RESOLUTION 2017-02

Hopewell Township, Beaver County, Pennsylvania

A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA APPROVING THE COMMERCIAL LAND DEVELOPMENT PLAN OF LOT PARCEL 65-050-0100.000, SITUATE AT INDUSTRIAL BOULEVARD AND GRINGO ROAD, HOPEWELL TOWNSHIP, KNOWN AS THE ESMARK REALTY, LLC OFFICE BUILDING PRELIMINARY AND FINAL LAND DEVELOPMENT PLAN

WHEREAS, on January 29, 2016 an application was submitted to the Hopewell Township Planning Commission by Esmark Realty, LLC (hereinafter the "Applicant") to consider a proposed land development plan, known as the Esmark Realty, LLC Office Building Preliminary and Final Land Development Plan (hereinafter the "Plan");

WHEREAS, the Plan seeks approval for the construction of a 12,000 square foot Professional Office on 6.48 acres located in the IP District at Industrial Boulevard and Gringo Road (S.R.151) in Hopewell Township, Pennsylvania;

WHEREAS, the Beaver County Planning Commission rendered review comments in correspondence dated March 16, 2016; and

WHEREAS, the Hopewell Township Planning Commission recommended approval of the Plan in correspondence dated April 22, 2016 with said approval being conditioned upon compliance with the comments contained in Hopewell Township Engineer review letters dated April 7, 2016, July 6, 2016, September 1, 2016 and October 4, 2016 as well as the comments contained in the Beaver County Planning Commission review letter dated March 16, 2016.

NOW, THEREFORE, BE IT RESOLVED that the Hopewell Township Board of Commissioners hereby approves the Esmark Realty, LLC Office Building Preliminary and Final Land Development Plan conditioned upon the following:

1. The Applicant must fully comply with the comments contained in the Hopewell Township Engineer review letters (April 7, 2016, July 6, 2016, September 1, 2016 and October 4, 2016), the recommendations of both the Beaver County and Hopewell Township Planning Commissions identified above and, in particular:

    a. Provide verification of Final Plans in the specified format following approval;

    b. Apply for and obtain a sign permit from Hopewell Township, pursuant to Article XX of the Hopewell Township Zoning Ordinance, relative to the proposed signage on the subject lot;

    c. Apply for and obtain a Highway Occupancy Permit relative to SR 0151;

    d. Apply for and obtain from the PADEP a Sewage Facilities Planning Module exemption;

    e. Apply for an obtain Erosion and Sedimentation Plan approval and a stormwater NEPDES permit;

    f. Apply for and obtain a Building Permit for the structure; and

    g. Applicant must provide a Grading Permit Application and associated Performance Bond for review along with the applicable Application Fee.

2. Hopewell Township will prepare the Stormwater Management Agreement and Stormwater Best Management Practices Operation and Maintenance Agreement to be executed by the Applicant to ensure conformity with the Hopewell Township Stormwater Management Ordinance.

3. Hopewell Township will prepare a Development Improvement Agreement to be executed by the Applicant to ensure conformity with the provisions of this Resolution and the Engineer review letters.

4. 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 sanitary sewer service, connections and construction standards, utility easements, stormwater management, grading and filling, signage, parking (including ADA accessible parking), erosion and sedimentation control, water service and zoning.

5. All conditions of this Resolution must be fully satisfied prior to recording the Plan with the Beaver County Recorder of Deeds.

This Resolution repeals Resolution No. 2016-22.

RESOLVED AND ENACTED this 13th day of February, 2017.

Attest:

Hopewell Township
Board of Commissioners

By: _____ By: _____

Norm Kraus, Jr., Township Manager

Richard Bufalini, President