RESOLUTION 2017-03

Hopewell Township, Beaver County, Pennsylvania

A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA APPROVING THE LAND DEVELOPMENT PLAN FOR CONSTRUCTION OF A WAREHOUSE BUILDING AND LAYDOWN YARD IN THE RIVERFRONT INDUSTRIAL DISTRICT KNOWN AS THE BETTERS REAL ESTATE HOLDINGS L.P. WAREHOUSE & LAYDOWN YARD LAND DEVELOPMENT PLAN IN ACCORDANCE WITH SUBDIVISION & LAND DEVELOPMENT ORDINANCE NO. 91-02

WHEREAS, on March 9, 2016 an application was submitted to Hopewell Township by Betters Real Estate Holdings, L.P., to consider a proposed land development plan, known as the Betters Real Estate Holdings LP Warehouse & Laydown Yard Land Preliminary/Final Development Plan (hereinafter the "Plan"); and

WHEREAS, the Plan seeks approval for the construction of a warehouse building and laydown yard, permitted principal uses in the Riverfront Industrial District, encompassing six (6) parcels; and

WHEREAS, the Beaver County Planning Commission received the proposed Plan and issued review comments in correspondence dated April 20, 2016; and

WHEREAS, the Hopewell Township Planning Commission received the proposed Plan and issued review comments recommending approval of the Plan in correspondence dated April 22, 2016 with said approval being conditioned upon compliance with the comments contained in the Township Engineering review letter dated April 4, 2016 (attached hereto as Exhibit "A") as well as the comments contained in the Beaver County Planning Commission letter dated April 20, 2016 (attached hereto as Exhibit "B") and Hopewell Township Planning Commission letter dated April 22, 2016 (attached hereto as Exhibit "C").

NOW, THEREFORE, BE IT RESOLVED that the Hopewell Township Board of Commissioners hereby approves the Betters Real Estate Holdings LP Warehouse & Laydown Yard Land Development Plan conditioned upon the following:

1. The proposed warehouse building is situate upon Parcel B-1 entirely in Hopewell Township. Proposed site work associated with the warehouse building (utilities, parking, loading/unloading dock, sewage grinder pump station and driveway) is located on Parcel B-1 and Parcel A, both entirely in Hopewell Township. The proposed laydown yard is located upon all parcels within Hopewell Township and Center Township. A small portion of the roadway is located within the City of Aliquippa on Parcel 9-1.

2. The Applicant must fully comply with the comments contained in the Township Engineering review letter dated April 4, 2016 (and any subsequent comments or requirements of the Township Engineer) as well as the recommendations of both the Beaver County and Hopewell Township Planning Commissions set forth in the letters identified above.

3. 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, storm water management, grading and filling, signage, ADA accessible parking, erosion and sedimentation control, water service and zoning. This approval is further conditioned upon execution of a Developer's Agreement requiring single entity ownership of Parcels B-1 and A, with reference to the Developer's Agreement expressly noted on the recorded Plan, as a structure is proposed to be constructed across the boundary of these two parcels or, in the alternative, the Developer shall consolidate these lots by way of an approved Lot Consolidation Plan.

4. All of these aforementioned conditions must be fully satisfied prior to recording the Plan with the Beaver County Recorder of Deeds Office.

This Resolution repeals Resolution No. 2016-08.

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