

ORDINANCE NO. 233

EAST NORRITON TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE EAST NORRITON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE BY MAKING CERTAIN CHANGES TO THE TEXT OF THE SUBDIVISION AND LAND DEVELOPMENT 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 and the Municipalities Planning Code, do hereby enact and ordain:

SECTION 1.

The East Norriton Township Subdivision and Land Development Ordinance is hereby amended as follows:

Delete Article V, Section 502-D-3, and add new Article V, Section 502-D-3, as follows:

3. Paving Base Course. The base course shall be "Bituminous Concrete Base Course".
 - a. Bituminous Concrete Base Course. Bituminous Concrete Base Course shall have a compressed thickness after compaction of six inches, except in the case of roadway construction in the Industrial or Limited Industrial Zoning Districts, where the Bituminous Concrete Base Course shall have a compressed thickness after compaction of eight inches and shall be constructed in two - four-inch layers. In all cases, the Bituminous Concrete Base Course shall be constructed on a four-inch layer of compacted 2A modified stone. The Bituminous Concrete Base Course shall conform with the Pennsylvania Department of Transportation Specifications Form 408, latest edition.
 - b. Materials. Materials meeting the requirements as specified in Section 305.2 of the Pennsylvania Department of Transportation Specifications Form 408, latest edition, shall be used.

Article V, Section 506-B-9, is hereby amended by adding the following:

11. Sump Pumps. Sump pumps shall be installed in all "below grade" basements unless the basement area is drained by a gravity line. All sump pumps must discharge into the underground storm drainage system.

Article V, Section 507, is hereby deleted and new Article V, Section 507, is added as follows:

1. Community Assets. In commercial, industrial, business/professional areas, provisions shall be made for suitable areas for walkways (connecting parking facilities with the respective structures, malls, sitting areas, bus stops and other amenities). Due consideration shall be given to the preservation of natural features, including large trees, graves, waterways, scenic points, historical spots and other community assets.
2. Parks and Recreation Areas. In order to insure adequate recreation to serve the future residents of the Township, all developers submitting subdivision or land development plans after the effective date of this Ordinance, shall provide funds for the acquisition, development, or improvement of park areas in the Township.

For each residential subdivision or land development, a contribution of \$300.00 per dwelling unit shall be made. In the case of non-residential subdivisions or land developments, a contribution shall be made on the basis of \$300.00 for each equivalent dwelling unit. (The number of equivalent dwelling units shall be determined by dividing the total sanitary sewer design flow of the development in gallons per day by three hundred fifty gallons per day [350 g.p.d.] Such funds shall be kept in a Parks and Recreation Capital Reserve Fund, and shall be authorized by the Board of Supervisors for the acquisition or development of land or for capital improvements for parks and recreation purposes.

The contribution shall be made at the time that the final subdivision or land development plans are executed by the Township.

Two-lot subdivisions, where the transfer of title is to an immediate family member, shall be exempt from this provision of the Ordinance.

Article VII, Section 712-B-2, entitled "Recreation" is hereby deleted.

Amend Article IX, Section 901-A, by changing the first sentence of this section to read as follows:

- A. "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, traffic signals, traffic control signs, 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."

Amend Article IX by adding a new section 901-F to read as follows:

- F. "No Use and Occupancy Permit shall be issued until street name signs and traffic control signs and/or signals have been erected for all streets required for access to the building to be occupied."

SECTION 2.

This Ordinance shall in no other way amend or modify the said Subdivision and Land Development Ordinance.

ENACTED AND ORDAINED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania this 21st day of July, 1986.

BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP

John W. Aschler
Chairman

ATTEST:

1 Helmut J. Baerwald