

RESOLUTION 2017-17

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 and Resolution No. 2017-03.

RESOLVED AND ENACTED this 12th day of June, 2017.

Attest:

Hopewell Township
Board of Commissioners

By: 
Norm Kraus, Jr., Township Manager

By: 
Richard Bufalini, President

HOPEWELL TOWNSHIP

DEPARTMENT OF ENGINEERING

MUNICIPAL BUILDING
1700 CLARK BOULEVARD
ALIQUIPPA, PA 15001
PHONE: 724-378-1460
FAX: 724-378-3034

BOARD OF COMMISSIONERS
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Marie Stratakis Hartman, P.E., Township Engineer/Assistant Township Manager

Norm Kraus, Jr., Township Manager

April 4th, 2016

Hopewell Township Planning Commission
Hopewell Township Municipal Building
1700 Clark Boulevard
Aliquippa, PA 15001-4298

Attention: Mr. Robert Williams, Chairman

RE: Bettors Real Estate Holdings, L.P.
 Warehouse and Laydown Yard
 Preliminary/Final Land Development Plan
 Hopewell Township, Beaver County, PA

Reference Plans: Bettors Real Estate Holdings, L.P., Warehouse and Laydown Yard-
 Preliminary/Final Land Development Plans (G-001; G-002; VA-101
 through VA-105; CS-101 through CS-105; CG-101 through CG-105; CH-
 101 through CH-105; ES-101 through ES-105; CE-101 through CE-105;
 CE-501; CG-301 and CG-302; CU-301; CS-501 through CS-505; CU-
 501 and CU-502; CG-501)

Prepared By: Michael Baker International
 100 Airside Drive
 Moon Township, PA 15108

Reference Plans Date: March 9th, 2016

Additional Items: Subdivision and Land Development Application
 Storm Sewer Calculations
 Geotechnical Investigation Report January, 2016
 Sewage Facilities Planning Module Application Mailer

Dear Mr. Williams:

Hopewell Township has reviewed the above plan for conformance with Hopewell Township's *Zoning Ordinance; Subdivision and Land Development Ordinance; Grading, Excavating, and Fill Ordinance; and Stormwater Management Ordinance* (2004-1; 91-2; 79-6; and 2004-02, respectively). I have reviewed this plan as a Preliminary and Final Land Development Plan in accordance with Article IV and Article V of the *Subdivision and Land Development Ordinance*, respectively. As a result of my review, the following comments are offered for consideration:

GENERAL

Comment No. 1: This submission involves a proposed Land Development Plan consisting of the construction of a Warehouse Building and surrounding Laydown Yard.

"People Working Together To Build A Better Community"

Hopewell Township Planning Commission
 Mr. Robert Williams, Chairman
 RE: Better's Real Estate Holdings, L.P.
 Warehouse and Laydown Yard
 Preliminary/Final Land Development Plan
 Hopewell Township, Beaver County, PA

April 4th, 2016

Page 2 of 7

Comment No. 2: Six (6) parcels are involved in this Land Development Plan as follows:

PARCEL NUMBER	ACREAGE	MUNICIPALITY	DEVELOPMENT
08-001-0500.000 Parcel 9-1 Bet-Tech Subdivision #9	3.665 Acres	City of Aliquippa	Roadway
65-174-0301.00Z Parcel B-1 Bet-Tech Subdivision #5	46.0019 Acres	Hopewell Township	Warehouse and Laydown Yard
65-174-0300.00Z Parcel A Bet-Tech Subdivision #2 Revised	20.9237 Acres	Hopewell Township	Site Work and Laydown Yard
65-174-0300.01Z Portion of Parcel A-1 Bet-Tech Subdivision #2	10.29 Acres	Hopewell Township	Laydown Yard
56-174-0212.000 Portion of Parcel A-1 Bet-Tech Subdivision #2	26.81 Acres	Center Township	Laydown Yard
56-174-0212.002 Parcel A-2 Bet-Tech Subdivision #2	35.1253 Acres	Center Township	Laydown Yard

Comment No. 3: The proposed Warehouse building is situated upon Parcel B-1 entirely within 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 within 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.

Accordingly, the Land Development Plan should be offered to the City of Aliquippa and Center Township for review and comment. Appropriate signature provisions should be included on the Dedication Page.

Additionally, the Hopewell Township Solicitor shall determine if a Lot Consolidation Plan is required for Parcel B-1 and Parcel A within Hopewell Township, as the proposed development spans both parcels.

Comment No. 4: Upon approval of the Land Development Plan, the Applicant shall submit Final Plans (signed and sealed by a Pennsylvania Professional Engineer) in paper copy, mylar (for signing and recording purposes), AutoCAD file, and .pdf.

Comment No. 5: This development is subject to all applicable building codes.

ZONING ORDINANCE 2004-01

The Better's Real Estate Holdings, L.P. Warehouse and Laydown Yard Land Development Plan was reviewed per the requirements of Zoning District RID Riverfront Industrial District.

Comment No. 6: Section 1601.A - The current Zoning Classification of this property is RID-Riverfront Industrial District. The proposed Land Development involves the construction of a Warehouse and Laydown Yard. Both are permitted Principal Uses under the RID-Riverfront Industrial District.

