

EAST NORRITON TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

ORDINANCE NO. 290

EAST NORRITON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE CODE OF EAST NORRITON TOWNSHIP, SPECIFICALLY, THE EAST NORRITON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE BY MAKING CERTAIN CHANGES TO THE TEXT OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AS SET FORTH IN THE BODY OF THIS ORDINANCE.

THE BOARD OF SUPERVISORS OF EAST NORRITON TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, UNDER AND BY VIRTUE OF AUTHORITY GRANTED BY THE SECOND CLASS TOWNSHIP CODE, DOES HEREBY ENACT AND ORDAIN:

SECTION 1.

The Code of East Norriton Township, Chapter 175, being the East Norriton Township Subdivision and Land Development Ordinance is hereby amended as follows:

Amend Section 175-5 and Section 175-17 by omitting the last sentence of each of those Sections and adding thereto as follows:

Modification of the requirements of one or more provisions of the subdivision and land development ordinance may be granted if the literal enforcement will exact undue hardship because of the peculiar conditions pertaining to the land in question, provided that such modification will not be contrary to the

public interest and that the purpose and intent of the ordinance is observed.

All requests for a modification shall be in writing and shall accompany and be a part of the 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 modification necessary. The request for modification may be referred to the Planning Commission for advisory comments. The Township shall maintain a written record of all action on all requests for modifications.

Amend Section 175-8 by deleting the definition of Application for Development and adding the new definition as follows:

APPLICATION FOR DEVELOPMENT - Every application, whether preliminary, tentative or final, required to be filed and approved prior to start of construction or development including but not limited to an application for a building permit, for the approval of a subdivision plat or plan or for the approval of a development plan.

Amend Section 175-8 by adding the definition of Decision as follows:

DECISION - Final adjudication of any board or other body granted jurisdiction under this ordinance or other applicable

law, either by reason of the grant of exclusive jurisdiction or by reason of appeals from determinations. All decisions shall be appealable to the Court of Common Pleas of Montgomery County.

Amend Section 175-8 by adding the new definition as follows:

DETERMINATION - Final action by an officer, body or agency charged with the administration of this ordinance or applications thereunder, except the following:

1. The governing body;
2. The Zoning Hearing Board; or
3. The Planning Commission, only if and to the extent the Planning Commission is charged with final decision on preliminary or final plans under the Subdivision and Land Development Ordinance or planned residential development provisions, if any.

Determinations shall be appealable only to the boards designated as having jurisdiction for such appeal.

Amend Section 175-8 by deleting the definition of Engineer and adding the new definition as follows:

ENGINEER - A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed as the engineer for a municipality, planning agency, or joint planning commission.

Amend Section 175-8 by deleting the definition of Land Development and adding the new definition as follows:

LAND DEVELOPMENT -

A. The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:

(1) A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or

(2) The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.

B. A subdivision of land.

C. Certain land development shall be specifically excluded from the definition of land development set forth hereinabove, when such land development involves:

(1) The conversion of an existing single family detached dwelling or single family semi-detached dwelling into not more than three residential units, unless such units are intended to be a condominium;

(2) The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building.

(3) The addition to any existing nonresidential building, where the gross floor area of the addition, when

combined with the gross floor area of the existing building, does not exceed one thousand five hundred (1,500) square feet.

Amend Section 175-8 by deleting the definition of Lot and adding the new definition as follows:

LOT - A designated parcel, tract or area of land established by a plat or otherwise as permitted by law and to be used, developed or built upon as a unit.

Amend Section 175-8 by deleting the definition of Mobilehome and adding the new definition as follows:

MOBILEHOME - A transportable, single family dwelling intended for permanent occupancy, contained in one unit, or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing, which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation.

Amend Section 175-8 by adding the definition of Mobilehome Lot as follows:

MOBILEHOME LOT - A parcel of land in a mobilehome park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobilehome.

Amend Section 175-8 by adding the definition of Mobilehome Park as follows:

MOBILEHOME PARK - A parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobilehome lots for the placement thereon of mobilehomes.

