

ORDINANCE NO. 941

AN ORDINANCE OF THE TOWNSHIP OF ELIZABETH, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE ZONING MAP OF ELIZABETH TOWNSHIP TO REZONE CERTAIN PROPERTY FROM THE R-3 MEDIUM DENSITY RESIDENTIAL DISTRICT AND THE R-1 RURAL RESIDENTIAL DISTRICT TO THE M-1 LIGHT INDUSTRIAL DISTRICT.

WHEREAS, the Board of Commissioners of Elizabeth Township has determined it is in the best interests of the Township and specifically for future development to rezone the property identified on the Rezoning Map attached hereto as Exhibit A and as further identified in the Property Description attached hereto as Exhibit B from the R-3 Medium Density Residential District and the R-1 Rural Residential District to the M-1 Light Industrial District; and

WHEREAS, the Board of Commissioners wishes to amend the Zoning Map of Elizabeth Township to rezone the property identified in Exhibit A and Exhibit B from the R-3 Medium Density Residential District and the R-1 Rural Residential District to the M-1 Light Industrial District.

NOW, THEREFORE, be it ordained and enacted by the authority of the Board of Commissioners of Elizabeth Township as follows:

Section 1. The Zoning Map of Elizabeth Township is amended to place all portions of the property shown in Exhibit A and Exhibit B in the M-1 Light Industrial District.

Section 2. Any ordinance or part thereof in conflict herewith is hereby repealed to the extent of said conflict.

ADOPTED and ENACTED by the Board of Commissioners this 20th day of DECEMBER, 2018.

ATTEST:



TOWNSHIP OF ELIZABETH

BY: 

President

ALLEGHENY ENERGY CENTER EXHIBIT A - REZONING MAP JUNE 2018

ZONETYPE

- B-1 LOCAL COMMERCIAL
- B-2 HIGHWAY COMMERCIAL
- M-1 LIGHT INDUSTRIAL
- R-1 RURAL RESIDENTIAL
- R-2 SUBURBAN RESIDENTIAL
- R-3 MEDIUM DENSITY RESIDENTIAL
- R-4 MULTIFAMILY RESIDENTIAL
- R-C RIVERFRONT CONSERVATION
- SC SPECIAL CONSERVATION

