

ORDINANCE NO. 170

EAST NORRITON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE EAST NORRITON TOWNSHIP
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF
1972 (ORDINANCE NO. 85 AS AMENDED) 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 the
authority granted by the Second Class Township Code and the
Municipalities Planning Code, do hereby ENACT and ORDAIN:

Section 1. The second full paragraph of Section
103 B headed Condominium, Cooperative and Other Forms of Collective
Ownership is hereby deleted in its entirety.

Section 2. Section 202, subsection Y, Land Development,
shall be amended by deleting subsections 3 and 4.

Section 3. Section 202, subsection SS, is amended by
adding to the end thereof the following phrase, "or easements is
exempted".

Section 4. Section 301 is amended by replacing the
reference to Pennsylvania Department of Highways Specifications 408
to read, "Pennsylvania Department of Transportation Specifications
Form 408".

Section 5. Section 402 C 5 is amended by adding sub-
sections d and e as follows: d. All applications for approval
must be acted upon and a decision rendered to the applicant not
later than 90 days following the date of the regular meeting of the
Board of Supervisors next following the date the application is
filed; if the regular meeting is more than 30 days following the
filing of the application, the 90 day period begins after the 30th
day from the date the plan was filed. e. The decision must be in
writing and must be delivered no later than 15 days following the
decision but still within the 90 day period.

Section 6. Section 500 H is amended to read as follows: Where the subdivision or land development is inaccessible to sanitary sewers, the supervisor shall require the subdivider, developer or builder to obtain from the Sewage Enforcement Officer, the Department of Environmental Resources or other appropriate state agency, certificates of approval of the sewage disposal facilities to be provided by the subdivider, developer or builder.

Section 7. Section 500 K is amended to read as follows: Improvement construction requirements will be completed under specifications of the Pennsylvania Department of Transportation, the Pennsylvania Department of Environmental Resources, or other appropriate state agency, the Montgomery County Soil & Water Conservation District, or other appropriate agency or the specifications included herein, whichever specifications shall result in the stricter interpretation of this ordinance.

Section 8. Section 502 shall be amended to read as follows: All new streets and cul-de-sacs and widened portions of all existing rights-of-way, intended for public use, including, but not limited to state and country roadways, shall be dedicated to the township or other governmental body having jurisdiction at the time of dedication subject to final acceptance based on compliance with the following requirements and Section 702 of these regulations.

Section 9. Section 502 D 3 a shall be amended by deleting the reference to the Pennsylvania Department of Highways Specifications Form 408, dated 1967, to "Pennsylvania Department of Transportation Specifications Form 408, latest edition".

Section 10. Section 502 D 3 g shall be amended by deleting the reference to the Pennsylvania Department of Highways Specifications Form 408, dated 1967, to "Pennsylvania Department of Transportation Specifications Form 408, latest edition".

Section 11. Section 502 D 4 b shall be amended by deleting the reference to the Pennsylvania Department of Highways Specifications Form 408, dated 1967, to "Pennsylvania Department of Transportation Specifications Form 408, latest edition".

Section 12. Section 503 C, subsection 6 is hereby added to the ordinance to read as follows: Individual lots or buildings which constitute a portion of an overall shopping center or industrial development or subdivision shall not have direct driveway access onto any existing public street, but rather must have access to the interior driveway system of the shopping center development or the industrial development or must have access to an interior street to be created at the time of subdivision and/or land development.

Section 13. Section 506 A 5 shall hereby be amended to read as follows: Frontage. Every lot shall have frontage along the ultimate right-of-way line of a street unless specifically not required by the East Norriton Township Zoning Ordinance. Double frontage lots are prohibited except along major streets. The frontage shall not be less than the minimum requirements of the Zoning Ordinance.

Section 14. Section 506 B 9 title of paragraph is amended to read "Roof Drainage" and the words "commercial/industrial areas" are deleted.

Section 15. Section 510 J shall be amended to read as follows: Drainage From Non-Natural Sources. Water originating from other than natural sources, such as air conditioning units, sump pumps, or other dry weather flow shall be discharged into storm sewer systems or natural water courses on the property. These facilities shall not discharge water under the sidewalk through the curb into the gutter.

Section 16. Section 512 B introductory paragraph is amended to read as follows: On-Lot Disposal System. If public sewage disposal is not available, and the sewage treatment is on a project or individual lot basis, such private facilities must be installed by the subdivider, developer or builder under the direct supervision of the Sewage Enforcement Officer, the Department of Environmental Resources or other appropriate official.

