

**RESOLVED AND ENACTED** this 14<sup>th</sup> day of July, 2025.

Attest:

  
\_\_\_\_\_  
Jamie Yurcina  
Hopewell Township Manager

HOPEWELL TOWNSHIP  
BOARD OF COMMISSIONERS

  
\_\_\_\_\_  
Richard Bufalini, President  
Hopewell Township Board of Commissioners

(Seal)