Hopewell Township Planning Commission
Mr. Robert Williams, Chairman
RE: Beters Real Estate Holdings, L.P.
Warehouse and Laydown Yard
Preliminary/Final Land Development Plan
Hopewell Township, Beaver County, PA

April 4th, 2016
Page 3 of 7

- Comment No. 7: Section 1604.B – Please clearly show the 80-foot front yard dimensional setback for Parcel B-1 and Parcel A on the Land Development Plan.
- Comment No. 8: Section 1604.D – Please show the 50-foot rear yard dimensional setback for Parcel B-1 and Parcel A on the Land Development Plan.
- Comment No. 9: Section 1605 – A bufferyard may be required, where deemed necessary by the Board of Commissioners, in this District in order to minimize the effects of glare from headlights of vehicles, exterior lighting from structures or parking areas, noise, movement of people and vehicles and to shield activities from adjacent properties, etc. An adequate buffer should include a minimum width of ten feet (10') with a fifty/fifty percent (50%/50%) mix of evergreen deciduous trees, a minimum of two inches (2") in caliper, planted in staggered rows, on ten (10') centers.
- The Applicant may request that a bufferyard not be required, as the proposed Warehouse is located a considerable distance from the Beaver County Jail situate upon adjacent property, and there appears to be an existing bufferyard between this proposed development and the Beaver County Jail.
- Comment No. 10: Section 2100.B – Each parking space shall have an area of not less than one hundred sixty-two (162) square feet (9 feet x 18 feet). The aisle width for 60° parking angles is 18 feet, and the aisle width for 90° parking angles is 22 feet (two way). The size of the parking spaces provided and the aisle width provided are acceptable.
- Comment No. 11: Section 2100.F – Any lighting used to illuminate any off-street parking area shall be so arranged as to reflect the light away from adjoining premises and public rights-of-way. The Lighting Plan provided is acceptable.
- Comment No. 12: Section 2100.G – An access drive shall be provided of not less than twelve (12) feet in width per lane of traffic. The access drives provided are acceptable.
- Comment No. 13: Section 2101.C.2. – Industrial Parking – Truck Terminals and Wholesale Warehouses require one (1) parking space for each two (2) employees on the combined major and next largest shift.
- Please provide a calculation as to how the required number of parking spaces (114 spaces including 5 handicap spaces) was determined.
- Comment No. 14: Section 2102.A. – An adequate commercial vehicle loading and unloading space shall be provided. The minimum size loading space shall be forty-five (45) feet in length, twelve (12) feet in width, with an overhead clearance of fifteen (15) feet. Please delineate appropriately sized loading and unloading space(s) on the Plan.
- Comment No. 15: Section 2601 – A Building Permit is required prior to the beginning of the erection, construction, alteration, or addition to any building, or portion thereof, situate in Hopewell Township.

Hopewell Township Planning Commission
Mr. Robert Williams, Chairman
RE: Beters Real Estate Holdings, L.P.
Warehouse and Laydown Yard
Preliminary/Final Land Development Plan
Hopewell Township, Beaver County, PA

April 4th, 2016
Page 4 of 7

- Comment No. 16: Section 2203.G.1. – Any fence erected which is made of a metal fabric or which is partially made of any metal fabric shall be galvanized or otherwise treated to prevent the formation of rust.
Please specify the fence material of construction.
- Comment No. 17: Section 2217.A.1. – The One-Hundred Year Floodway shall be delineated on the Plan. Please show the One-Hundred Year Floodway on the Development Plan.
Site grading is proposed throughout the Laydown Yard that is within the One-Hundred Year Floodway in order to elevate this area above the One-Hundred Year Floodway elevation of 706'. Provide the approval mechanism for the proposed filling within the One-Hundred Year Floodway.
- Comment No. 18: Section 2217.A.7. – Please provide documentation that a Soil Erosion and Sediment Control Plan was prepared and submitted to the Beaver County Conservation District for review. Upon receipt, please provide the approval letter from the Beaver County Conservation District. Provide a copy of the Stormwater NPDES Permit issued by the Beaver County Conservation District.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE 91-2

- Comment No. 19: Please provide a Dedication Page with the appropriate dedications and signature blocks.
- Comment No. 20: Section 401.D.1 – Provide Protective Covenants, if any, in form for recording. If none exist, include a Note to that effect on the Plan.
- Comment No. 21: Section 401.D.4. – All existing easements must be identified on the Land Development Plan. Show bearings and distances for all easements. Any restrictions in or near the right-of-way or easement must be noted on the Land Development Plan.
It appears that the 20' Storm Sewer Easement through Parcel B-1 will need to be eliminated. Please delineate this easement "to be eliminated"; confirm that no utilities have been installed within this easement; and provide for the elimination of this easement.
- Comment No. 22: Section 401.D.7. – The Datum to which the contour elevations refer must be shown on the Land Development Plan.
- Comment No. 23: Section 401.D.8. – Indicate the location and description of all Survey Monuments. Survey Monuments shall be placed at all block corners, angle points, points of curves in streets, and intermediate points in accordance with Section 811. Survey Monuments shall be of a reliably permanent and durable material of sufficient lengths and cross-sectional area as approved by the Board of Commissioners.

