

RESOLUTION R2014-10

Hopewell Township, Beaver County, Pennsylvania

**A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA
APPROVING THE OLIVIA ESTATES PLAN – 1ST AMENDMENT RE-SUBDIVISION LOT 2, KNOWN AS
OLIVIA ESTATES SUBDIVISION PLAN BEING A RESUBDIVISION OF LOT 2 INTO 4 LOTS LOCATED
ON JOSEPH DRIVE, HOPEWELL TOWNSHIP, IN ACCORDANCE WITH THE ZONING ORDINANCE
AND THE SUBDIVISION & LAND DEVELOPMENT ORDINANCE
(NOS. 2004-1 AND 91-02 RESPECTIVELY)**

WHEREAS, on January 23, 2013 an application was submitted to the Hopewell Township Planning Commission by Craig Campbell and Lea A. Mazzetti to consider the proposed Re-subdivision of Lots 2, 3, and 4 known as Olivia Estates Plan seeking to resubdivide lots 2, 3 and 4 into 12 lots (later revised to re-subdivide Lot 2 into four (4) lots) located on Joseph Drive in the R-2 District, and

WHEREAS, the Beaver County Planning Commission rendered its comments in a letter dated February 20, 2013, and

WHEREAS, on March 4, 2014, March 28, 2014 and May 27, 2014 Marie Stratakis Hartman, P.E, Hopewell Township Engineer issued a comment letter addressing the aforementioned plan citing various technical modifications required in order to comport with Hopewell Ordinances, and

WHEREAS, on May 15, 2014 the Hopewell Township Planning Commission recommended approval of the land development application contingent upon compliance with the comments in Hopewell Township Engineer's letter dated 03/04/13 and 03/28/14, and

WHEREAS, the Hopewell Planning Solicitor Kelly Tocci recommended approval of the application in the letter dated May 19, 2014 conditioned upon compliance with the comments contained in Hopewell Township Engineer's review letters dated 03/04/13 and 03/28/14 and comments contained in the Beaver County Planning Commission letter February 20, 2013, and

WHEREAS, the proposed plan seeks to re-subdivide Lot 2 into four (4) lots, each containing a single family attached dwelling, and

WHEREAS, Dimensional Variances were approved by the Hopewell Township Zoning Hearing Board on October 25, 2013 in that the newly created lots did not meet the minimum requirements of the Township Zoning Ordinance, and

WHEREAS, per Agreement of the property Owners dated July 31, 2012, the Olivia Estates Condominium Association has been terminated and Olivia Estates, LLC and Morry David have agreed to maintain the retention pond and open space located on Lots 1 and 5, and

WHEREAS, a Developer's Agreement with the Township is required for maintenance of these facilities, and

WHEREAS, an Owner's Acceptance for Responsibility for Stormwater Drainage Facilities has also been required on the Plan, and

WHEREAS, the recommendation was contingent upon revision of the plan drawings per the Hopewell Township Subdivision Ordinance and compliance with all comments made by the Township Engineer in a review letter dated March 28, 2014, and

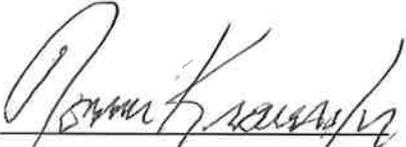
WHEREAS, Olivia Estates, LLC is required to enter into a Developer's Agreement with Hopewell Township for the ownership, maintenance, repair, and replacement of the stormwater retention pond (Lot 1) and open space area (Lot 5, Lot 6 and Lot 7) as a result of the termination of the Olivia Estates Condominium Association, and

WHEREAS, the Applicant shall submit final plans in paper copy, mylar (for signing and recording purposes), AutoCAD file, and .pdf.

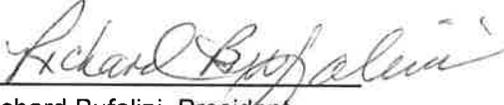
NOW, THEREFORE, BE IT RESOLVED that the Hopewell Township Board of Commissioners hereby approves the Olivia Estates Plan 1st Amendment Re-subdivision of Lot 2 into four (4) Lots conditioned upon the applicant fully complying with the comments contained in the Hopewell Township Engineer's letters dated 03/04/13, 03/28/14 and May 27, 2014 and the recommendations of both the Beaver County and Hopewell Township Planning Commissions prior to recording the Plan with the Beaver County Recorder of Deeds.

RESOLVED AND ENACTED this 17th Day of June, 2014

Attest:


Norm Kraus, Jr., Township Manager

Hopewell Township Board of Commissioners

By: 
Richard Bufalini, President