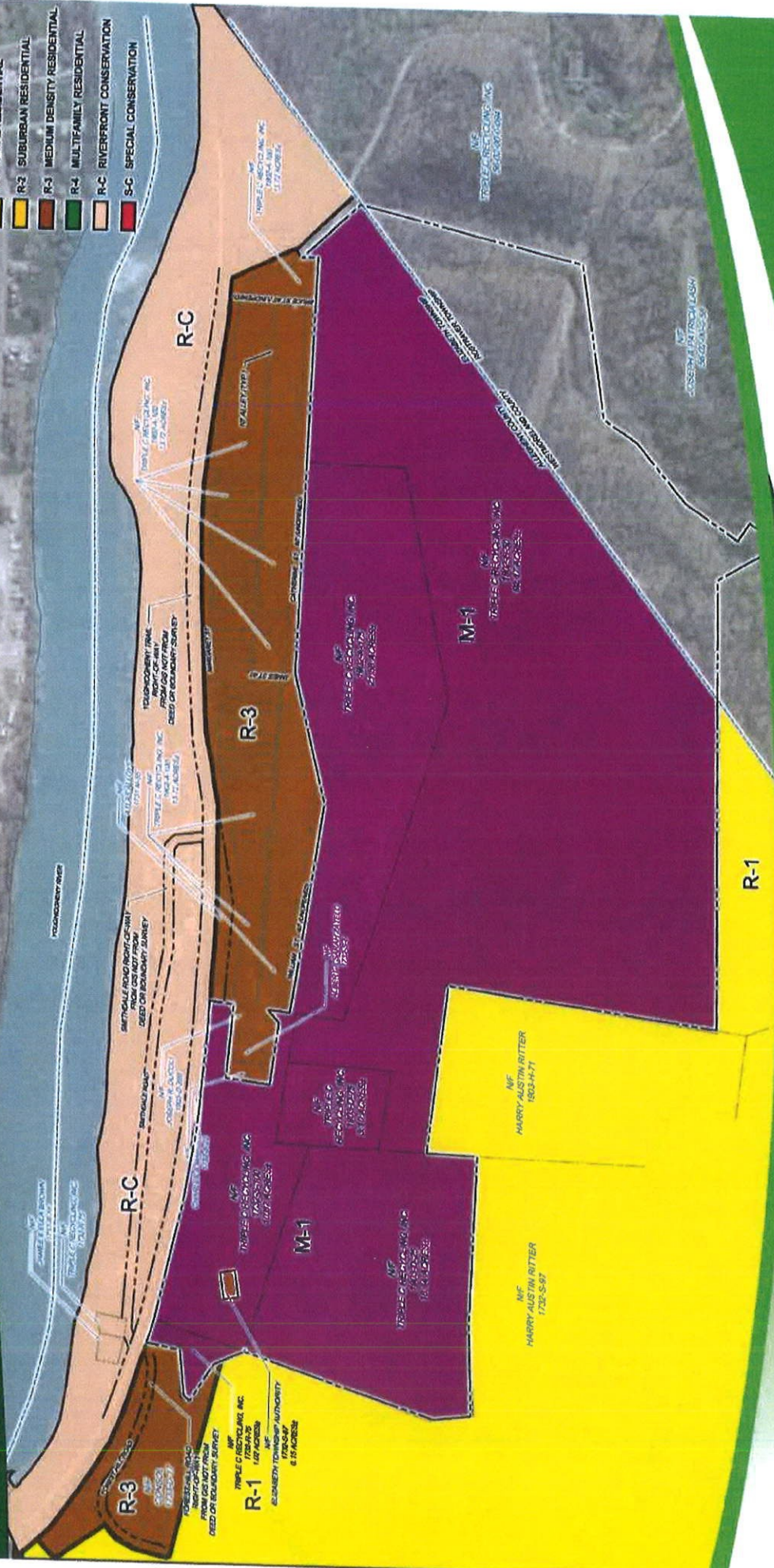


Exhibit B
Property Description

ALL that certain parcels of land, situate in Elizabeth Township, Allegheny County and in Rostraver Township, Westmoreland County, being lands now or formerly of Triple C Recycling, Inc. as shown on a Boundary Survey prepared by Pennoni Associates Inc. dated May 5, 2018, and being more particularly bound and described as follows, to wit:

BEGINNING at a point at the corner of lands now or formerly of Consol Mining Corporation LLC and the southerly right-of-way line of lands formerly of the Regional Trail Corporation; thence

1. Along said right-of-way line S 58° 09' 10" E, a distance of 49.58 feet to a point in said line; thence
2. Continuing along said line S 60° 30' 40" E, a distance of 51.68 feet to a point in said line; thence
3. Continuing along said line S 63° 42' 36" E, a distance of 504.08 feet to a point in said line; thence
4. Continuing along said line S 67° 11' 24" E, a distance of 250.80 feet to a point in said line; thence
5. Continuing along said line S 70° 30' 12" E, a distance of 115.50 feet to a point in said line; thence
6. Continuing along said line S 71° 32' 36" E, a distance of 313.50 feet to a point in said line; thence
7. Continuing along said line S 73° 57' 36" E, a distance of 115.50 feet to a point in said line and a corner of lands now or formerly of Atlas Alloys Company, Inc.; thence
8. Leaving said southerly right-of-way line and partially along said Atlas Alloys land and partially along the terminus of Margaret Street (50' wide) as it appears on the James H. Hopkins Plan of Lots S 20° 47' 23" W a distance of 98.41 feet to a corner of lands now or formerly of Joseph R. Ducoli; thence
9. Leaving said line of Hopkins Plan of Lots and partially along lands now or formerly of Joseph R. Ducoli, Albert and Sarah Zatelli and Charles and Marcella Hollis N 71° 52' 30" W, a distance of 296.96 feet to a point being a corner of lands now or formerly of Charles and Marcella Hollis; thence
10. Continuing along said lands of Hollis S 20° 47' 30" W, a distance of 180.00 feet to a corner of said lands; thence
11. Partially along lands now or formerly of Hollis, Zatelli and Ducoli S 69° 12' 30" E, a distance of 250.80 feet to an angle point being a corner of lands of Ducoli; thence
12. Along said lands of Ducoli N 60° 37' 30" E, a distance of 70.00 feet to a point in the line of the James H. Hopkins Plan of Lots; thence
13. Along said line of Hopkins Plan of Lots S 20° 47' 23" W a distance of 90.28 feet to a corner of said Plan of Lots being the terminus of William Street (40' wide; unopened); thence
14. Along said Plan of Lots and the southerly line of William Street S 68° 10' 12" E a distance of 853.17 feet to an angle point; thence
15. Crossing said William Street N 89° 25' 38" E a distance of 541.77 feet to a point in the line of the James H. Hopkins Plan of Lots and being the southerly line of Catherine Street (40' wide; unopened); thence
16. Along said Catherine Street S 74° 23' 12" E a distance of 1680.99 feet to a corner of the James H. Hopkins Plan of Lots; thence

