

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

A RESOLUTION OF MUNICIPAL COUNCIL)	
OF THE MUNICIPALITY OF MONROEVILLE)	
APPROVING CONDITIONAL USE NO. 01-12-C)	RESOLUTION NO. 01-99
OF SHEETZ, INC./JAMES BRIAN AND EVIE)	
ROSS CONCERNING PROPERTY LOCATED)	
AT MOSSIDE BOULEVARD/ROUTE 48 AND)	
BROADWAY BOULEVARD/ROUTE 130)	

AND NOW, on November 13, 2001, it is RESOLVED by Municipal Council of the Municipality of Monroeville as follows:


That Conditional Use Application No. 01-12-C of SHEETZ, INC./JAMES BRIAN AND EVIE ROSS, concerning property located at the intersection of Mosside Boulevard/Route 48 and Broadway Boulevard/Route 130, for a Major Excavation totaling 40,611 cubic yards of cut and fill, for site preparation for a proposed convenience store and associated site improvements, with the total property area equaling 36.976 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: November 23, 2001

ADDENDUM A TO RESOLUTION NO. 01-99

Concerning File No. 01-12-C

The approval of the aforementioned Conditional Use, No. 01-12-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 construct sidewalks on Route 48/Mosside Boulevard and Route 130/Broadway Boulevard, complying with Ordinance 1016, concerning sidewalk construction and regulations, and as located and approved by the Pennsylvania Department of Transportation.
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. Applicant agrees that no transportation of earth and other cut material can occur during the AM and PM Traffic Peak Periods of Route 48/Mosside Boulevard and Route 130/Broadway Boulevard, specifically no roadway activity prior to 9:00 AM nor between the hours 4:00 PM to 7:00 PM, daily.

ADDENDUM A TO RESOLUTION NO. 01-99
Concerning File No. 01-12-C
Page 2

8. Applicant agrees to secure a Building Permit as per Section 1825.0, Retaining Walls, of The BOCA National Building Code, 1996 for the retaining wall located on the northeast side of Route 22/ William Penn Highway.
9. Applicant agrees to comply with the comments or any conditions established by the Municipal Engineer, including:
 - A complete design for the retaining wall shall be prepared by a Registered Professional Engineer, and submitted to the Municipal Engineer for review and approval prior to the commencement of any work on the site.
 - A cut and fill design prepared by a Registered Professional Engineer, that will address existing subsurface conditions of the site, specifications for completing and monitoring the proposed cut and fill activities, specifications for completing and monitoring the stability of the existing and proposed slopes, and an inventory of the kinds of fill materials proposed to be imported to the site. Authorization for the issuance of a Land Disturbance Permit shall not occur for the site until the design is reviewed and approved by the Municipal Engineer.
 - A Geotechnical Engineer shall be on site to monitor all cut and fill activities work performed on the site. Weekly reports shall be submitted to the Department of Community Development. That Geotechnical Engineer shall provide the Municipality of Monroeville with a final certification and acceptances of all fill work performed on the site upon completion of the project. The certification shall address the stability on the site and the placement and compaction of the fill material.
10. Compliance with the Fire Official's requirements.