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 follow-
ing 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 differ-
ent types of submission.

<table>
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<tr>
<th>Plan</th>
<th>See Section</th>
<th>Minor Subdivision</th>
<th>Major Subdivision</th>
<th>Land Development</th>
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<tr>
<td>Sketch</td>
<td>402-403</td>
<td>Not required</td>
<td>Recommended</td>
<td>Recommended</td>
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<tr>
<td>Preliminary</td>
<td>404-406</td>
<td>Not required</td>
<td>Required</td>
<td>Required</td>
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<tr>
<td>Final</td>
<td>407-409</td>
<td>Required</td>
<td>Required</td>
<td>Required</td>
</tr>
</tbody>
</table>

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 in-
formally 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:
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

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.

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.

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.

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

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 ____________, 1979. This Ordinance shall become effective upon adoption.

BOARD OF COMMISSIONERS

[Signatures]

ATTEST: [Signature]
PUBLIC NOTICE

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 Waters, Esq.
John T. Welsh