Exhibit B
Property Description

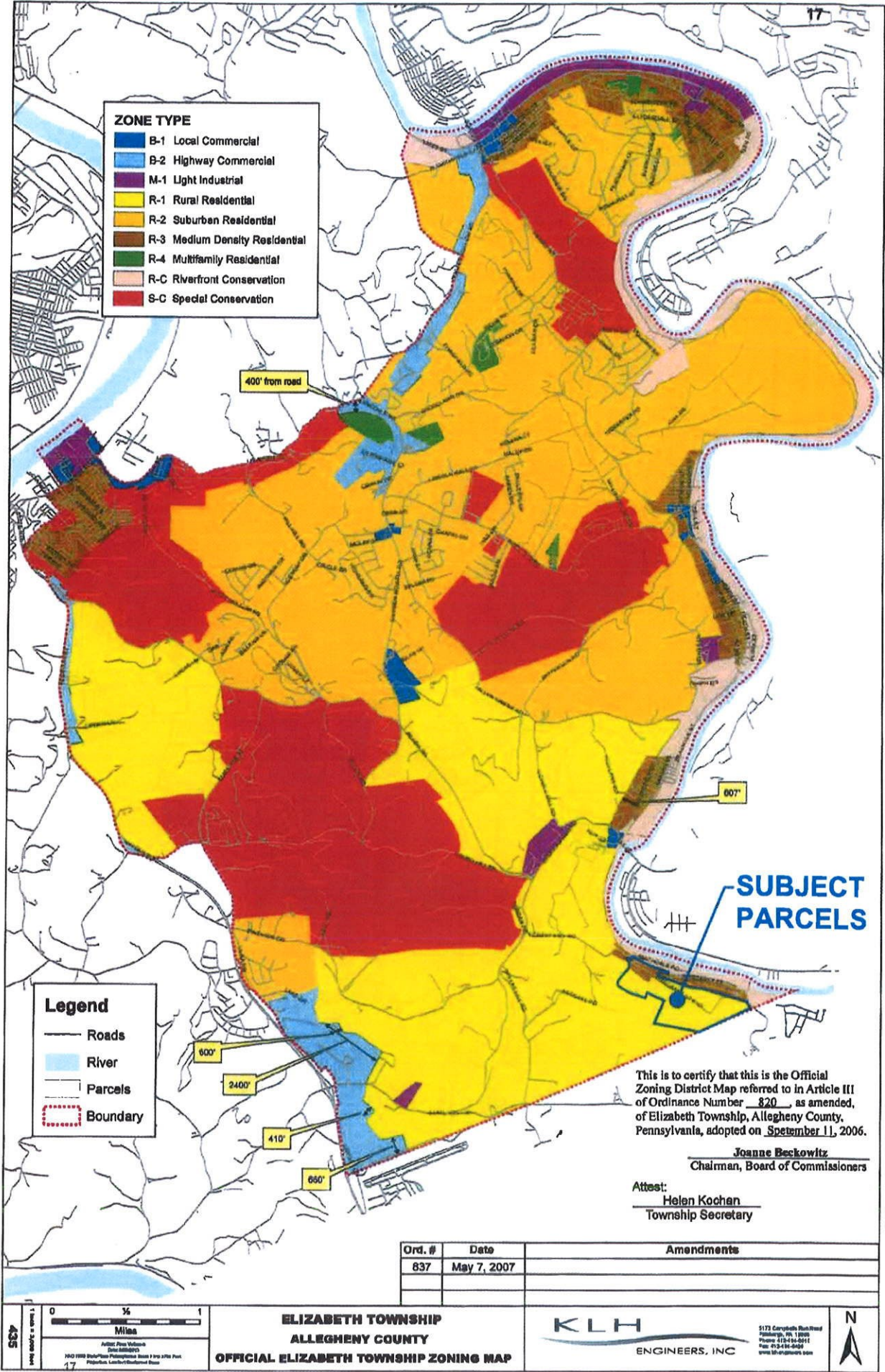
17. Continuing along said Plan of Lots N 10° 45' 48" E a distance of 66.00 feet to a point on the line of lands now or formerly of the John Pollock Tract; thence
18. Along said Tract S 29° 34' 33" E a distance of 318.65 to a point in the line of lands now or formerly of Triple C Recycling and Rischitelli Gray Line Co., Inc.; thence
19. Partially along said lands and lands now or formerly of Joseph and Patricia Lash S 27° 31' 48" W a distance of 942.14 to a corner in said lands of Lash; thence
20. Along said lands of Lash N 85° 14' 12" W, a distance of 631.95 feet to an angle point in said lands; thence
21. Continuing along said lands S 47° 31' 48" W a distance of 162.36 feet to an angle point in said lands; thence
22. Continuing partially along said lands and along lands now or formerly of Jane Betters DePoppe S 63° 45' 48" W a distance of 311.73 feet to an angle point in said lands of DePoppe; thence
23. Continuing along said lands S 47° 31' 48" W a distance of 262.68 feet to an angle point in said lands; thence
24. Continuing along said lands S 43° 08' 12" E a distance of 86.96 feet to an angle point in said lands; thence
25. Continuing along said lands S 47° 31' 48" W a distance of 151.14 feet to an angle point in said lands; thence
26. Continuing along said lands N 16° 59' 12" W a distance of 293.21 feet to an angle point in said lands; thence
27. Continuing along said lands N 77° 23' 12" W a distance of 1810.49 feet to a point in the line of lands now or formerly of Harry Austin Ritter; thence
28. Along said lines of Ritter N 21° 47' 21" E a distance of 1101.09 feet to a corner in said lands; thence
29. Continuing along said lands of Ritter N 69° 59' 39" W a distance of 678.00 feet to a corner in said lands; thence
30. Continuing along said lands of Ritter S 16° 05' 21" W a distance of 209.60 feet to a corner in said lands and other lands now or formerly of Harry Austin Ritter; thence
31. Along said other lands of Ritter N 74° 47' 39" W a distance of 677.10 feet to an angle point in said lands; thence
32. Continuing along said lands N 78° 33' 39" W a distance of 369.46 feet to a corner in said lands; thence
33. Continuing along said lands N 07° 43' 30" E a distance of 156.14 feet to an angle point in said lands; thence
34. Continuing along said lands N 32° 13' 30" E a distance of 810.50 feet to an angle point in said lands; thence
35. Continuing partially along said lands and along lands now or formerly of Consol Mining Company LLC N 09° 54' 16" W a distance of 132.77 feet to an angle point in said lands of Consol; thence
36. Continuing along said lands of Consol N 44° 00' 00" W a distance of 177.37 feet to a corner in said lands; thence
37. Continuing along said lands N 59° 30' 00" E a distance of 33.00 feet to a corner in said lands; thence
38. Continuing along said lands S 82° 45' 00" E a distance of 181.50 feet to a corner in said lands; thence