Amend Section 175-8 by adding the definition of Public Hearing as follows:

PUBLIC HEARING - A formal meeting held pursuant to public notice by the Board of Supervisors or the Planning Commission, intended to inform and obtain public comment, prior to taking action in accordance with this Subdivision and Land Development Ordinance and the Pennsylvania Municipalities Planning Code (P.L. 805 No. 247, as amended).

Amend Section 175-8 by adding the definition of Public Meeting as follows:

PUBLIC MEETING - A forum held pursuant to notice under the Act of July 3, 1986 (P.L. 388, No. 84), known as the "Sunshine Act."

Amend Section 175-8 by adding the definition of Public Notice as follows:

PUBLIC NOTICE - Notice published once each week for two successive weeks in a newspaper of general circulation in East Norriton Township. Such notice shall state the time and place of

the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than thirty (30) days and the second publication shall not be less than seven (7) days from the date of the hearing.

Amend Section 175-8 by adding the definition of Report as follows:

REPORT - Any letter, review, memorandum, compilation or similar writing made by any body, board, officer or consultant other than a solicitor to any other body, board, officer or consultant for the purpose of assisting the recipient of such report in the rendering of any decision or determination. All reports shall be deemed recommendatory and advisory only and shall not be binding upon the recipient, board, officer, body or agency, nor shall any appeal lie therefrom. Any report used, received or considered by the body, board, officer or agency rendering a determination or decision shall be made available for inspection to the applicant and all other parties to any proceeding upon request and copies thereof shall be provided at cost of reproduction.

Amend Section 175-8 by deleting the definition of Street and adding the new definition as follows:

STREET - Includes street, avenue, boulevard, road, freeway, parkway, lane, alley, viaduct and any other ways used or intended to be used by vehicular traffic or pedestrians whether public or private.

Amend Section 175-8 by deleting the definition of Structure and adding the new definition as follows:

STRUCTURE - Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.

Amend Section 175-8 by deleting the definition of Subdivision and adding the new definition as follows:

SUBDIVISION - The division or redivision of a lot, tract or parcel of land by any means into two or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development: Provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

Amend Section 175-8 by adding the definition of "Substantially Completed" as follows:

SUBSTANTIALLY COMPLETED - Where, in the judgment of the Township Engineer, at least 90% (based on the cost of the required improvements for which financial security was posted pursuant to the requirements of this ordinance) of those improvements required as a condition for final approval have been

completed in accordance with the approved plan, so that the project will be able to be used, occupied or operated for its intended uses.

Amend Section 175-8 by adding the definition of Township Engineer as follows:

TOWNSHIP ENGINEER - A professional engineer licensed as such in the Commonwealth of Pennsylvania, duly appointed as the engineer for a municipality, planning agency or joint planning commission.

Amend Section 175-8 by adding the definition of Water Survey as follows:

WATER SURVEY - An inventory of the source, quantity, yield and use of groundwater and surface-water resources within a municipality.

Amend Section 175-14 by adding paragraph D as follows:

D. All plats, surveys and plans, whether preliminary or final, for subdivision or land development submitted to the Township shall be prepared in accordance with the Act of May 23, 1945 (P.L. 913, No. 367), known as the "Professional Engineers Registration Law" and shall be certified that they have been so prepared.

Amend Section 175-15 by adding the following paragraphs:

C. (2)(b)(5) Adjacent municipalities and other governmental agencies affected by the plans (when the Zoning Officer or Board of Supervisors believe it would be beneficial to solicit review and reports from such groups in furtherance of the general purposes of this Ordinance).

(6.1) The approval of a plat, whether preliminary or final may be subject to conditions which shall be communicated, in writing, to the owner and which the applicant must accept or reject in writing within ten (10) calendar days of receipt of the communication of the conditions by the Township. The approval of the plat shall be rescinded automatically upon written rejection of the conditions by the owner or upon the owner's failure to communicate acceptance or rejection of such conditions within ten (10) calendar days. If the conditions are not accepted, the conditional approval is rescinded and deemed to be a rejection as of the date the Board of Supervisors acted to grant conditional approved.

