

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

A RESOLUTION OF MUNICIPAL COUNCIL)
OF THE MUNICIPALITY OF MONROEVILLE)
APPROVING CONDITIONAL USE 02-5-C OF)
THOMAS KEANE, CONCERNING PROPERTY)
IN THE MOYA INDUSTRIAL PARK AT THE)
END OF DEXTER DRIVE)

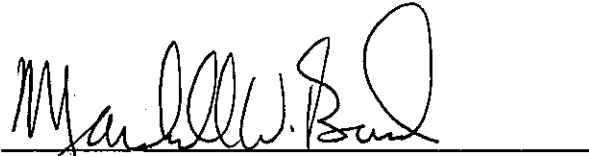
RESOLUTION NO. 02-42

AND NOW, on May 14, 2002, it is RESOLVED by Municipal Council of the Municipality of Monroeville as follows:

That Conditional Use Application No. 02-5-C of THOMAS KEANE, concerning property located in the Moya Industrial Park at the end of Dexter Drive, allowing a total excavation of 133,453 cubic yards for site preparation of three (3) proposed lots, is "APPROVED" this date subject to conditions attached hereto as Addendum A.

ATTEST:

MUNICIPALITY OF MONROEVILLE



Marshall W. Bond
Municipal Manager



James J. Lomeo
Mayor

ENTERED INTO LEGAL BOOK ON: May 24, 2002

**ADDENDUM A TO RESOLUTION NO. 02-42
Concerning File No. 02-5-C**

The approval of the aforementioned Conditional Use, No. 02-5-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 site preparation, either grading or excavation of materials, can commence on this property until a Soil and Erosion Control Plan has been reviewed and approved by Allegheny County.
7. Applicant agrees that no work can commence on the site, nor a Building Permit issued, until a Highway Occupancy Permit has been issued by the Pennsylvania Department of Transportation, and a copy is submitted to the Department of Community Development.
8. Compliance with the Municipal Engineer's requirements.
9. Compliance with the Fire Official's requirements.