

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

A RESOLUTION OF MUNICIPAL COUNCIL )  
OF THE MUNICIPALITY OF MONROEVILLE )  
APPROVING CONDITIONAL USE NO. 01-13-C )  
OF BERKLEY ASSOC./R.E. CRAWFORD/JANE )  
M. GRAHAM, CONCERNING PROPERTY )  
LOCATED ON NORTHERN PIKE )

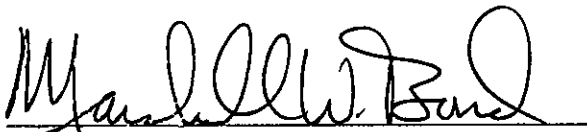
RESOLUTION NO. 01-89

AND NOW, on October 9, 2001, it is RESOLVED by Municipal Council of the Municipality of Monroeville as follows:

That Conditional Use Application No. 01-13-C of R.E. CRAWFORD/JANE M. GRAHAM, concerning property located on Northern Pike, for a Major Excavation totaling 50,000 cubic yards of cut and fill, for site preparation for a Planned Residential Development, with a total property area involved equaling 17 acres, 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: October 19, 2001

**ADDENDUM A TO RESOLUTION NO. 01-89****Concerning File No. 01-13-C**

The approval of the aforementioned Conditional Use, No. 01-13-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 that no work can commence on the site, no Building Permit or Land Disturbance Permit will be issued until a Highway Occupancy Permit is received from the Pennsylvania Department of Transportation.
7. Compliance with the Municipal Engineer's requirements.
8. Compliance with the Fire Official's requirements.