



**TOWNSHIP OF NORTH FAYETTE
RESOLUTION NO. 27-22**

A RESOLUTION OF THE TOWNSHIP OF NORTH FAYETTE, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, GRANTING PRELIMINARY AND FINAL LAND DEVELOPMENT PLAN APPROVAL WITH CONDITIONS TO SL IMPERIAL BUSINESS PARK, LLC FOR THE REVISED IMPERIAL BUSINESS PARK – LOT 11 LAND DEVELOPMENT APPLICATION.

WHEREAS, Act 247 of 1968, The Pennsylvania Municipalities Planning Code, empowers the governing body of a municipality to regulate subdivisions and land developments within the Municipality; and

WHEREAS, the Township of North Fayette (the "Township") is desirous of orderly and appropriate land use and development to protect the health, safety, and welfare of Township residents; and

WHEREAS, SL Imperial Business Park, LLC (the "Applicant") is the owner of the property located in the Township along the western side of International Drive in the I-1 Light Industrial Zoning District and referred to as Allegheny County Tax Parcel No. 690-N-20 (the "Property"); and

WHEREAS, the Applicant submitted to the Township an application (File No. 2022-4-SP) seeking revised approval of a Major Land Development (site plan) to which the Applicant proposes to develop the Property as an 88,426 square foot warehouse facility, with associated landscaping, stormwater management facilities, parking, and other related improvements (the "Development"); and

WHEREAS, the Applicant submitted to the Township the following materials in support of its application for Preliminary and Final Land Development approval:

1. Preliminary and Final Land Development plans prepared by Hampton Technical Associates, dated May 4, 2021 (last revised April 21, 2022);
2. Post Construction Stormwater Management Plan last revised April 8, 2021, and Post Construction Stormwater Management Report last revised February 4, 2022, each prepared by Hampton Technical Associates.

All the materials submitted by Applicant with the Preliminary and Final Land Development Plans shall be referred to your herein as the "Plans"; and

WHEREAS, the Township Engineer, LSSE, Inc., reviewed the Plans and, based upon this review, issued review letters dated May 27, 2022, June 10, 2022, and June 22, 2022, ("Engineer Review Letters") that provided various comments with regard to the Plan; and

WHEREAS, the Township Department of Community Development also reviewed the Plan and provided a review memorandum dated May 31, 2022, ("Township Review Memorandum") that also provided comments with regard to the Plan; and

WHEREAS, the Township Planning Commission reviewed the Plans at its June 2, 2022, public meeting and recommended to the Board of Supervisors that the Plans be approved; and

WHEREAS, the Allegheny County Planning Agency also reviewed the Plan and provided a review letter dated June 1, 2022, that also provided comments with regard to the Plan; and

WHEREAS, the Board of Supervisors previously granted preliminary and final approval of the Plan on May 25, 2021; and

WHEREAS, the Applicant now desires the Board of Supervisors consider its revised land development submission and its Plans for *preliminary* and *final* approval pursuant to Section 508 of the Municipalities Planning Code.

NOW, THEREFORE, BE IT RESOLVED by the Township of North Fayette Board of Supervisors that the preliminary and final land development plan for the development along International Drive as submitted by SL Imperial Business Park, and prepared by Hampton Technical Associates, dated May 4, 2021 (last revised April 21, 2022) is hereby **APPROVED** subject to Applicant's compliance with the following conditions:

1. Applicant shall comply with the outstanding comments in the Engineer Review Letters and Township Review Memorandum. Compliance with the outstanding comments shall be determined by the Director of Community Development and the Township Engineer.
2. Applicant shall obtain all necessary approvals for sanitary sewage facilities planning with regard to the Development or, as applicable, obtain and provide to the Township proof of entitlement to a waiver of the requirements for such planning pursuant to applicable law.
3. Applicant shall secure from the Township all necessary sanitary sewer capacity with regard to the Development including, without limitation, payment of the necessary tapping fees for such capacity pursuant to the Township Code of Ordinances.
4. The Development shall be served by public water supply from the Western Allegheny County Municipal Authority (WACMA).
5. Applicant shall comply with all applicable federal, state and local statutes, codes, ordinances, rules and regulations and shall obtain all approvals, certificates, licenses and permits required with regard to the Development.
6. Applicant shall pay all outstanding fees, including professional review fees, owed to the Township.

