

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

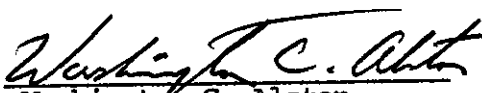
A RESOLUTION OF MUNICIPAL COUNCIL)
 OF THE MUNICIPALITY OF MONROEVILLE)
 APPROVING SITE PLAN APPLICATION NO.) Resolution No. 89-133
 89-24-ST OF EDWARD L. DARDANELL)
 CONCERNING PROPERTY LOCATED AT 610)
 BEATTY ROAD CONTAINING 2.11 ACRES)

AND NOW, on December 28, 1989, it is RESOLVED by the Municipal Council of the Municipality of Monroeville as follows:

That Site Plan Application No. 89-24-ST OF EDWARD L. DARDANELL, concerning property located at 610 Beatty Road, to reconstruct building that will measure 104.5' x 234' as the Gateway Press Building is "APPROVED" this date.

ATTEST:

MUNICIPALITY OF MONROEVILLE


 Washington C. Alston
 Municipal Manager


 Anthony J. LaGorga
 Deputy Mayor

ENTERED INTO LEGAL BOOK ON: *January 10, 1990*

ADDENDUM A TO RESOLUTION NO. 89-133

Concerning File No. 89-24-ST

The approval of the aforementioned Site Plan, No. 89-24-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 decision of the Monroeville Zoning Hearing Board of December 6, 1989, in which it was determined that the parking spaces available met the requirements of Section 308 of Ordinance 1443, as amended.
8. Compliance with the Municipal Engineer's requirements.
9. Compliance with the Fire Official's requirements.