(6.2) All appeals from a subdivision or land development plan decision, including appeals from a person aggrieved, are made directly to the Court of Common Pleas.

Amend Section 175-15(5)(c) by deleting all references therein to "three years" and substituting therefore "five years".

Amend Section 175-32 by adding new paragraph E.1 as follows:

E.1 If water is to be provided by means other than by private wells owned and maintained by the individual owners of lots within the subdivision or development, applicants shall present evidence to the Township, that the subdivision or development is to be supplied by a certificated public utility, a bona fide cooperative association of lot owners, or by a municipal corporation, authority or utility. A copy of a Certificate of Public Convenience from the Pennsylvania Public Utility Commission or an application for such certificate, a cooperative agreement or a commitment or agreement to serve the area in question, whichever is appropriate, shall be acceptable evidence.

Amend Section 175-38 by adding the following after the first sentence of paragraph D., as follows:

The owner shall pay to the Township reasonable and necessary fees incurred by the Township for the services of the Township's professional consultants, including, but not limited to, its solicitor and engineer to review and report on such plans and other reviews and examinations and preparation of documents incidental to the application and installation of improvements. The review fees of East Norriton Township's professional consultants or engineer shall be based upon a schedule established and revised from time to time by ordinance or resolution.

Further amend Section 175-38 by deleting therefrom, "No final approval of any plan shall be given until all necessary fees have been paid in full", and add to that Section, the following:

In the event the owner disputes the amount of any such review fees, the owner shall, within ten (10) days of the billing date, notify the Township that such fees are disputed in which case the Township shall not delay or disapprove a subdivision or land development application due to the owner's request over disputed fees.

In the event that the Township and the owner cannot agree on the amount of review fees which are reasonable and necessary, then the owner and the Township shall follow the procedure for dispute resolution set forth in Section 175-53.1G.

Amend Section 175-51 by deleting the heading and paragraphs A, and A(2) and adding this new heading and new paragraphs A, and A(2) through (5) (subparagraph (1) is retained in its current form) as follows:

§ 175-51 Fees.

A. The owner shall pay to the Township reasonable and necessary engineering fees incurred by the Township for the services of the Township Engineer and/or the Township Engineer's staff incidental to the review, examination and inspection of lands, plans, and of the construction of improvements and such other necessary reviews, examinations and inspections.

Inspection by the Township Engineer's office may be required on a full-time basis during all periods when construction on the required improvements is taking place. By way of example and not of limitation, the owner shall pay to the Township all costs for testing concrete materials used in the construction of required improvements, including but not limited to concrete curb and concrete sidewalk.

(2) The owner shall also pay to the Township reasonable legal fees incurred by the Township for legal services incidental to the review and approval of plans for each subdivision or land development or section thereof, including but not limited to, the drafting and review of the development agreements, the escrow agreements and any other documents required by this chapter. These costs for engineering and legal services shall also include any services incidental to the final acceptance by the Township all or any portion of the required improvements, as well as all costs of inspections by township employees not otherwise covered by permit fees.

(3) The review fees of East Norriton Township's professional consultants, including , but not limited to, its solicitor and engineer, shall be based upon a schedule established and revised from time to time by ordinance or resolution.

(4) In the event the owner disputes the amount of any such review fees, the owner shall within ten (10) days of the billing date, notify the Township that such fees are disputed in which

case the Township shall not delay or disapprove a subdivision or land development application due to the owner's request over disputed fees.

(5) In the event that the Township and the owner cannot agree on the amount of review fees which are reasonable and necessary, then the owner and the Township shall follow the procedure for dispute resolution set forth in Section 175-53.1G.