Section 17. Section 515 is hereby amended to read as follows: Specifications. The minimum requirements for improvement shall be contained in the Pennsylvania Department of Transportation Specifications Form 408 as last revised.

Section 18. Section 701 shall be amended by deleting the two introductory paragraphs and the section shall begin with the existing subsection A.

Section 19. Section 701 D shall be amended to read as follows: D. An initial deposit of \$250.00 shall be required at the time of submission of preliminary subdivision and/or land development plans which fee will be applied against the engineering and legal fees incurred. Periodic billings shall be made based upon the actual cost of review and these bills must be paid within 30 days of submittal. No final approval of any plan shall be given until all necessary fees have been paid in full. In the event that any bills for engineering, legal or other services is rendered and not paid within 30 days whether before or after the final approval of a subdivision, interest shall be added to said bill at the rate of 1.5% per month.

Section 20. Section 702 C is amended to read as follows: Guarantee. The applicants will guarantee for a period of 18 months from the date of the resolution accepting dedication, to maintain the stability of all materials and work, to promptly make good and replace all poor or inferior materials and work and to remedy all defects in materials or workmanship, all shrinkage, settlement or other faults of any kind whatsoever arising therefrom necessary for the structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plan at his own expense and to the satisfaction of the township engineer, when notified in writing to do so by the township engineer, and, in order to secure the guarantee as herein required, the township shall be assured by means of a proper financial security not exceeding 15% of the actual cost of installation of said improvements to be posted by the owner with the township.

Section 21. Section 801 A shall be amended to read as follows: No plan shall be finally approved unless the street shown on such plan has been improved as required by this ordinance and any walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm drains and other improvements as shall be required by this ordinance have been installed in accordance with this ordinance. In lieu of the completion of said improvements, the subdivider or developer may provide for the deposit with the township of financial security in an amount sufficient to cover the costs of any 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. Financial security may be supplied by irrevocable letters of credit and restrictive or escrow accounts issued by federal or commonwealth chartered lending institutions, a bonding company chartered to do business within the commonwealth or such other form as may be approved by township. Such security shall provide for and secure to the public the completion of any improvements which may be required within one year of the date of the start of construction. The amount of the financial security shall be equal to 110% of the cost of the required improvements for which financial security is to be posted. The cost of the improvement shall be established by submission to the supervisors of bona fide bids from contractors chosen by the subdivider or developer to complete the improvements or in the absence of such bona fide bids, the cost shall be established by estimate prepared by the township engineer. If the subdivider or developer requires more than one year to complete the required improvements the amount of financial security may be increased by an additional 10% for each one year period in excess of the original one year period. A bona fide bid shall be deemed to mean a bid obtained by the applicant from competent and qualified contractors or subcontractors which bid would obligate said contractor or subcontractor to perform the work for the prices set forth therein.

Section 22. Section 801 C is hereby amended by substituting the words "24 hours" with the words "48 hours".

Section 23. Section 502 shall be amended to reflect that all references to the Pennsylvania Department of Highways shall be changed to Pennsylvania Department of Transportation and all references to Pennsylvania Department of Highways Specification 408, dated 1967 shall be changed to Pennsylvania Department of Transportation Specifications Form 408, latest edition.

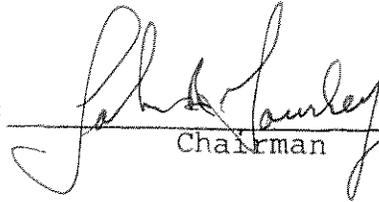
Section 24. Section 801 E shall be amended by changing the first sentence to read as follows: All required improvements shall be completed within one year from the date of final plan approval except as otherwise provided for pursuant to the terms of the Municipalities Planning Code.

Section 25. All ordinances and resolutions or parts of ordinances and resolutions inconsistent herewith are hereby repealed.

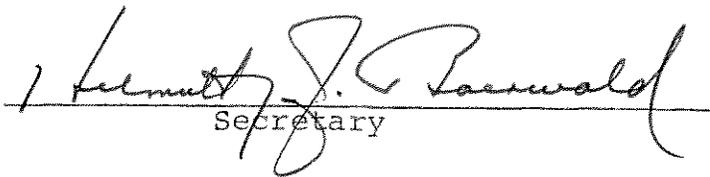
ORDAINED AND ADOPTED this 15th day of March 1982.

BOARD OF SUPERVISORS OF
EAST NORRITON TOWNSHIP

By: _____


Chairman

ATTEST:


Secretary