

ORDINANCE NO. 44

AN ORDINANCE AMENDING
THE BUCKS COUNTY
SUBDIVISION AND LAND
DEVELOPMENT ORDINANCE

BE IT ORDAINED by the Board of Commissioners of the County of Bucks, Pennsylvania, and it is hereby enacted and ordained by authority of the same that the following Sections of the Bucks County Subdivision and Land Development Regulations, as amended by the additions and deletions thereto as follows:

Section 401 General is amended as follows:

Section 401 General

- (a) In order to discharge the duties imposed by law, the County Planning Commission has adopted the following procedures.
- (b) The review process for applications and plans required under this Ordinance shall include no more than ninety (90) days. The review period begins on the date of the Planning Commission's next regular meeting following the date the application is filed.
- (c) The presentation of a sketch plan, preliminary plan and final plan shall each be considered a separate submission and the maximum ninety-day review period may be required for each such plan.
- (d) The separate stages of approval differ in their purpose and required level of detail. The table below indicates the required plans for the different types of submission.

Plan	See Section	Minor Subdivision	Major Subdivision	Land Development
Sketch	402-403	Not required	Recommended	Recommended
Preliminary	404-406	Not required	Required	Required
Final	407-409	Required	Required	Required

Section 403 (d) Procedure is amended as follows:

- (d) As promptly as possible, but within ninety (90) days of application, the Planning Commission Staff will informally advise the applicant of the result of their review and reports from the municipality and County Engineer.

Section 406 Procedure for Preliminary Plan Approval
IS AMENDED AS FOLLOWS:

Section 406 Procedure for Preliminary Plan Approval

- (a) Applicant prepares preliminary plan and application.
- (b) Applicant submits ten (10) copies of the preliminary plan, fee and application, to the Bucks County Planning Commission.

The Planning Commission will distribute copies of the preliminary plan and application to the following with a request for preliminary plan review and comment to be received prior to the Planning Commission meeting.

Township or Borough Planning Commission - 1 copy
 Township Board of Supervisors or Borough Council - 1 copy
 Engineer - 2 copies
 Bucks County Soil & Water Conservation District - 2 copies

- (d) Prior to the Planning Commission meeting at which the preliminary plan is to be considered, the following will be notified in writing that the preliminary plan has been received and will be considered at its meeting of specified date.

Township or Borough Manager
 Township or Borough Engineer
 Township or Borough Solicitor
 Owner or Developer
 Owner's Engineer, Surveyor or Architect
 Bucks County Health Department

- (e) The Bucks County Planning Commission shall, in the interest of highway safety and the safety of the area residents, and in order to promote orderly community development require the owner/developer of any large commercial complex such as shopping centers, industrial parks or plants, housing projects, apartment complexes, major educational or recreational facilities and other significant traffic generators to meet jointly with representatives of the County Planning Commission and the Pennsylvania Department of Transportation to ultimately achieve the best possible design from the standpoint of traffic.

- (f) Within ninety (90) days of the beginning of the review period, the Planning Commission shall:

- (1) Determine whether the preliminary plan meets the objectives and requirements of the "Subdivision and Land Development Regulations" and other applicable ordinances.
- (2) Approve or disapprove the preliminary plan. The decision will be communicated to the applicant at the address provided on his application not later than fifteen (15) days following the decision, but within ninety (90) days of the beginning of the review period. When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe requirements which have not been met and shall, in each case, cite the provisions of the statute or ordinance relied upon.

Section 409 Procedure for Final Plan Approval
 is amended as follows:

Section 409 Procedure for Final Plan Approval

- (a) Applicant prepares final plan and application.
- (b) Applicant submits ten (10) copies of the final plan, application, and fee to the Bucks County Planning Commission.
- (c) The Planning Commission will distribute copies of the final plan and application with request for Final Plan Review and Comment to:

Township or Borough Planning Commission - 1 copy
 Township Board of Supervisors or Borough Council - 1 copy
 Engineer - 2 copies
 Bucks County Soil & Water Conservation District - 2 copies

- (d) Prior to the meeting at which the final plan is to be considered, the following persons will be notified in writing that the final plan has been received and will be considered by the Commission at its meeting of specified date:

Township or Borough Solicitor
 Township or Borough Manager
 Township or Borough Engineer
 Owner or Developer
 Owner's Engineer, Surveyor or Architect
 Bucks County Health Department

- (e) The Bucks County Planning Commission shall, in the interest of highway safety and the safety of the area residents, and in order to promote orderly community development require the owner/developer of any large commercial complex such as shopping centers, industrial parks or plants, housing projects, apartment complexes, major educational or recreational facilities and other significant traffic generators to meet jointly with representatives of the County Planning Commission and the Pennsylvania Department of Transportation to ultimately achieve the best possible design from the standpoint of traffic.

