

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

A RESOLUTION OF MUNICIPAL COUNCIL )  
OF THE MUNICIPALITY OF MONROEVILLE )  
APPROVING SITE PLAN APPLICATION NO. )  
01-2-ST OF MUSLIM COMMUNITY CENTER )  
OF GREATER PITTSBURGH, CONCERNING )  
PROPERTY LOCATED AT 233 SEAMAN LANE )

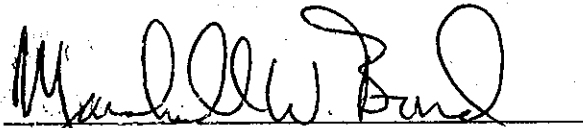
RESOLUTION NO. 01-58

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

That Site Plan Application No. 01-2-ST of the MUSLIM COMMUNITY CENTER OF GREATER PITTSBURGH, concerning property located at 233 Seaman Lane, to construct two (2) building additions, including a two (2) story building totaling 5,044 square feet and a one (1) story building totaling 1,890 square feet, and a hallway to connect the new buildings and existing buildings, 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

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ADDENDUM A TO RESOLUTION NO. 01-58

Concerning File No. 01-2-ST

The approval of the aforementioned Site Plan, No. 01-2-ST, 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. The Site Plan shall not be official until and unless it is approved by Monroeville Municipal Council. Council may add such requirements to the Site Plan as it determines are appropriate in the circumstances. If the Council adds any requirements, a revised Site Plan reflecting such additional requirements shall be filed with the Municipal Zoning Officer within ninety (90) days of the date of the action of Council imposing such requirements.
3. Submission of an Improvement Bond in an amount of 110 percent of the cost of improvements required by Section 508 of Ordinance 1443, as amended, as estimated by the Municipal Engineer and in a form acceptable to the Municipal Solicitor. *No site preparation shall be authorized nor any building permits or grading permits issued until an Improvement Bond has been accepted by the Municipality of Monroeville.*
4. Applicant agrees to provide handicapped parking spaces as shown in the Site Plan. These designated parking areas shall be marked with proper signage showing the symbol of accessibility, including a symbol sign mounted on a pole and a symbol painted on the asphalt parking surface. Additional signage shall be provided notifying patrons of Ordinance 1806 that establishes a fee of two-hundred (\$200.00) dollars for the violation of parking in handicapped parking areas.
5. Applicant agrees to use an approved exterior wall surface on exposed areas of the building as required in Section 209 of Ordinance No. 1443, as amended.
6. Applicant agrees to comply with the provisions of Resolution No. 89-55, requesting that all owners, developers, contractors and operators of commercial establishments give first preference to the hiring of all Monroeville residents, who are qualified, to participate in the development, construction, and operation of their commercial operations in the Municipality of Monroeville.

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ADDENDUM A TO RESOLUTION NO. 01-58  
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7. Applicant agrees that after approval of the Site Plan 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.
8. 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.
9. 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.
10. 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.
11. Compliance with the Municipal Engineer's requirements.
12. Compliance with the Fire Official's requirements.
  - Establish fire lanes as per the Fire Official's exhibit (Ordinance 1935).