



RESOLUTION 2018-09

A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA APPROVING THE SCOTTSVILLE SUBSTATION SUBDIVISION AND CONSOLIDATION PLAN NO. 1 INVOLVING THE RE-SUBDIVISION AND CONSOLIDATION OF FIVE (5) CONTIGUOUS LOTS INTO THREE (3) CONTIGUOUS LOTS. FOUR (4) PARCELS ARE CURRENTLY OWNED BY A. AKOORIE, JOSEPH THOMAS, AND FRED T. THOMAS PARTNERSHIP; AND ONE (1) PARCEL IS CURRENTLY OWNED BY DUQUESNE LIGHT COMPANY. LOT NO. 1 WILL CONTAIN THE EXISTING SCOTTSVILLE SUBSTATION (0.130 ACRES); LOT NO. 2 WILL CONTAIN THE EXISTING PARKING LOT ASSOCIATED WITH THE FEZ (0.865 ACRES); AND LOT NO. 3 WILL CONTAIN THE FEZ COMMERCIAL BUILDING (1.370 ACRES), IN ACCORDANCE WITH THE ZONING ORDINANCE AND SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

WHEREAS, on April 27th, 2018, an application was submitted to Hopewell Township by Duquesne Light Company and A. Akoorie, Joseph Thomas, and Fred T. Thomas Partnership to consider the proposed subdivision and consolidation plan, known as The Scottsville Substation Subdivision and Consolidation Plan No. 1, seeking to re-subdivide and combine five (5) contiguous lots into three (3) contiguous lots. Lot No. 1 (part of Tax Parcel #65-015-0107.000) will contain the existing Scottsville Substation; Lot No. 2 (Tax Parcel # 65-015-0104.000 and part of Tax Parcel #65-015-0107.000) will contain the existing Parking Lot associated with The Fez; and Lot No. 3 (Tax Parcel #65-015-0108.000 and Tax Parcel #65-015-0107.001 and Tax Parcel #65-015-0111.000 and part of Tax Parcel #65-015-0107.000) will contain The Fez commercial building, and

WHEREAS, the Beaver County Planning Commission rendered its comments in a letter dated May 15th, 2018, and

WHEREAS, on June 20th, 2018, Marie Stratakis Hartman, P.E, Hopewell Township Manager/Engineer, issued a comment letter addressing the aforementioned plan citing technical modifications required in order to comport with Hopewell Township Ordinances, and

WHEREAS, on Thursday, June 21st, 2018, (correspondence dated July 5th, 2018) the Hopewell Township Planning Commission recommended approval of The Scottsville Substation Subdivision and Consolidation Plan No. 1 application contingent upon compliance with the comments in the Hopewell Township Manager/Engineer's letter dated June 20th, 2018 and any comments received from the Beaver County Planning Commission, and

NOW, THEREFORE, BE IT RESOLVED that the Hopewell Township Board of Commissioners hereby approves The Scottsville Substation Subdivision and Consolidation Plan No. 1 conditioned upon the applicant fully complying with the comments contained in the Hopewell Township Manager/Engineer's letter dated June 20th, 2018 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. In addition and as a further condition of approval, the Applicants shall indemnify and hold Hopewell Township harmless from any claims against the Township relating to presently-existing non-conforming setback encroachments and a presently-existing PennDOT right-of-way encroachment.

RESOLVED AND ENACTED this 9th day of July, 2018.

Attest:

Marie Stratakis Hartman, P.E.
Hopewell Township Manager/Engineer

HOPEWELL TOWNSHIP
BOARD OF COMMISSIONERS

Richard Bufalini, President
Hopewell Township Board of Commissioners

(Seal)