

MONROE TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA

ORDINANCE NO. 2016 - 02

AN ORDINANCE AMENDING SECTIONS OF THE MONROE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE INCLUDING:

SECTION 101, SHORT TITLE; SECTION 304.1, PROJECTS THAT REQUIRE FINAL PLAN PROCEDURE; SECTION 304.12, FINAL PLAN CERTIFICATION; SECTION 306.1, PROJECTS EXEMPT FROM STANDARD PROCEDURES; SECTION 402.1, DRAFTING STANDARD; SECTION 402.2, LOCATION AND IDENTIFICATION; SECTION 402.3, EXISTING FEATURES; SECTION 402.4, PROPOSED FEATURES; SECTION 402.5, REPORT; SECTION 403.3, EXISTING FEATURES; SECTION 403.4, PROPOSED FEATURES; SECTION 403.6, CERTIFICATION AND NOTIFICATION; SECTION 502.1 AMOUNT OF FINANCIAL SECURITY; SECTION 502.2, RELEASE OF FINANCIAL SECURITY; SECTION 504, DEDICATION OF IMPROVEMENT; SECTION 602.11 STREET IMPROVEMENT SPECIFICATION; SECTION 605.6, IMPROVEMENT; SECTION 605.8, SIDE SLOPE; SECTION 607.13, LIGHTING; SECTION 607.14, PERIMETER LANDSCAPING; SECTION 610.7 CURB; SECTION 610.10 CURB; SECTION 611.4, LOT CONFIGURATION; SECTION 613, EASEMENT; SECTION 613.1 EASEMENT; SECTION 613.6, EASEMENT; SECTION 614.1, SURVEY MONUMENT AND MARKER; SECTION 615, STORM WATER MANAGEMENT; SECTION 618.3, STREET TREES; SECTION 619.5, DISTURBANCES; SECTION 620, SANITARY SEWAGE DISPOSAL; SECTION 623.1 MANDATORY DEDICATION; SECTION 623.2, PARKLAND AND OPEN SPACE DESIGN REQUIREMENTS; SECTION 623.3, PARKLAND CAPITAL RESERVE FUND; SECTION 714, STORM WATER MANAGEMENT; SECTION 718, EXTERIOR LIGHTING; SECTION 723, SURVEY MONUMENT AND MARKER; AND SECTION 806, FEES AND CHARGES;

WHEREAS, on November 20, 2014, Act 135 of 2014, enacted by the Pennsylvania Legislature and signed into law on September 24, 2014, came into effect; and

WHEREAS, Act 135 of 2014 enacted amendments to the Municipalities Planning Code (MPC) relating to the collection by the Township of fees in lieu of dedication of open space; and

WHEREAS, the Board of Supervisors of Monroe Township feel that it is in the best interests of the Township to update the Township Subdivision and Land Development Ordinance to reflect these changes; and

WHEREAS, this Ordinance is authorized by “The Second Class Township Code,” Act of May 1, 1933, P.L. 103; Act of July 10, 1947, P.L. 1481 (53 P.S. 65101, et seq.); and by the Pennsylvania Municipalities Planning Code,” Act of July 31, 1968, P.L. 805, as reenacted January 21, 1988, P.L. 1329, No. 170, and as further amended (53 P.S. Section 10101, et seq.); it is therefore enacted and ordained by the Board of Supervisors of Monroe Township, Cumberland County, Pennsylvania, as follows:

SECTION 1: AMENDMENTS

The Monroe Township Subdivision and Land Development Ordinance shall be amended, changed, and modified as follows:

(The page numbers cited in this Ordinance are the page numbers in the current Subdivision Ordinance. The proposed Subdivision Ordinance changes listed below will entail changes in the page numbering of the Subdivision Ordinance.)

SECTION 101 (Short Title – Page 1)

REVISE Subsection. The existing language of Section 101 is to be modified. The amended Section 101 will read as follows:

This Ordinance shall be known and may be cited as the “Monroe Township Subdivision and Land Development Ordinance of 2008, Amended and Modified 2016.”

SECTION 304.1 (Projects that Require Final Plan Procedure – Page 17)

REVISE Subsection. The existing language of Section 304.1 is to be modified. The amended Section 304.1 will read as follows:

Projects That Require Final Plan Procedure - A Final Plan application is required for all subdivision and land development plans. When a Sketch Plan or Preliminary Plan application is required in accordance with Sections 303 and 304, an application for Final Plan approval can be submitted only after obtaining Preliminary Plan approval.

SECTION 304.12 (Final Plan Certification – Page 21)

REVISE Subsection. The existing language of Section 304.12 is to be modified. The amended Section 304.12 will read as follows:

Final Plan Certification - After approval of the Final Plan, the applicant shall present to the Township six (6) paper copies of the Final Plan set and one digital (1) copy on a CD/DVD or other digital physical storage of the plan set to be recorded (in PDF format). All six (6) copies of the Final Plan shall be in black ink and bear original signatures on each certificate.