Amend Section 175-53 by deleting paragraph A and adding new paragraphs A(1) through A(12) as follows:

A(1) No plan shall be finally approved unless the streets shown on such plan have been improved to a mud-free or otherwise permanently passable condition, or improved as may be required by this subdivision and land development ordinance and any walkways, curbs, gutters, street lights, traffic signals, traffic control signs, fire hydrants, shade trees, water mains, sanitary sewers, storm sewers and other improvements as may be required by this subdivision and land development ordinance have been installed in accordance with this ordinance. In lieu of the completion of any improvements or fees required as a condition for the final approval of a plan, the subdivider or developer may provide for the deposit with the Township of financial security in an amount sufficient to cover the costs of such improvements or common amenities including, but not limited to, roads, storm water detention and/or retention basins and other related drainage facilities, recreational facilities, open space

improvements, or buffer or screen plantings which may be required.

(2) When requested by the developer, in order to facilitate financing, the Board of Supervisors shall furnish the developer with a signed copy of a resolution indicating approval of the final plat contingent upon the developer obtaining satisfactory financial security. The final plat or record plan shall not be signed nor recorded until the financial improvements agreement (in form and substance satisfactory to the Township Solicitor) is executed. The resolution or letter of contingent approval shall expire and be deemed to be revoked if the financial security agreement is not executed within 90 days of the date of the resolution of contingent approval unless a written extension is granted by the Board of Supervisors; such extension shall not be unreasonably withheld and shall be placed in writing at the request of the developer.

(3) Without limitation as to other types of financial security which the Township may approve, Federal or Commonwealth chartered lending institution irrevocable letters of credit and restrictive or escrow accounts in such lending institutions shall be deemed acceptable financial security for the purposes of this section.

(4) Such financial security shall be posted with a bonding company or Federal or Commonwealth chartered lending institution chosen by the party posting the financial security, provided said

bonding company or lending institution is authorized to conduct such business within the Commonwealth.

(5) Such bond, or other security shall provide for, and secure to the public, the completion of any improvements which may be required on or before the date fixed in the formal action of approval or accompanying agreement for completion of the improvements.

(6) The amount of financial security to be posted for the completion of the required improvements shall be equal to 110% of the cost of completion estimated as of 90 days following the date scheduled for completion by the developer. Annually the Township may adjust the amount of the financial security by comparing the actual cost of the improvements which have been completed and the estimated cost for the completion of the remaining improvements as of the expiration of the 90th day after either the original date scheduled for completion or a rescheduled date of completion. Subsequent to said adjustment, the Township may require the developer to post additional security in order to assure that the financial security equals said 110%. Any additional security shall be posted by the developer in accordance with this subsection.

(7) The amount of financial security required shall be based upon an estimate of the cost of completion of the required improvements, submitted by an applicant or developer and prepared by a professional engineer licensed as such in this Commonwealth and certified by such engineer to be a fair and reasonable

estimate of such cost. The Township, upon the recommendation of the Township Engineer, may refuse to accept such estimate for good cause shown. If the applicant or developer and the Township are unable to agree upon an estimate, then the estimate shall be recalculated and recertified by another professional engineer licensed as such in this Commonwealth and chosen mutually by the Township and the applicant or developer. The estimate certified by the third engineer shall be presumed fair and reasonable, and shall be the final estimate. In the event that a third engineer is so chosen, fees for the services of said engineer shall be paid equally by the Township and the applicant or developer.

(8) If the party posting the financial security requires more than one year from the date of posting of the financial security to complete the required improvements, the amount of financial security may be increased by an additional 10% for each one-year period beyond the first anniversary date from posting of financial security or to an amount not exceeding 110% of the cost of completing the required improvements as reestablished on or about the expiration of the preceding one-year period by using the above bidding procedure.

(9) In the case where development is projected over a period of years, the Township may authorize submission of final plans by section or stages of development subject to such requirements or guarantees as to improvements in future sections or stages of development as it finds essential for the protection of any finally approved section of the development.

(10) As the work of installing the required improvements proceeds, the party posting the financial security may request the Board of Supervisors to release or authorize the release, from time to time, such portions of the financial security necessary for payment to the contractor or contractors performing the work. Any such requests shall be in writing addressed to the Board of Supervisors, and the Board of Supervisors shall have 45 days from receipt of such request within which to allow the Township Engineer to certify, in writing, to the Board of Supervisors that such portion of the work upon the improvements has been completed in accordance with the approved plat. Upon such certification, the Board of Supervisors shall authorize release by the bonding company or lending institution of an amount as estimated by the Township Engineer fairly representing the value of the improvements completed or, if the Board of Supervisors fails to act within said 45 day period, the Board of Supervisors shall be deemed to have approved the release of funds as requested. The Board of Supervisors may, prior to final release at the time of completion and certification by its engineer, require retention of 10% of the estimated cost of the aforesaid improvements.

