

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

A RESOLUTION OF MUNICIPAL COUNCIL)
OF THE MUNICIPALITY OF MONROEVILLE)
APPROVING SITE PLAN NO. 02-14-ST OF)
TURNBERRY ASSOCIATES/MONROEVILLE)
MALL, CONCERNING PROPERTY LOCATED)
AT THE NORTH SIDE OF THE MONROEVILLE)
MALL, BETWEEN MALL CIRCLE DRIVE AND)
THE MALL STRUCTURE)

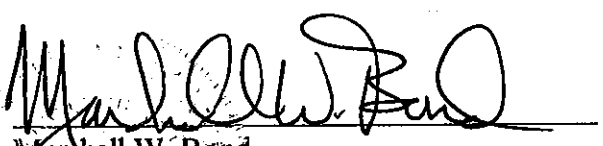
RESOLUTION NO. 02-90

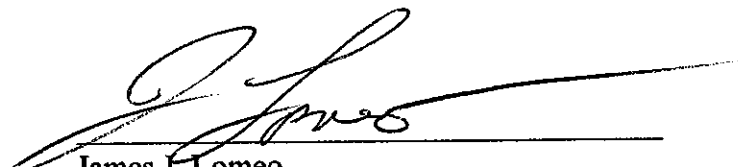
AND NOW, on November 12, 2002, it is RESOLVED by Municipal Council of the Municipality of Monroeville as follows:

That Site Plan Application No. 02-14-ST of TURNBERRY ASSOCIATES/MONROEVILLE MALL, concerning property located at the north side of the Monroeville Mall, between Mall Circle Drive and the Mall Structure, for the construction of village shops and restaurants expansion of approximately 80,000 square feet and associated site improvements, with a total property area involved equaling 6.924 acres, 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: November 22, 2002

ADDENDUM A TO RESOLUTION NO. 02-90

Concerning File No. 02-14-ST

The approval of the aforementioned Site Plan, No. 02-14-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 located and approved by the Municipal Engineer, and working in concert with the Route 22 Streetscape Project to provide a sidewalk connection on Route 22 southern property boundary and associated site amenities.
5. Applicant agrees to improve the intersection of North James Street Extension and Mall Circle Drive, including:
 - Installation of post mounted traffic control signs at each of the approaches;
 - Closure of the two (2) parking aisle ways, allowing for interior vehicular circulation and prohibiting vehicular traffic from entering or exiting onto the Mall Circle Drive West;
 - Provide a landscaped island as a barrier at the end of the parking aisle ways provided that would allow for pedestrian access;
 - Maintain vegetation at the corner of North James Street Extension and Mall Circle Drive East to allow better visibility;
 - Realignment of the Stop Bars and Stop Signs at North James Street Extension and Mall Circle Drive East; and
 - Submission of a site plan for this improvement to the Director of Community Development prior to the issuance of any Zoning and Building Permit for the Village Shoppes.

ADDENDUM A TO RESOLUTION NO. 02-90
Concerning File No. 02-14-ST
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6. Applicant agrees to comply with the Monroeville Zoning Hearing Board Decision of October 2, 2002, reducing the number of Off-Street Parking Spaces from 7,249 spaces to 6,834 spaces, and any conditions.
7. Applicant agrees to install the following traffic improvements, including:
 - Install a traffic signal at the intersection of Mall Circle Drive and Mall Boulevard, providing three-signal phasing with an eastbound advance phase, eastbound/westbound phase and a southbound phase.
 - Widen Mall Circle Drive at the intersection with the easternmost driveway to the northern parking area to provide an eastbound right turn lane into the easternmost driveway. Because of the close proximity of the easternmost driveway to Mall Boulevard, this eastbound right turn lane should be constructed the entire length of Mall Circle Drive between the easternmost driveway and Mall Boulevard.
 - Install attraction signs along Business Route 22 to encourage use of Don Drive/Business Route 22 Fly-over and divert traffic from Mall Boulevard.
 - Submission of construction drawings for this improvement to the Director of Community Development prior to the issuance of any Zoning and Building Permit for the Village Shoppes.
8. 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.
9. 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.
10. 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.
11. 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.

ADDENDUM A TO RESOLUTION NO. 02-90

Concerning File No. 02-14-ST

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12. 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.
13. Compliance with the Municipal Engineer's requirements.
14. Compliance with the Fire Official's requirements.

Municipality of Monroeville

A Home Rule Charter Municipality



Municipal Center
2700 Monroeville Boulevard
Monroeville, PA 15146-2388

Phone (412) 856-1
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www.monroeville.pa.gov

ZONING HEARING BOARD MUNICIPALITY OF MONROEVILLE

IN CASE OF: 02-45-A

APPLICATION NUMBER: TURNBERRY ASSOCIATES

REPORT OF DECISION

AND NOW, THIS 2nd DAY OF OCTOBER, 2002, UPON CONSIDERATION OF
A HEARING ON OCTOBER 2, 2002:

IT IS HEREBY DETERMINED THAT THE APPLICATION to request a Variance to Section 308, Off-Street Parking, Monroeville Zoning Ordinance, 1443, as amended, allowing the reduction in the number of required Off-Street Parking Spaces to be reduced from 7,249 spaces to 6,825 spaces, for a proposed addition to the Mall to include additions to the existing structure totaling 11,866 square feet and two (2) freestanding additions of 34,129 square feet and 34,720 square feet in size.

6,834 RJW

Concerning subject property located at the north side of Monroeville Mall, between Mall Circle Drive and the Mall Structure,

GRANTED DENIED WITH THE FOLLOWING CONDITIONS:

Approved per Site Plan submitted to the Municipality to be acted upon October 23, 2002 (as may be amended).

BY THE MONROEVILLE ZONING HEARING BOARD

Thomas E. Walter, Sr.
Thomas E. Walter, Sr.

ABSENT
Gregory Erosenko

Robert Grimes
Robert Grimes

Donald Risko
Donald Risko

Frank Rawson
Frank Rawson

NOTE: Any persons aggrieved by the decision of the Zoning Hearing Board of the Municipality of Monroeville, Pennsylvania, may appeal to the Court of Common Pleas of Allegheny County, Pennsylvania, within thirty (30) days after the decision of the Zoning Hearing Board.

If after a permit has been granted by the Zoning Hearing Board, the Improvement so authorized has not been started within six (6) months from that decision date, the said authorization shall be null and void.

Decision Mailing Date: 10-3-02