Hopewell Township Planning Commission
Mr. Robert Williams, Chairman
RE: Betters Real Estate Holdings, L.P.
Warehouse and Laydown Yard
Preliminary/Final Land Development Plan
Hopewell Township, Beaver County, PA

April 4th, 2016
Page 5 of 7

- Comment No. 24: Section 401.D.9.b. – All existing buildings, sanitary sewers, water distribution facilities, and fire hydrants must be shown on the Plan. The existing sanitary sewer collection system must be shown on the Plan, including manhole locations and invert elevations, pipe locations, size, material of construction, and slope. The water distribution system must be shown on the Plan, including distribution piping location, size, material of construction, valve locations, and fire hydrant locations.
- Comment No. 25: Section 401.D.9.c. – Show and delineate the paved cartway width for Woodlawn Boulevard (private) on the Land Development Plan. Will the driveway serving the proposed Warehouse and Laydown Yard be located off Woodlawn Boulevard? Please clarify.
- Comment No. 26: Woodlawn Boulevard is an existing private roadway that serves the proposed development. Please provide a copy of a Maintenance Agreement for Woodlawn Boulevard.
- Comment No. 27: Section 401.D.10.j. – Indicate the names and addresses of all abutting property owners (Beaver County Jail).
- Comment No. 28: Section 501.G.3. – Correspondence dated February 16th, 2016, from the Municipal Water Authority of Aliquippa has been submitted and indicates that potable water service is available to the Land Development. Construction of the service connection to the proposed Warehouse building is subject to approval by the MWAA Board in accordance with the Water System Rules and Regulations and payment of prevailing fees.
- Comment No. 29: Section 501.G.4. – Correspondence dated February 16th, 2016, from the Municipal Water Authority of Aliquippa has been submitted and indicates that public sanitary sewer service is available to the Land Development. Construction of the service connection to the proposed Warehouse building is subject to approval by the MWAA Board in accordance with the Water System Rules and Regulations and payment of prevailing fees.
- Comment No. 30: Section 501.G.6. – Provide an Erosion and Sedimentation Control Plan and documentation that same was submitted to and approved by the Beaver County Conservation District. Provide a copy of the Stormwater NPDES Permit issued by the Beaver County Conservation District.
- Comment No. 31: Section 501.G.7. – A Sewage Facilities Planning Module Exemption was prepared by Michael Baker International for the proposed Warehouse building and associated 10 Equivalent Dwelling Units (EDU's) and 3,990 gallons per day of wastewater flow. Hopewell Township will execute the Sewage Facilities Planning Module Exemption and submit same to the Pennsylvania Department of Environmental Protection as prepared. PADEP approval of the Sewage Facilities Planning Module Exemption is required.
- Comment No. 32: Section 501.G.10. – Provide documentation of submission to and approval of the Stormwater Management Plan by the Beaver County Conservation District. All stormwater collection and management facilities must be designed to accommodate the ten (10) year storm frequency.

Hopewell Township Planning Commission
Mr. Robert Williams, Chairman
RE: Beters Real Estate Holdings, L.P.
Warehouse and Laydown Yard
Preliminary/Final Land Development Plan
Hopewell Township, Beaver County, PA

April 4th, 2016
Page 6 of 7

- Comment No. 33: Section 807.A. – Construction of all sanitary sewer line shall be in compliance with Hopewell Township Sanitary Sewer System Rules and Regulations. Appropriate Hopewell Township Standard Details shall be included on the Site Detail Sheets and replace the existing details.
- Comment No. 34: Section 809. – A Stormwater Management Agreement will be required to be executed between the Developer and Hopewell Township encompassing the management responsibilities of the privately-owned Stormwater Management Facilities.
- Comment No. 35: A Developer's Agreement will be required to be executed between the Developer and Hopewell Township.

STORMWATER MANAGEMENT ORDINANCE NO. 2004-02

- Comment No. 36: Please provide a Stormwater Management Plan that clearly details the pre-construction conditions and post-construction conditions in accordance with the Hopewell Township Stormwater Management Ordinance No. 2004-02.
- Comment No. 37: Is the storm sewer system public or private? If the storm sewer system is private, a Stormwater Best Management Practices Operation and Maintenance Agreement will be required to be executed to ensure that adequate maintenance is performed on the system as required per the Hopewell Township Stormwater Management Ordinance No. 2004-02.
- Comment No. 38: Per Article IV, Section 401.B.1.i of the Stormwater Management Ordinance, a fifteen-foot wide access easement is required around all stormwater BMPs that provide ingress to and egress from a public right-of-way.
- Comment No. 39: All proposed stormwater management controls are subject to the design and recording requirements as outlined in Hopewell Township's Stormwater Management Ordinance No. 2004-02.

