

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

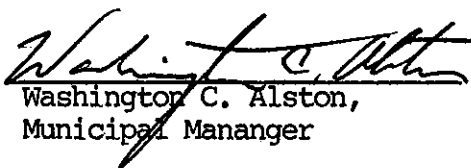
A RESOLUTION OF MUNICIPAL)
 COUNCIL OF THE MUNICIPALITY OF)
 MONROEVILLE APPROVING SITE PLAN) RESOLUTION NO. 89-69
 NO. 89-17-ST OF EXXON CORPORATION)
 CONCERNING PROPERTY LOCATED AT)
 INTERSECTION ALPINE VILLAGE DRIVE)
 AND ROUTE 22)

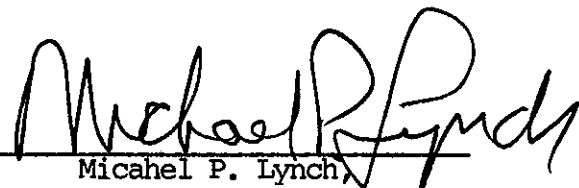
AND NOW , on July 11, 1989, it is RESOLVED by Municipal Council of the Municipality of Monroeville as follows:

That Site Plan Application No. 89-17-ST of EXXON CORPORATION concerning property located at the INTERSECTION OF ALPINE VILLAGE DRIVE & ROUTE 22 for a Convenience Store and Gasoline Station with a Canopy is "Approved" this date, subject to the conditions attached here as Addendum A.

MUNICIPALITY OF MONROEVILLE

ATTEST:


 Washington C. Alston,
 Municipal Mananger


 Micahel P. Lynch,
 Mayor

ENTERED INTO LEGAL BOOK ON: *July 21, 1989*

ADDENDUM A TO RESOLUTION NO.

Concerning File No. 89-17-ST

The approval of the aforementioned Site Plan, No. 89-17-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 of their commercial operations in the Municipality of Monroeville.
7. Compliance with the Variance granted by the Monroeville Zoning Hearing Board at their meeting of May 3, 1989.

ADDENDUM A TO RESOLUTION NO. (con't)

Concerning File No 89-17-ST

- 8. Proper signage shall be installed to direct traffic ingress/egress on the Exxon Site, including; 1) on Route 22, first driveway closest to Alpine Village Drive to be designated, ENTRANCE ONLY - NO LEFT TURNS; 2) on Route 22, second driveway to be designated EXIT ONLY -NO LEFT TURNS; and, 3) at Alpine Village Drive to designated NO LEFT TURN INTO EXXON SITE.
- 9. Improvements shall be made at Alpine Village Drive to include three lanes, two lanes out and one lane in, to service the residential development.
- 10. Compliance with the Municipal Engineer's requirements.
- 11. Compliance with the Fire Official's requirements.