

ARTICLE 10

ADMINISTRATION

1000 AMENDMENTS

Amendments to the Subdivision and Land Development Ordinance shall become effective only after a public hearing held pursuant to public notice in the manner prescribed for enactment of a subdivision and land development ordinance by the Pennsylvania Municipalities Planning Code. In addition, in case of an amendment other than that prepared by the Planning Agency of the Township, the Board of Supervisors shall submit each such amendment to the Township planning agencies for recommendations at least thirty (30) days prior to the date fixed for the public hearing on such proposed amendment.

1010 APPEALS

The decisions of the Board of Supervisors with respect to the approval or disapproval of Subdivision or Land Development Plans may be appealed directly to the Court of Common Pleas as is provided for in the Pennsylvania Municipalities Planning Code.

1020 REMEDIES

The preventative remedies and enforcement remedies as stipulated in the Pennsylvania Municipalities Planning Code shall apply.

1030 SEVERABILITY AND CONFLICTS

1031 Should any action or provision of this ordinance be declared by the courts to be invalid, such decision shall not affect the validity of the Ordinance as a whole, nor the validity of any other section or provision of the ordinance than the one so declared.

1032 Whenever there is a conflict between minimum standards or requirements set forth in this ordinance and those contained in other Township ordinances and regulations, or other applicable laws and regulations, the most stringent standard or requirement shall apply.

1040 FEES

1041 The Township Board of Supervisors shall establish, by resolution, a collection procedure and schedule of fees to be paid by the developer at the time of filing of the Sketch, Preliminary and Final Plans. No plan shall be accepted for filing unless the required number of plans have been submitted with the supplemental material required in Sections 420 and 530 as relevant, accompanied by the required review fee.

1042 Charges for field inspection as required by Township Supervisors for public improvements shall be based on actual costs incurred for such inspections.

1043 No final plan shall be approved unless all accrued fees and charges are paid in full.

1044 No plan shall be filed at the Recorder of Deeds Office unless all fees and charges are paid in full.

1050 MODIFICATIONS

1051 The Board of Supervisors may grant a modification of the requirements of one or more provisions of this ordinance if the literal enforcement will exact undue hardship because of peculiar conditions pertaining to the land in question, provided that such modifications will not be contrary to the public interest and that the purpose and intent of this ordinance is observed.

1052 All requests for a modification shall be in writing and shall accompany and be a part of the preliminary plan application for development. The request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based, the provision or provisions of the ordinance involved, and the minimum modifications necessary.

1053 The Board of Supervisors, in considering requests for modification, shall consider the recommendations of the Planning Commission in regard thereto.

1054 The Board of Supervisors shall keep a written record of all action on all requests for modifications.

1055 If the Board of Supervisors grants any waivers from the requirements of this ordinance, the plan of record shall list all the sections of this ordinance that were waived, plus the date(s) the modifications were approved by the Board of Supervisors.