GRADING, EXCAVATING, AND FILL ORDINANCE 79-6

- Comment No. 40: A Grading Permit is required for this work, unless these parcels are governed by an active Mining Permit. Please provide a copy of the Mining Permit if applicable. Otherwise, a Grading Plan must be submitted and must include appropriate cross-sections and bonding.
- Comment No. 41: Please add a note on the Plans referencing the Geotechnical Investigation Report prepared by Michael Baker International and incorporating all comments contained within the Geotechnical Investigation Report.
- Comment No. 42: Include a general note on the Grading Plan indicating that all grading shall be in strict accordance with the Hopewell Township Grading Ordinance No.79-6. All deviations from the requirements of the Hopewell Township Grading Ordinance shall be supported by a certification by a Pennsylvania licensed Professional Engineer or Engineering Geologist

Hopewell Township Planning Commission
Mr. Robert Williams, Chairman
RE: Better's Real Estate Holdings, L.P.
Warehouse and Laydown Yard
Preliminary/Final Land Development Plan
Hopewell Township, Beaver County, PA

April 4th, 2016
Page 7 of 7

indicating that the proposed deviation is appropriate and does not create a hazardous condition.

BEAVER COUNTY PLANNING COMMISSION REVIEW

Comment No. 43: Each comment provided by the Beaver County Planning Commission in forthcoming correspondence must be addressed by the Applicant upon receipt of their review letter.

The submitted report/plans have been reviewed for general conformance to Hopewell Township's Ordinances (as listed above) as I understand the Ordinances. For the purposes of this review, Hopewell Township assumes all computations, design data, surveys, and drawings prepared by Pennsylvania licensed professionals are accurate, correct, and valid as submitted. Independent confirmation of adequacy or applicability of computations, surveys, design data, or procedures has not been performed by Hopewell Township.

Consequently, it is appropriate for the Hopewell Township Planning Commission and Hopewell Township Board of Commissioners to consider approval of the Better's Real Estate Holdings, L.P. Warehouse and Laydown Yard Land Development Plan contingent upon satisfaction of the above mentioned items.

Should you have any questions concerning these review comments please contact me at (724) 378-1460 Extension #108 or by email at engineer@hopewelltp.com.

Respectfully,

HOPEWELL TOWNSHIP



Marie Stratakis Hartman, P.E.

Hopewell Township Engineer/Assistant Manager

MSH:msh

Cc: Hopewell Township Board of Commissioners, 1700 Clark Boulevard, Aliquippa, PA 15001 (With Enclosures)
Kelly M. Tocci, Esquire, McMillen, Urick, Tocci, Fouse, & Jones, Attorneys at Law, 4350 Brodhead Road, Aliquippa, PA 15001 (With Enclosures)
Michael B. Jones, Esquire, McMillen, Urick, Tocci, Fouse, & Jones, Attorneys at Law, 4350 Brodhead Road, Aliquippa, PA 15001 (With Enclosures)
Charles J. Better's, Better's Real Estate Holdings, L.P., 3468 Brodhead Road, Suite 7, Monaca, PA 15061-2500 (With Enclosures)
James O. Pritchard, P.E., Michael Baker International, 100 Airside Drive, Moon Township, PA 15108 (With Enclosures)

P:\ENGINEER\DEVELOPMENT\BETTERS WAREHOUSE AND LAYDOWN YARD LAND DEVELOPMENT PLAN-2016\BETTERS WAREHOUSE AND LAYDOWN YARD LAND DEVELOPMENT PLAN REVIEW LETTER 04-04-2016.doc

PLANNING COMMISSION



Board of Commissioners

Sandie Egley, Chairman
Daniel C. Camp, III
Tony Amadio

BEAVER COUNTY PLANNING COMMISSION

Sandie Egley, Chairperson
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James A. Mitch
Howard Stuber
Joseph Zagorski

Samuel J. Orr, III, Legal Counsel
Frank Mancini, Jr., Director

724-770-4421 Phone
724-775-3915 Fax

April 20, 2016

Mr. Rich Bufalini, President
Hopewell Township Board of Commissioners
c/o Norm Kraus, Jr., Manager
1700 Clark Boulevard
Aliquippa, PA 15001

RE: **Bettors Real Estate Holdings L.P. Warehouse & Laydown Yard Land Development**

Dear Mr. Bufalini:

The Beaver County Planning Commission received a plan relative to the above referenced land development from Hopewell Township.

The plan and staff comments were presented at the Planning Commission's meeting on April 19, 2016. The following comments are offered.

1. The treatment of sewage must be addressed prior to obtaining final approval from Hopewell Township. The properties are located in both Hopewell Township and Center Township.
2. According to the *Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No 247 as reenacted and amended Article V, Section 503.1*, applicants for development must present evidence that the subdivision will be served by the Municipal Water Authority of Aliquippa, a certified public water supplier if water is to be provided by means other than by private wells. A letter from the water company assuring service should accompany the plan.
3. A stormwater management plan should be submitted to the municipal engineer for review and approval prior to development.
4. Prior to the commencement of any earthmoving activities, the owner/developer should contact the *Beaver County Conservation District (724) 378-1701* to obtain erosion and sedimentation control requirements and to obtain necessary permits. Under the *Pennsylvania Code, Title 25, Environmental Resources, Chapter 92, National Pollutant Discharge Elimination System (NPDES)*, any earthmoving that disturbs one (1) acre or more over the life of the project requires a NPDES Permit.
5. All lot lines, setback lines and other developmental/engineering related issues should be reviewed for compliance with pertinent local ordinances and regulations, including applicable subdivision, land development and zoning ordinances.