Exhibit B
Property Description

39. Continuing along said lands N 24° 15' 00" E a distance of 140.62 feet to a point in said southerly line of the Regional Trail Corporation being the point and place of BEGINNING.

Containing 146.7 Acres of land, more or less.

Being parcels 1732-R-75; 1731-S-100; 1902-A-175; 1902-B-50; 1903-D-25 and 1903-D-75, Excepting Parcel 1731-S-97 lands now or formerly of Elizabeth Township Authority; and, Under and Subject to any exceptions, reservations, easements, rights-of-way, leases and assignments, minerals rights, private roads, etc..



- ZONE TYPE**
- B-1 Local Commercial
 - B-2 Highway Commercial
 - M-1 Light Industrial
 - R-1 Rural Residential
 - R-2 Suburban Residential
 - R-3 Medium Density Residential
 - R-4 Multifamily Residential
 - R-C Riverfront Conservation
 - S-C Special Conservation

- Legend**
- Roads
 - River
 - Parcels
 - Boundary

SUBJECT PARCELS

This is to certify that this is the Official Zoning District Map referred to in Article III of Ordinance Number 820, as amended, of Elizabeth Township, Allegheny County, Pennsylvania, adopted on September 11, 2006.

Joanne Beckowitz
Chairman, Board of Commissioners

Attest:
Helen Kochen
Township Secretary

Ord. #	Date	Amendments
837	May 7, 2007	



ELIZABETH TOWNSHIP
ALLEGHENY COUNTY
OFFICIAL ELIZABETH TOWNSHIP ZONING MAP

KLH
ENGINEERS, INC

5173 Corvallis Run Road
Pittsburgh, PA 15205
Phone: 412-434-5411
Fax: 412-434-5408
www.klh-engineers.com



ALLEGHENY ENERGY CENTER ZONING MAP - EXISTING JUNE 2018

ZONETYPE

- B-1 LOCAL COMMERCIAL
- B-2 HIGHWAY COMMERCIAL
- M-1 LIGHT INDUSTRIAL
- R-1 RURAL RESIDENTIAL
- R-2 SUBURBAN RESIDENTIAL
- R-3 MEDIUM DENSITY RESIDENTIAL
- R-4 MULTIFAMILY RESIDENTIAL
- R-C RIVERFRONT CONSERVATION
- S-C SPECIAL CONSERVATION