(11) If water mains or sanitary sewer lines, or both, along with apparatus or facilities related thereto, are to be installed under the jurisdiction and pursuant to the rules and regulations of a public utility or municipal authority separate and distinct

from the Township, financial security to assure proper completion and maintenance thereof shall be posted in accordance with the regulations of the controlling public utility or municipal authority and shall not be included within the financial security as otherwise required by this section.

(12) If financial security has been provided in lieu of the completion of improvements required as a condition for the final approval of a plat as set forth in this section, the Township shall not condition the issuance of building, grading, or other permits relating to the erection or placement of improvements, including buildings, upon the lots or land as depicted upon the approved final plan. If financial security has been provided, occupancy permits for any building or buildings to be erected shall not be withheld following: the improvement of the streets providing access to and from existing public roads to such building or buildings to a mud-free or otherwise permanently passable condition, as well as the completion of all other improvements as depicted upon the approved plan, either upon the lot or lots or beyond the lot or lots in question if such improvements are necessary for the reasonable use of or occupancy of the building or buildings.

Amend Article VIII by adding new Section 175-53.1, as follows:

§ 175-53.1. Release from Improvement Bond.

A. When the developer has completed all of the necessary, appropriate and required improvements, the developer shall notify the Board of Supervisors, in writing, by certified or registered mail, of the completion of the aforesaid improvements and shall send a copy thereof to the Township Engineer. The Board of Supervisors shall, within ten days after receipt of such notice, direct and authorize the Township Engineer to inspect all of the aforesaid improvements. The Township Engineer shall, thereupon, file a report, in writing, with the Board of Supervisors, and shall promptly mail a copy of the same to the developer by certified or registered mail. The report shall be made and mailed within thirty (30) days after receipt by the Township Engineer of the authorization from the Board of Supervisors; the report shall be detailed and shall indicate approval or rejection of the improvements, either in whole or in part, and if the improvements, or any portion thereof, shall not be approved or shall be rejected by the Township Engineer, the Engineer's report shall contain a statement of reasons for such nonapproval or rejection.

B. The Board of Supervisors shall notify the developer, within fifteen (15) days of receipt of the Engineer's report, in writing by certified or registered mail, of the action of the Board of Supervisors with relation thereto.

C. If any portion of the required improvements shall not be approved or shall be rejected by the Board of Supervisors, the

developer shall proceed to complete the same and, upon completion, the same procedure of notification, as outlined herein, shall be followed.

D. The developer shall reimburse the Township for the reasonable and necessary expense incurred for the inspection of improvements. Such reimbursement shall be based upon a schedule established by ordinance or resolution. Such expense shall be reasonable and in accordance with the ordinary and customary fees charged by the Township Engineer or consultant for work performed for similar services in the community, but in no event shall the fees exceed the rate or cost charged by the engineer or consultant to the Township when fees are not reimbursed or otherwise imposed on developers.

(1) In the event the developer disputes the amount of any such expense in connection with the inspection of improvements, the developer shall, within ten (10) working days of the date of billing, notify the Township that such expenses are disputed as unreasonable or unnecessary, in which case the Township shall not delay or disapprove a subdivision or land development application or any approval or permit related to development due to the developer's request over disputed expenses.

(2) If within 20 days from the date of billing, the Township and the developer cannot agree on the amount of expenses which are reasonable and necessary, then the developer

and Township shall jointly, by mutual agreement, appoint another professional engineer licensed as such in the Commonwealth of Pennsylvania to review the said expenses and make a determination as to the amount thereof which is reasonable and necessary.