6. The Beaver County Planning Commission notes that, as per the *Pennsylvania Municipalities Planning Code (PMPC)*, Applicant, Developer and Landowner are defined as follows: "Applicant" a landowner or developer, as hereinafter defined, who has filed an application for development including his heirs, successors and assigns; "Developer" any landowner, agent of such landowner, or tenant with the permission of such landowner, who makes or causes to be made a subdivision of land or a land development; "Landowner" the legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in land. Accordingly and prior to final approval by the Municipality and recording by the Beaver County Recorder of Deeds, the Municipal Solicitor should review these definitions as found in 53 P.S. Sec. 10107 so as to determine whether all necessary parties have executed the subdivision or land development plan.
7. The owner/developer should be aware of any regulations or restrictions on development within or near the 20' Storm Sewer Easement on the tract. Contact *Pennsylvania One Call* 1-800-242-1776 for assistance in locating underground utilities.
8. All utility lines that may be built for potential development with the intention to be dedicated to the public authorities/providers shall be constructed and built to the requirements of the applicable authority/provider and be acceptable to the authority/provider.
9. The site is located in a flood plain. Hopewell and Center Townships should obtain assurances from the owner/developer that any development in the flood plain will be in compliance with the National Flood Insurance Program.
10. The following acknowledgements (6) must be included on the plan:

OWNER(S)/INDIVIDUAL/CORPORATE ADOPTION-notarized

SIGNATURE AND SEAL BY REGISTERED SURVEYOR, ARCHITECT OR ENGINEER.

BEAVER COUNTY PLANNING COMMISSION

APPROVAL BY (MUNICIPALITY)

TOWNSHIP/BOROUGH/CITY PLANNING COMMISSION
(Hopewell Township Planning Commission)

PROOF OF RECORDING

11. The Beaver County Planning Acknowledgement should read as follows:

Reviewed with comments by the Beaver County Planning Commission at a meeting held this ___ day of _____, 20__. Letter to Hopewell Township dated _____, 20__.

Director

Date

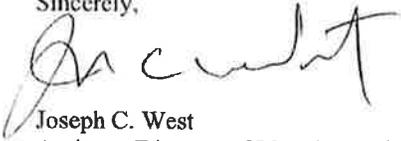
12. This land development involves a parcel located in an adjacent municipality. A copy of this letter will be forwarded to the Center Township for review and comment.

Hopewell Township Board of Commissioners
Page 3 - Betters Real Estate Holdings L.P. Warehouse & Laydown Yard Land Development
April 20, 2016

Prior to recording, please contact the Beaver County Planning Commission Office at (724) 770-4421 to make an appointment to have the mylar signed.

Additional information is available on the attached review form. If you have any questions or concerns you would like to discuss, please call me at (724) 770-4424.

Sincerely,



Joseph C. West
Assistant Director of Planning and Development

Copy: Betters Real Estate Holdings L. P., Owner
✓ Hopewell Township Planning Commission
Center Township
Brian Baker, P.E., Surveyor
PennDOT - District 11
Beaver County Conservation District
Beaver County Assessment
File

Beaver County Planning Commission Land Development Evaluation

Plan # 37

GENERAL INFORMATION

Land Development Name	Bettors Real Estate Holdings L.P. Warehouse & Laydown Yard Land Development	Date Received	March 28, 2016
Municipality	Hopewell Township	Date Reviewed	March 29, 2016
Owner	Bettors Real Estate Holdings L. P.	Developer	Same as owner
Address	3468 Brodhead Road Monaca, PA 15061	Address	Same as owner
Engineer/Surveyor/Architect	Brian Baker, P.E., Michael Baker International	Reviewer	William C. Evans
Address	100 Airside Drive Moon Township, PA 15108	Assistant Director	Joseph C. West