- (f) Within ninety (90) days of the beginning of the review period, the Planning Commission shall:

- (1) Determine whether the final plans meet the conditions of preliminary approval and the objectives and requirements of the "Subdivision and Land Development Regulations" and other applicable ordinances.
- (2) Approve or disapprove the final plan. The decision will be communicated to the applicant at the address provided on his application not later than fifteen (15) days following the decision, but within ninety (90) days of the beginning of the review period. When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe requirements which have not been met and shall, in each case, cite the provisions of the statute or ordinance relied upon.

- (g) If approved, two (2) exact copies of the approved final plan on linen with the signatures of the required agencies as specified in Article VII, Section 705, shall be submitted for the signatures of the Planning Commission Chairman and Executive Director.

- (h) The Planning Commission will forward a copy of the decision which approved a subdivision or land development to the superintendent of the school district in which the subject site is located.

Subsection 413 (b) (d) and (e) Procedure for Minor Subdivision Approval

are amended as follows:

- (b) Applicant submits five (5) copies of the minor subdivision plan, application, and fee to the Bucks County Planning Commission.

Prior to the meeting at which time the minor subdivision plan is to be considered, the following persons will be notified in writing that the plan has been received and will be considered by the Commission at its meeting of specified date:

Township or Borough Solicitor
 Township or Borough Manager
 Township or Borough Engineer
 Owner or Developer
 Owner's Engineer, Surveyor or Architect
 Bucks County Health Department

- (e) Within ninety (90) days of the beginning of the review period, the Planning Commission shall:
- (1) Determine whether the plan meets the objectives and requirements of the "Subdivision and Land Development Regulations" and other applicable ordinances.
 - (2) Approve or disapprove the plan. The decision will be communicated to the applicant at the address provided on his application not later than fifteen (15) days following the decision, but within ninety (90) days of the beginning of the review period. When the application is not approved in terms as filed, the decision shall specify defects found in the application and describe requirements which have not been met and shall, in each case, cite the provisions of the statute or ordinance relied upon.

ENACTED AND ORDAINED into an Ordinance this TENTH day of January, 1979. This Ordinance shall become effective upon adoption.

BOARD OF COMMISSIONERS

H. Roger Lowers

George M. Metzger

John D. Stelsh

ATTEST:

Paul J. Atkinson

P U B L I C N O T I C E

Notice is hereby given that the Bucks County Commissioners intend to consider for adoption amendments to the Bucks County Subdivision and Land Development Regulations at the regular meeting of the Bucks County Commissioners to be held Wednesday, January 10, 1979, at 10:00 a.m. in the Commissioners' Conference Room on the fifth floor of the Bucks County Administration Building, Broad and Court Streets, Doylestown, Pennsylvania.

The pertinent sections of the Bucks County Subdivision and Land Development Regulations which will be considered for amendment are as follows:

Section 401 - General Provisions;


Section 403 (d) - Procedure regarding Bucks County Planning Commission review;

Section 406 - Procedure for Preliminary Plan Approval;

Section 409 - Procedure for Final Plan Approval;

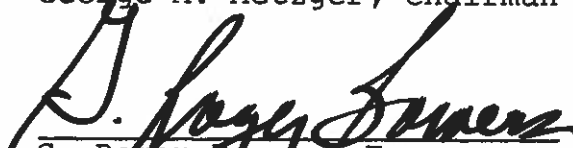
Section 413 (b) (d) and (e) - Procedure for Minor Subdivision Approval.

Copies of the proposed amendments to the Bucks County Subdivision and Land Development Regulations may be examined by interested persons at the Office of the Bucks County Solicitor or the Office of the County's Chief Clerk on the fifth floor of the Bucks County Administration Building, Broad and Court Streets, Doylestown, Pennsylvania.


 COUNTY SOLICITOR
 Peter A. Glascott, Esq.

BUCKS COUNTY COMMISSIONERS


 George M. Metzger, Chairman


 G. Roger Bowers, Esq.


 John T. Welsh