

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

A RESOLUTION OF MUNICIPAL COUNCIL)
 OF THE MUNICIPALITY OF MONROEVILLE)
 APPROVING SITE PLAN APPLICATION NO.) Resolution No. 89-121
 89-39-ST OF TERRA CAPITAL ASSOCIATES)
 CONCERNING PROPERTY LOCATED AT 4000)
 TECHNICAL CENTER DRIVE CONTAINING)
 1.78 ACRES)

AND NOW, on November 14, 1989, it is RESOLVED by the Municipal Council of the Municipality of Monroeville as follows:


That Site Plan Application No. 89-39-ST of TERRA CAPITAL ASSOCIATES, concerning property located at 4000 Technical Center Drive in Tech Park One, to construct a two-story office building 77,350 sq.ft. 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: November 24, 1989

ADDENDUM A TO RESOLUTION NO. 89-121

Concerning File No. 89-39-ST

The approval of the aforementioned Site Plan, No. 89-39-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% 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 Variance granted by the Monroeville Zoning Hearing Board on October 4, 1989, allowing for a reduction in the required number of parking spaces. Should the tenant in this building change, the Applicant is required to appear before the Monroeville Zoning Hearing Board for a review of their parking needs.

ADDENDUM A TO RESOLUTION NO. 89-121

(con't)

Concerning File No. 89-39-ST

8. Compliance with the Municipal Engineer's requirements.
9. Compliance with the Fire Official's requirements.