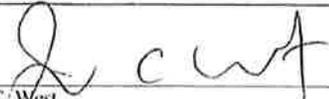
PROJECT DESCRIPTION

Geographic Location	Constitution Boulevard (S. R. 51)						
Development Type	Industrial						
Parcel Number	56-174-0212.000 and 56-1740212.002 and 65-174-0300.00Z and 65-174-0300.00Z and 65-174-0301.00Z						
Building Area	200,000 sq. ft.	Number of proposed buildings	1	Number of proposed units	1		
Existing Acreage	139.01	Combined Square Footage of building/buildings	200,000 sq. ft.	Square Footage of each unit	200,000 s.f.		
Type of Zoning	RID Riverfront Industrial District (Hopewell Township) I Industrial (Center Township)						
Setbacks	min. lot area	min. width	min. front	min. side	min. rear	max. cov.	max. height
RID	As necessary to accommodate intended use or structure	As necessary to accommodate intended use or structure	80'	None	50'	None	40'
I	2,780 sq. ft.	100'	50'	40'	40'	50%	NA
Zoning Ordinance	Hopewell Twp. Center Twp.	(date) January 1, 2004 December 12, 2012	(section) Article XVI Section 1604 Article XV Section 1502	compliance: See Comments			
Subdivision Ordinance	Hopewell Twp. Center Twp.	(date) November 12, 1991 July 7, 2003	(section) Article VII Section 703 Article VI Section 607	compliance: See Comments			
Access (Public/Private/SR)	Public	Constitution Boulevard	State Route Number	51	Private	No	
New Public Road Length/Width	None						
Water Source	Municipal Water Authority of Aliquippa						
Sewage (Public/On-lot)	Municipal Water Authority of Aliquippa						
Utility Easements	20' Storm Sewer Easement; Local utilities						
Floodplain (date/zone)	FIRM Panel 42007C0 188D, FIRM Panel 42007C0 186D Hopewell Township – August 17, 2015; FIRM Panel 42007C0 1867D Center Township – August 17, 2015						
Wetlands	U.S. Fish and Wildlife Service Natural Wetlands Inventory (No Wetlands Indicated on the plan)						
Natural Heritage	Beaver County Natural Heritage Inventory Update 2014 (Not in a Natural Heritage Area)						
Clean and Green	No (Beaver County Tax Assessment Office)						

Agricultural Security Area

ASA Municipality: No

ASA Parcel: No



Joseph C. West
Assistant Director of Planning and Development

Notes:

- 1. Within ninety (90) days following municipal approval, the land development must be recorded by the Beaver County Recorder of Deeds. (See Section 513 and the definition of plat in the MPC.)**

April 22, 2016

Hopewell Township Board of Commissioners
Hopewell Township Municipal Building
1700 Clark Boulevard
Aliquippa, PA 15001

Re: Better Estate Holdings LP Warehouse & Laydown Yard Land Development Plan

Dear Commissioners:

At its regular monthly meeting held on Thursday, April 21, 2016, the Hopewell Township Planning Commission voted to recommend approval of the Better Estate Holdings LP Warehouse & Laydown Yard Land Development Plan.

The proposed plan involves a Land Development Plan for construction of a warehouse building and laydown yard in the Riverfront Industrial District. The warehouse structure itself as well as parking, loading and unloading dock and sewage pump grinder station are located solely in Hopewell Township. The laydown yard is located in both Hopewell Township and Center Township and a portion of the roadway is located in Aliquippa, therefore the Plan has also been submitted to Center Township and the City of Aliquippa for review and comment. The recommendation was conditioned upon compliance with all comments made by the Township Engineer in review letter dated April 4, 2016 and the Beaver County Planning Commission in a review letter dated April 20, 2016. The recommendation was 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 to be noted on the recorded Plan.

Very truly yours,

McMILLEN, URICK, TOCCI & JONES

Kelly M. Tocci
Kelly M. Tocci

KMT:nad

cc: Hopewell Township Planning Commission
Norm Kraus
John Bates
Marie Stratakis Hartman, P.E., Hopewell Township Engineer
Michael B. Jones, Esquire

**TOWNSHIP OF HOPEWELL
Beaver County, Pennsylvania
BOARD OF COMMISSIONERS
WORKSHOP MINUTES**

6:32pm

ROLL CALL

President

Rich Bufalini- present

Vice President

Joe Kusnir – present

Commissioners

Dave Ciccone- present

Nick DiPietro- present

Dave Swihart - absent

Others Present

Norm Kraus, Jr., Township Manager

Marie Stratakis-Hartman, Township Engineer

Michael Jones /McMillen,Urick,Tocci &Jones, Township Solicitor

6:32pm

ENGINEER'S REPORT – Marie Stratakis Hartman (report is on file)

The main item Marie Hartman reviewed was where the 2017 road improvement program stands so far in 2017. Youngblood Paving has actively been milling and paving township streets for the last two weeks and our road department has done all the base repair before Youngblood has come in to do their work on the streets thus far. President Bufalini asked Ms. Hartman to check with Youngblood to see if a tar and chip treatment could be done with Davidson Lane.

6:57pm

Police Chief Brian Uhrmacher met with BOC to review ongoing police department activity

The Chief told the BOC the Civil Service Commission Board met last Friday (6/9) addressed the issue of tiebreakers on testing as put forth on the Rules & Regs of the department. Also, the CS Board voted to have the polygraph testing now become of the final testing, along with the psychological and physical testing, once a perspective candidate was made a conditional offer to join the police department.

The Chief next addressed the Board of Commissioners on placing the speed cart on Valleyview Drive after Commissioner Kusnir made the inquiry on behalf a resident who lives on that street. 1500 cars were measured and, for the most part, speed was not an issue on the road. The Chief made a recommendation to have a “Slow, Watch Children” sign placed on the street.

The next street signage problem the Chief discussed was the signage at Longview Avenue, Penny, Washington and the High School road. The signage has misplaced signs and the Chief made a recommendation to the Board that they can vote on tonight after showing pictures of the current signage in place there.

