

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

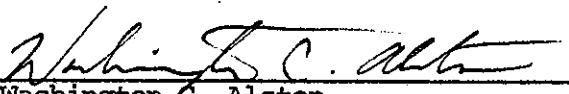
A RESOLUTION OF MUNICIPAL COUNCIL)
 OF THE MUNICIPALITY OF MONROEVILLE)
 APPROVING REVISED SITE PLAN APPLICATION) Resolution No. 89-104
 NO. 88-29-ST (R) OF GERALD RUBENSTEIN/RUBY'S)
 CLEANERS CONCERNING PROPERTY LOCATED AT)
 4026 MONROEVILLE BOULEVARD, CONTAINING)
 ONE ACRE OF AREA)

AND NOW, on October 10, 1989, it is RESOLVED by the Municipal Council of the Municipality of Monroeville as follows:

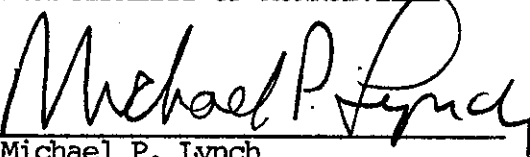
That Revised Site Plan Application No. 88-29-ST (R) of GERALD RUBENSTEIN/RUBY'S CLEANERS, concerning property located at 4026 Monroeville Boulevard, a Site Plan for a dry cleaning service with a drive-thru facility is "APPROVED" this date, subject to the conditions attached hereto as Addendum A.

ATTEST:

MUNICIPALITY OF MONROEVILLE



 Washington C. Alston
 Municipal Manager



 Michael P. Lynch
 Mayor

ENTERED INTO LEGAL BOOK ON: October 20, 1989

ADDENDUM A TO RESOLUTION NO. 89-104

Concerning File No. 88-29-ST (R)

The approval of the aforementioned Site Plan, No. 88-29-ST (R) 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% of the cost of improvements required by Section 508 of Ordinance No. 1443, as amended, as estimated by the Municipal Engineer and in a form acceptable to the Municipal Solicitor.
4. Applicant agrees to execute an agreement to comply with the requirements of Ordinance No. 1016 concerning sidewalk construction and regulations if and when the Municipality requires sidewalk construction.
5. 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.
6. 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.
7. Compliance with the Municipal Engineer's requirements.
8. Compliance with the Fire Official's requirements.

ADDENDUM A TO RESOLUTION NO. 89-104

9. The three paved parking stalls located at the right of the Monroeville Boulevard entrance shall be removed. This would involve the complete removal of the asphalt surface and reseed the area for grass.
10. Three parallel parking stalls shall be designated under the canopy in the right lane on the west side of the property abutting the side yard. Additionally, these spaces shall be properly lined and signs posted which state "Parking for Loading, 10 Minute Limit".
11. A Stop sign shall be erected at entrance/exit on Carson Street.