

ORDINANCE NO. 258

EAST NORRITON TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING EAST NORRITON TOWNSHIP'S 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 the authority granted by the Second Class Township Code and the Municipalities' Planning Code, do hereby enact and ordain:

Section I.

Section 201.9 shall be amended to read as follows: Building Set-Back Line. The line which established the minimum depth of front yard required by the particular zoning district as measured from the ultimate right-of-way line between which line and the ultimate right-of-way line of the street on which the lot abuts, a building may not be erected.

Section II.

Section 304 shall be added to read as follows: Snow Plowing. The Applicant shall be responsible from the time there is at least one occupant in the proposed development to plow snow on undedicated development roads as may be necessary to provide ingress and egress to the occupants, at Applicant's cost. Applicant shall post with the Township the sum of \$2,500. as an escrow to provide for snow removal prior to acceptance of dedication of the streets. Applicant simultaneously shall present a contract with a snow removal firm indicating that that firm has been contracted to remove snow from the development streets within four (4) hours after snow has stopped falling. All payments for said snow removal shall be made from the escrow fund. In the event the escrow should become depleted, Applicant shall post an additional sum of \$2,500. and such further amounts as may be necessary until such time as the dedication of the streets is accepted by the Township. In the event Applicant or the snow removal firm does not perform in accordance with the contract presented, Township may hire contractors to perform the necessary work and pay those contractors from the escrow fund.

Section III.

Section 503B1 shall have added to it the following language: Newly created lots shall not have driveway access to existing secondary or major streets unless the subdivision is such that new streets are not involved. Where any new street or streets are involved, the lots will be laid out in such a manner that driveway access will be provided by way of the new street, or in the case of residential use, from existing residential or cul-de-sac streets.

Section IV.

A new Section 518 shall be added to read as follows: Wetlands. The Federal government has adopted legislation regulating construction in and about areas known as wetlands. This legislation is enforced concurrently by the United States Army Corps of Engineers, the Environmental Protection Agency and the Department of Environmental Resources. The Township of East Norriton will not review any plans with respect to their compliance to the Federal legislation, and the individual landowner should assure himself that his plans comply with the Federal legislation.

Section IX.

A new Section 901F shall be added to provide as follows: Premises Identification. Prior to the issuance of any Use and Occupancy Permit for any new building, street signs identifying the names of any streets on which the property exists and all streets leading thereto, shall be installed. Further, premises identification signs as required by Section 623.0 of the East Norriton Township BOCA Building Code (1984), as amended, shall be installed on the property.

Section X.

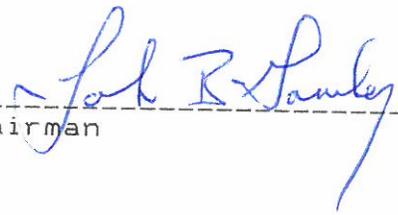
Section 901G shall be added to read as follows: No construction of buildings or work involved in the construction or installation of public or other improvements shall be done before 6:00 A.M. or after 8:00 P.M.

Section XI.

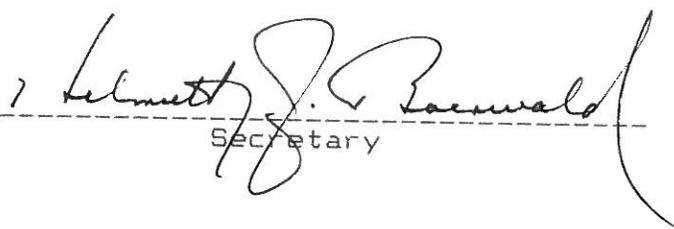
Section 901H shall be added to read as follows: The owner shall be responsible to prevent the accumulation of debris or mud on existing Township roads. The owner shall follow the directions of the Township to prevent such an accumulation, and in the event that any accumulation occurs, such accumulation shall be removed promptly upon direction of the Township. Failure to promptly remove any such accumulation shall entitle the Township through its own forces or through subcontractors to remove the debris and bill the owner for the work.

ENACTED AND ORDAINED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, this 21<sup>st</sup> day of December, 1987.

BOARD OF SUPERVISORS  
EAST NORRITON TOWNSHIP

  
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Chairman

ATTEST:

  
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Secretary