The Chief also brought up signage issues near the high school on Knoll, Fisk, Carver and Perry Streets. One sign has “No Parking between 6am and 4PM” and the other sign states “NO Parking Anytime” on these streets. It has to be one or the other only on these streets and he made his Recommendation that the BOC could act on this evening later in the meeting.

With regards to the cop hiring grant, the Chief did say the department was down one officer since

Jim Lewis retired. Through the grant, he had proposed a School Resource Officer for the Hopewell School District, but the school district is not interested. Commissioner Bufalini expressed surprise at the school district passing on this resource officer, but mentioned that with the hiring of Aaron Lopez and Nicolette Jena last year, that addressed the issue with regards to Officer Lewis. The Chief mentioned the grant, at \$125,000, would be over a three year period and would cover most of the first year costs of the position. The grant would drop off after that.

The Chief mentioned coming up with a Community Service Officer with the grant period open for the BOC to consider. Also, the Chief is applying for the canine grant again for a third year in a row. The BOC okayed it for the Chief to pursue the COPS hiring grant for one additional position.

Finally, the Chief filled the BOC in on activity in the township with his department. May 2017 was the busiest month since the Chief took over. There were pattern-type crimes committed that the department was following up on. At the Police Memorial Ceremony at the Beaver County Courthouse, Officer Darren Caruso received a Traffic Enforcement Top Gun Award. Officer Nicolette Lopez received an award for Investigative work she's done. Our police department received a domestic violence program award for work in that area.

Commissioner Bufalini mentioned that when looking to promote an officer from part-time to full time, the Chief would make the promotion largely based on his recommendation.

7:24pm

Citizen Forum moved to this slot/ Bob Years- Veasey Drive

Mr. Years addressed the BOC about an incident that occurred between 1pm and 4pm at his property. He had mentioned he was cleaning up property on Grace Lane and Veasey Road making his property even more attractive. Someone came with a dump truck and dumped logs, Millings and branches onto his road leading to his property. He has no idea, after talking to neighbors, who might've done this to him. Police from the township were there to gather details from Mr. Years. As Mr. Years said, things have been quiet for some time at his house and property and now this happened. He is quite upset and determined to find out who did this to him. He is having a security company come in again and cost out installing cameras.

7:37pm

BUSINESS AGENDA

Mr. DiPietro

Motion to approve the Workshop Meeting minutes of May 8th, 2017.

Mr. Bufalini

Second the motion

Roll Call Vote:

Mr. Swihart Absent

Mr. Ciccone Yes

Mr. DiPietro Yes

Mr. Kusnir Yes

Mr. Bufalini Yes

Motion Carried

Mr. Kusnir

Motion to approve the list of bills dated 6-12-2017 as presented: General Fund; \$51,690.52; Sewer Fund; \$11,913.38 and State Fund; \$5,176.43.

Mr. Ciccone

Second the Motion

Roll Call Vote

Mr. Swihart Absent

Mr. Ciccone Yes

Mr. DiPietro Yes

Mr. Kusnir Yes

Mr. Bufalini Yes

Motion Carried

Mr. Ciccone Motion to pass Resolution R 2017-17, a Resolution of the Township of Hopewell, Beaver County, Pennsylvania, approving the Land Development Plan for the construction of a Warehouse Building and Laydown Yard in the Riverfront Industrial District known as Betters Real Estate Holdings, L.P., Warehouse & Laydown Yard Land Development Plan in accordance with Subdivision & land Development Ordinance 91-02.

Mr. Bufalini Second the Motion

Roll Call Vote

Mr. Swihart Absent

Mr. Ciccone Yes

Mr. DiPietro Yes

Mr. Kusnir Yes

Mr. Bufalini Yes

Motion Carried

Mr. Kusnir Motion to promote Carlie Critchlow to Senior Camp Counselor overseeing Camp Lakewood at a pay rate of \$8.50 per hour. Carlie is replacing Kari Steuer, who decided not to come back and supervise Camp Lakewood this summer.

Mr. Ciccone Second the Motion

Roll Call Vote

Mr. Swihart Absent

Mr. Ciccone Yes

Mr. DiPietro Yes

Mr. Kusnir Yes

Mr. Bufalini Yes

Motion Carried

Mr. Ciccone Motion to remove one of the signs on Knoll, Fisk, Carver and Perry Streets, That sign would be the one stating "No Parking from 6am till 4pm."

Mr. DiPietro Second the Motion

Roll Call Vote

Mr. Swihart Absent

Mr. Ciccone Yes

Mr. DiPietro Yes

Mr. Kusnir Yes

Mr. Bufalini Yes

Motion Carried

Mr. Kusnir Motion to place a "Watch Children" sign and have it installed and placed on Valleyview Drive.

Mr. Bufalini Second the Motion

Roll Call Vote

Mr. Swihart Absent

Mr. Ciccone Yes

Mr. DiPietro Yes

Mr. Kusnir Yes

Mr. Bufalini Yes

Motion Carried

Mr. Kusnir Motion to add a sign saying "opposing Traffic Does Not Stop" at Washington and Longvue Avenues. Also, at Washington Street, place a "Traffic does not stop to traffic from the right" sign as well as a similar sign saying "Traffic does not stop from the right" at the Hopewell High School exit.

