

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

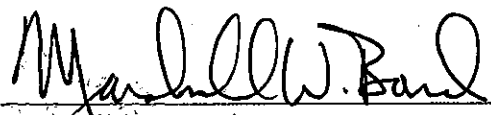
A RESOLUTION OF MUNICIPAL COUNCIL )  
 OF THE MUNICIPALITY OF MONROEVILLE )  
 APPROVING SITE PLAN APPLICATION NO. )  
 02-8-ST OF HANLON ELECTRIC COMPANY, ) RESOLUTION NO. 02-75  
 CONCERNING PROPERTY LOCATED AT 530 )  
 OLD FRANKSTOWN ROAD )

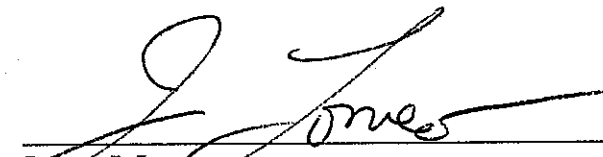
AND NOW, on September 10, 2002, it is RESOLVED by Municipal Council of the Municipality of Monroeville as follows:

That Site Plan Application No. 02-8-ST of HANLON ELECTRIC COMPANY, concerning property located at 530 Old Frankstown Road, for the construction of a building addition for an office area, 3,678 square feet in size, to an existing office/warehouse building and associated site improvements, 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: September 20, 2002

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ADDENDUM A TO RESOLUTION NO. 02-75

Concerning File No. 02-8-ST

The approval of the aforementioned Conditional Use, No. 02-8-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 comply with the requirements of Ordinance No. 1016 concerning sidewalk construction and regulations, as approved by the attached Sidewalk Modification Variance.
5. 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.
6. 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.

ADDENDUM A TO RESOLUTION NO. 02-75

Concerning File No. 02-8-ST

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7. 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.
8. 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.
9. 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.
10. 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.
11. Applicant agrees to secure a Land Disturbance Permit for all grading activity on the site prior to the commencement of any site work.
12. Compliance with the Municipal Engineer's requirements.
13. Compliance with the Fire Official's requirements.
  - Establish fire lanes as per Fire Official's exhibit (Ordinance 1935);
  - Install exterior wall key safe as per Fire Official's exhibit (Ordinance 2022); and
  - All construction shall be in compliance with the 1996 BOCA Building, Fire Prevention and the 1996 International Codes (Ordinance 2021, 2022 and 2023).

**Municipality of Monroeville  
SIDEWALK MODIFICATION REQUEST**

Date: 8/30/02 Application Number: 02-8-ST

Applicant/Property Owner: Hanlon Realty Partnership

Address: 530 Old Frankstown Road  
Monroeville PA 15146

Telephone: 412-795-6100 Fax: 412-795-9541

Representative/Contact Person: Michael R. Hanlon

Land Development Application Number: 02-11-SUB/02-8-ST-HANLON ELECTRIC

Location of Proposed Land Development: 530 Old Frankstown Road  
Monroeville PA 15146

I, (We) Michael R. Hanlon of Hanlon Realty Partnership, the owner(s) of the property

*listed above, hereby petition the Municipality of Monroeville to consider the following appeal to the Monroeville Sidewalk Ordinance, 1016, as amended, modifying the requirements for installing sidewalks in the proposed land development. This request will then be forwarded to Monroeville Council for their review and action.*

*Please provide the following information:*

1. Please state the minimum modification required, and key that request to the site plan for land development plan\*, and highlight the modification We are requesting a variance that we be permitted to exclude sidewalks from this project.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*\* Eighteen (18) copies of the site plan for the proposed land development, appropriately marked and showing the requested modification, should be submitted with this application.*

**2. Please justify the modification, stating in full the grounds and facts of the hardship imposed by the strict compliance with the Sidewalk Ordinance, 1016 :**

Our property located along Old Frankstown Road is in an area that is zoned as Light Industrial on one side and residential on the other.

Our primary reason for requesting this variance is due to the shape and terrain of our lot. The stretch of Old Frankstown that we face is near the top of a steep grade and the majority of our frontage is at the base of a very steep hill. In order for us to meet the requirements of the ordinance we would need to install a significant retaining wall. This retaining wall would be needed to support our existing driveways in order to create a level space along the road to install the sidewalks.

We fully understand the boroughs desire to install sidewalks. We are willing to commit to installing sidewalks in the future at a point in time that further development would create sidewalks to tie into our property.

We would also like to offer \$2,000.00 toward the Borough of Monroeville's sidewalk fund.

**I, hereby, certify that the information provided on this application and contained in the plats herewith are true and correct.**

*Michael A. Paul*

9/3/02

**Applicant/Property Owner**

**Date**

**MUNICIPALITY OF MONROEVILLE**

Department of Community Development, 2700 Monroeville Boulevard, Monroeville, Pa. 15146  
(412) 856 - 3338 FAX: (412) 856 - 3366