

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

A RESOLUTION OF MUNICIPAL COUNCIL)
OF THE MUNICIPALITY OF MONROEVILLE)
APPROVING CONDITIONAL USE 01-2-C OF)
MUSLIM COMMUNITY CENTER OF GREAT-)
ER PITTSBURGH, CONCERNING PROPERTY)
LOCATED AT 233 SEAMAN LANE)


RESOLUTION NO. 01-57

AND NOW, on July 10, 2001, it is RESOLVED by Municipal Council of the Municipality of Monroeville as follows:


That Conditional Use Application No. 01-2-C of MUSLIM COMMUNITY CENTER OF GREATER PITTSBURGH, concerning property located at 233 Seaman Lane, to construct two (2) additions to an existing church/community center for a Social Hall, Kitchen and Sunday School Classrooms, is "APPROVED" this date subject to conditions attached hereto as Addendum A.

ATTEST:

MUNICIPALITY OF MONROEVILLE



Marshall W. Bond
Municipal Manager



Abe J. Comunale
Mayor

ENTERED INTO LEGAL BOOK ON: July 20, 2001

ADDENDUM A TO RESOLUTION NO. 01-57**Concerning File No. 01-2-C**

The approval of the aforementioned Conditional Use, No. 01-2-C, is subject to the following conditions:

1. Compliance with all applicable Municipal Codes, Ordinances, Resolutions, Policies and procedures, in general, and with Ordinance No. 1443, as amended, in particular.
2. Site Plan approval shall not be official until and unless the Site Plan, as approved by Council and including all conditions of approval by Municipal Council, is filed with the Zoning Officer within ninety (90) days of action by Council.
3. Submission of a Performance Guarantee Improvement Bond in an amount of 100 percent of the cost of grading and erosion control required by Section 508 of Ordinance No. 1535, as amended, as estimated by the Municipal Engineer, and in a form acceptable to the Municipal Solicitor.
4. Applicant agrees that after approval of the Conditional Use by Monroeville Council, and prior to the issuance of any Grading Permit or Building Permit, all drawings in the application submission shall be submitted to the Department of Community Development in a digital format, preferably AutoCad Version 14, and if not available, a DXF format is acceptable. No work shall be authorized to commence until this information is submitted.
5. Applicant agrees to comply with Resolution 00-30, the Monroeville Developer's Agreement, executing said agreement prior to the commencement of any work on the site, or the issuance of a Land Disturbance Permit, Building Permit or Zoning Permit.
6. Applicant agrees to submit in writing annually, a list of special events to be held at the Muslim Community Center, where the number of participants exceeds the on site parking supply, to the Department of Community Development, and detail off site parking accommodations. For any other special events not known in advance, the Applicant agrees to notify the Department of Community Development thirty (30) days in advance.

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7. Applicant agrees to notify the Monroeville Police Department to schedule a Police Officer to direct traffic in and out of Seaman Lane for all special events that exceed normal attendance or where the number of participants exceeds the on site parking supply. This scheduling shall be done thirty (30) days in advance.
8. Compliance with the Municipal Engineer's requirements.
9. Compliance with the Fire Official's requirements, including:
 - Establish fire lanes as per the Fire Official's exhibit (Ordinance 1935).