Mr. Ciccone Second the Motion

Roll Call Vote

Mr. Swihart Absent

Mr. Ciccone Yes

Mr. DiPietro Yes

Mr. Kusnir Yes

Mr. Bufalini Yes

Motion Carried

7:46pm

ITEMS FOR DISCUSSION

Solicitor Mike Jones reviewed the ordinance concerning rental inspections that he had already drawn up for Potter Township. This process would go through the Magistrate. There were associated forms that go with the ordinance that need adjusted to work for Hopewell. The ordinance, as it stands, is very strongly worded and encompassing. President Bufalini expressed concern with units like the new apartments at Kane Road, with over 200 units involved. Mike did say this ordinance covers new apartment construction. The commissioners said to possibly limit the ordinance to duplexes and single family homes. Mr. Jones said he could work with the options with buildings over five units. The BOC said they liked the concept of the ordinance, but would want Mike to limit the type of units directly affected. Mike will fine tune and bring back to the Board of Commissioners.

The next discussion item was that of Sharp Collections and was presented to the BOC by Norm Kraus and Barb Swearingen. With the one year agreement expiring the end of the month between the township and Sharp, Manager Kraus laid out where things stand with sewage collection now being administered by Sharp to township residents. After getting everything in place after Renee Cameron, who handled collections, left for another job, things have gone very well. The percentage of collections being taken in has increased according to Barb Swearingen. After Barb did a financial breakdown of where our numbers were on collections in house with Renee, as compared with Sharp, there is a difference in savings of \$8,220,31 to the good side of the ledger. The certified fees and mailings that Sharp pays for account for a good bit of the savings. Commissioner Kusnir asked if the system in place was working smoothly with Sharp, in addition to saving us money. Norm and Barb agreed that things are working fine. The commissioners agreed we should extend out the agreement with Sharp for another year.

The last item for discussion was the proposal that Police Chief Brian Uhrmacher brought to the BOC about getting pet control/animal control services from the Beaver County Humane Society. The cost would be \$750 per month, which is on the pricey side. Commissioner Kusnir pointed out that the township had gotten by before without this service. Norm Kraus will follow up with the Chief to see how much usage or situations our police department had been involved in with pet/animal control in the past and then review if it is something we might need.

8:22pm

CITIZEN'S FORUM / No further comments besides Mr. Years earlier

8:22pm

NEW BUSINESS NONE

8:22pm

OLD BUSINESS/ Solicitor Jones brought up the item that Maronda was willing to deed property over to the township with regards to the pump station at Clairmont Manor. With that in mind, the following motion was made:

Mr. Kusnir

Motion to approve a deed of dedication from Maronda Homes deeding over property from Maronda to Hopewell Township with BR Phase 1 Plan. This involves Tax Parcel

Mr. Ciccone ID# 65-204-0142.006.
Second the Motion

Roll Call Vote

Mr. Swihart Absent
Mr. Ciccone Yes
Mr. DiPietro Yes
Mr. Kusnir Yes
Mr. Bufalini Yes
Motion Carried

Also under “Old Business” Mr. Bufalini asked that the lines of communication open up a little more to the Park Board when issues involving the Park come up in any number of ways. This was the sentiment put forth in a meeting Mr. Bufalini and Swihart attended with the Park Board last week. This was duly noted by all.

8:27pm **EXECUTIVE SESSION/IN Litigation matters with the township**

9:20pm **OUT OF EXECUTIVE SESSION**

Out of Executive Session, Solicitor Mike Jones had two resolutions to be put forth for the BOC to take action on. The two resolution actions were:

Mr. Kusnir Motion to approve Resolution 2017-18 authorizing and entering into an agreement with PennDOT relative to a sanitary sewer line relocation at Tramp Mill Run, State Road 3009
Mr. Ciccone Second the Motion

Roll Call Vote

Mr. Swihart Absent
Mr. Ciccone Yes
Mr. DiPietro Yes
Mr. Kusnir Yes
Mr. Bufalini Yes
Motion Carried

Mr. Bufalini Motion to approve Resolution 2017-19 authorizing the submission of a reimbursement request to PennDOT for costs incurred relative to a sanitary sewer line relocation at Tramp Mill Run, State Route 3009, with PennDOT paying 100% of the actual costs located outside of PennDot’s right-of-way and 75% of the actual costs located within the township right-of way.

Mr. Kusnir Second the Motion

Roll Call Vote

Mr. Swihart Absent
Mr. Ciccone Yes
Mr. DiPietro Yes
Mr. Kusnir Yes
Mr. Bufalini Yes
Motion Carried

9:25pm

ADJOURNMENT
Commissioner Kusnir
Commissioner Ciccone

Motion to adjourn
Second the Motion

Voice Vote
All in favor
Motion Carried

Minutes Recorded by: Norm Kraus, Jr. 6/12/2017
Minutes prepared by Norm Kraus, Jr. 6/13/2017