

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

A RESOLUTION OF MUNICIPAL COUNCIL)
OF THE MUNICIPALITY OF MONROEVILLE)
APPROVING CONDITIONAL USE 01-21-C OF)
A & L MOTORS, INCORPORATED, CONCERN-)
ING PROPERTY LOCATED AT 3780 WILLIAM)
PENN HIGHWAY)

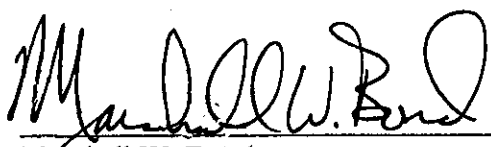
RESOLUTION NO. 02-03

AND NOW, on January 8, 2002, it is RESOLVED by Municipal Council of the Municipality of Monroeville as follows:


That Conditional Use Application No. 01-21-C of A & L MOTORS, INCORPORATED, concerning property located at 3780 William Penn Highway, for a Vehicle Sales Area, approximately 97,151 square feet in size, for the display and storage of automobiles, is "APPROVED" this date subject to conditions attached hereto as Addendum A.

ATTEST:

MUNICIPALITY OF MONROEVILLE



Marshall W. Bord
Municipal Manager



James J. Lomeo
Mayor

ENTERED INTO LEGAL BOOK ON: January 18, 2002

ADDENDUM A TO RESOLUTION NO. 02-03**Concerning File No. 01-21-C**

The approval of the aforementioned Conditional Use, No. 01-21-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. Applicant agrees to comply with the requirements of Ordinance No. 1016, concerning sidewalk construction and regulations, as located and approved by the Municipal Engineer.
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 Zoning Occupancy Permit or Building Occupancy Permit will be issued or any authorization to use the buildings or property until all highway improvements are constructed and installed as approved by the Municipality of Monroeville and 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 22/William Penn Highway, 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. 02-03
Concerning File No. 01-21-C
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8. Applicant agrees that no Zoning Occupancy Permit or Building Occupancy Permit will be issued or any authorization to use the buildings or property until all highway improvements constructed and installed as approved by the Municipality of Monroeville and the Pennsylvania Department of Transportation
9. Compliance with the Municipal Engineer's requirements.
10. Compliance with the Fire Official's requirements.