(3) The professional engineer so appointed shall hear such evidence and review such documentation as the professional engineer in his or her sole opinion deems necessary and render a decision within fifty (50) days of the billing date. The applicant shall be required to pay the entire amount determined in the decision immediately.

(4) In the event that the Township and developer cannot agree upon the professional engineer to be appointed within 20 days of the billing date, then upon application of either party, the President Judge of the Court of Common Pleas of Montgomery County (or if at the time there shall be no President Judge, then the senior active judge then sitting) shall appoint such engineer, who, in that case, shall be neither the Township Engineer nor any professional engineer who has been retained by, or performed services for, the Township or the developer within the preceding five years.

(5) The fee of the appointed professional engineer for determining the reasonable and necessary expenses shall be paid by the developer if the amount of payment required in the decision is equal to or greater than the original bill. If the amount of payment required in the decision is less than the

original bill by \$1,000 or more, the Township shall pay the fee of the professional engineer, but otherwise the Township and the applicant shall each pay one-half of the fee of the appointed professional engineer.

Amend Section 175-54 by deleting that Section and adding new Section 175-54, as follows:

§175-54 Enforcement Remedies.

A. Any person, partnership or corporation who or which has violated the provisions of the Township's subdivision or land development ordinance shall, upon being found liable therefor in a civil enforcement proceeding commenced by the Township, pay a judgment of not more than five hundred (\$500.00) dollars plus all court costs, including reasonable attorneys' fees incurred by the Township as a result thereof. No judgment shall commence or be imposed, levied or payable until the date of the determination of a violation by the district justice. If the defendant neither pays nor timely appeals the judgment, the Township may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the district justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership or corporation violating the ordinance to have believed that there was no such violation, in which event there

shall be deemed to have been only one such violation until the fifth day following the date of the determination of a violation by the district justice and thereafter each day that a violation continues shall constitute a separate violation.

B. Nothing contained in this section shall be construed or interpreted to grant to any person or entity other than the Township the right to commence any action for enforcement pursuant to this section.

Amend Section 175-55 by deleting the reference to "fourteen (14)" in paragraph B (1) and substituting "seven (7)" therefor. Further amend Section 175-55 by adding new paragraph D, E, and F, as follows:

D. At least thirty (30) days prior to the public hearing on the amendment, the Township shall submit the proposed amendment to the Montgomery County Planning Commission for recommendations.

E. Within thirty (30) days after adoption, the Board of Supervisors shall forward a certified copy of any amendment to the subdivision and land development ordinance to the Montgomery County Planning Commission.

F. Notice of the proposed enactment of subdivision and land development ordinances and amendments shall be given in the manner set forth in this Section, and shall include the time and place of the meeting at which passage will be considered, a

reference to a place within the Township where copies of the proposed ordinance or amendment may be examined without charge or obtained for a charge not greater than the cost thereof. The Township shall publish the proposed ordinance or amendment once in one newspaper of general circulation in the Township not more than sixty (60) days nor less than seven (7) days prior to passage. Publication of the proposed ordinance or amendment shall include either the full text thereof or the title and a brief summary, prepared by the Township Solicitor and setting forth all the provisions in reasonable detail. If the full text is not included:

(a) A copy thereof shall be supplied to a newspaper of general circulation in the Township at the time the public notice is published.

(b) An attested copy of the proposed ordinance shall be filed in the county law library.

(2) In the event substantial amendments are made in the proposed ordinance or amendment, before voting upon enactment, the Board of Supervisors, shall at least ten (10) days prior to enactment, readvertise in one newspaper of general circulation in the Township, a brief summary setting forth all the provisions in reasonable detail together with a summary of the amendments.

(3) Subdivision and land development ordinances and amendments may be incorporated into official ordinance books by reference with the same force and effect as if duly recorded therein.

SECTION 2.

This Ordinance shall in no other way affect, amend or modify the said Subdivision and Land Development Ordinance contained in Chapter 175 of the Code of East Norriton Township.

ENACTED AND ORDAINED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, this 25th , day of June , 1990.

Board of Supervisors
East Norriton Township

By: John W. Schulte
Chairman

Attest: Helmut S. Baerwald
Secretary