7. Applicant shall file an application for a Grading Permit with Township Department of Community Development. No site work may commence until a Grading Permit is issued.
8. Applicant shall record the final Plans in the office of the Allegheny County Department of Real Estate within 90 days of approval or within 90 days after the date of delivery of an approved plat signed by the Board of Supervisors, following completion of conditions imposed for such approval, whichever is later. Upon recording of the final Plans with Allegheny County, the developer and/or landowner shall deliver to the Township two paper prints of the final plat as recorded. In addition to the two paper prints, the applicant must submit one copy of the final Plans in an electronic format compatible with the Township's geographic information system (GIS).
9. Prior to release of final Plans for recording, Applicant shall execute and deliver to the Township the following documents in form customarily accepted by the Township:
 - a. Stormwater Maintenance Agreement, as prepared by the Township Solicitor;
 - b. Land Development Agreement, as prepared by the Township Solicitor;
 - c. Financial Security Agreement, as prepared by the Township Solicitor, for the proposed improvements in an amount approved by the Township Engineer.
10. Applicant shall install the sidewalks within the Property ("Sidewalk Improvements"), as required to be installed under the Plans as approved (including those directly serving the Lot 11 building and parking lot, as well as those on both sides of International Drive, and to the border of the adjacent Fayette Farms PRD property line), and applicable Township Ordinances and Subdivision regulations, including applicable Construction Standards, prior to issuance of an Occupancy Permit for Lot 11. Sidewalk Improvements shall be constructed in compliance with said Ordinances and regulations, and consistent with the Plans as approved by the Township.


Further, the Resolution with approvals and conditions as contained herein does not and shall not authorize the construction of improvements or buildings exceeding those shown on the Plans. Furthermore, this Resolution with approvals and conditions as contained herein shall be rescinded automatically upon Applicant's or Applicant's agent's failure to accept, in writing, all conditions herein imposed within thirty (30) days of the approval of the Resolution, such acceptance to be evidenced by Applicant's or Applicant's agent's signature below.

AND NOW, this 28th day of June 2022, upon motion duly made and seconded, the foregoing RESOLUTION is hereby adopted.

ATTEST:

TOWNSHIP OF NORTH FAYETTE
BOARD OF SUPERVISORS


James Mangan
Township Manager


James Morosetti, Chairman

SL Imperial Business Park, LLC, the Applicant seeking revised Preliminary and Final Land Development approval of the Imperial Business Park – Lot 11 land development application, pursuant to the Subdivision and Land Development Ordinance, Chapter 22 of the Township Code of Ordinances, as amended, acknowledges receipt of the foregoing Resolution of the Board of Supervisors of the Township of North Fayette, adopted June 28, 2022, pertaining to same and accepts all the conditions contained therein.

ATTEST:

SL IMPERIAL BUSINESS PARK, LLC

By:

Print (Name/Title):

Date:

COMMONWEALTH OF PENNSYLVANIA

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SS:

COUNTY OF ALLEGHENY

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On this, the _____ day of _____, 2022, before me, the undersigned officer, personally appeared _____ (Name), _____ (Title), known (or satisfactorily proven) to me to be the person whose name is subscribed to the within instrument, who stated he/she has full authority to execute same on behalf of SL Imperial Business Park, LLC, and that he/she executed the same for the purposes therein contained.

Witness my hand and notarial seal this ___ day of _____, 2022. My commission expires the ___ day of _____, 20__.

SEAL

Notary Public