SECTION 306.1 (Projects Exempt from Standard Procedures – Page 24)

REVISE Subsection. The existing language of Section 306.1 is to be modified. The amended Section 306.1 will read as follows:

Projects Exempt from Standard Procedures - A previously approved subdivision and/or land development plan that is revised to correct an obvious error is exempt from the standard procedures and a single lot addition of less than one (1) acre which require no public improvements.

Section 306.3.1 – Section designation added to “Drafting Standard” title.

Section 306.3.7 – “Minor Applications” title added to the section.

SECTION 402.1 (Drafting Standard – Page 31)

REVISE Subsection. The existing language of Section 402.1 is to be modified. The amended Section 402.1 will read as follows:

4. Plans shall be legible in every detail to the satisfaction of the Township.

SECTION 402.2 (Location and Identification – Page 32)

REVISE Subsection. The existing language of Section 402.2 is to be modified. The amended Section 402.2 will read as follows:

4. The name, mailing address, and email address of the owner, authorized agent for the land, developer and firm that prepared the plans.
7. The name, mailing address, and email address, project file or project number assigned of the firm that prepared the plan, the correct plan date, and the date(s) of all plan revisions.

SECTION 402.3 (Existing Features – Pages 33-34)

REVISE Subsection. The existing language of Section 402.3 is to be modified, with elements to be added. The amended Section 402.3 will read as follows:

4. The following items when located on the subject property, within two hundred feet (200') of the subject property, or beyond two hundred feet (200') of the subject property when the item affects the property:
 - B. The location and size of the following existing features (e.g., public sanitary sewer facilities, public water supply facilities, fire hydrants, buildings, swales, watercourses, bodies of water, floodplain, wetlands, sinkholes, and storm water management facilities which affect storm water runoff on the subject property) and any related rights or easements.
 - C. The location and size of existing rights-of-way or easements for storm water management facilities, sanitary sewers, electric, telephone, cable television, gas and oil transmission lines, and railroads.
7. The location of steep slopes (areas possessing slopes between fifteen percent (15%) and twenty percent (20%) and areas exceeding twenty percent (20%).

8. The location of rock outcrops.
9. The soil types as described in the latest edition of the *Soil Survey of Cumberland County*.

SECTION 402.4 (Proposed Features – Pages 34-36)

REVISE Subsection. The existing language of Section 402.4 is to be modified. The amended Section 402.4 will read as follows:

1. Complete description of the boundaries for all new streets. This description shall include distances and bearings with curve segments comprised of radius, tangent, arc, and chord. The description shall be certified to an error of closure no greater than one foot (1') in ten thousand feet (10,000').
10. Vertical and horizontal alignment on the same sheet for each proposed street, storm water management facility, sanitary sewer (including manhole numbers), and water distribution system.

All street profiles shall show at least the existing (natural) profile along the centerline, proposed grade at the centerline, and the length of all proposed vertical curves for streets. The actual sight distance shall be identified at each street intersection.

All existing and proposed water distribution and sanitary sewer systems shall be shown on the plan and profiles as “Existing” or “As Designed” and include manholes, pipe sizes and materials, flow direction, fire hydrants with clearances required by utility providers and regulatory agencies. “As Designed” utility layout must be approved by the corresponding utility.

13. A grading plan for all subdivision land development plans. The grading plan shall include finished grades, ground floor elevations and elevations for all structures.
18. Each existing and proposed structure on the tract must have finished floor elevation, lowest floor elevation and note whether or not lowest floor proposed to be served by public sewer.

SECTION 402.5 (Report – Pages 43-44)

REVISE Subsection. The existing language of Section 402.5 is to be modified. The amended Section 402.5 will read as follows:

8. Steep Slope Report - A Steep Slope Report for all applications involving construction on lands that possess slopes exceeding fifteen percent (15%). Standards for boundary interpretation are provided in Section 611. The Steep Slope Report shall include the following:
 - B. Only in those instances where construction and/or modifications is proposed to the existing topography and vegetative cover within areas of fifteen percent (15%) or greater slope, the applicant shall provide a detailed description of the methods that are being used to:
 - (1) Protect and stabilize areas that have a high potential for soil erosion;
 - (2) Accommodate storm water runoff;
 - (3) Assure structural safety and minimize harm to the environment associated with construction on steep slopes;
 - (4) Protect and preserve on-site and off-site valuable natural wildlife, plant habitants, and water quality;
 - (5) Protect steep slopes on adjoining properties; and,
 - (6) Assure adequate foundations for buildings and/or structures.
9. Storm Water Management - All subdivision and land development plans shall have a storm water management study performed in accordance with the Township Storm Water Management Ordinance of 2011-03, as amended. Action on the storm water management plan will be made in conjunction with the development plan.

SECTION 403.3 (Existing Features – Page 47)

REVISE Subsection. The existing language of Section 403.3 is to be modified. The amended Section 403.3 will read as follows:

- 403.3 Existing Features - The same standards are required for a Final Plan as specified for a Preliminary Plan in section 402.3.

SECTION 403.4 (Proposed Features – Page 47)

REVISE Subsection. The existing language of Section 403.4 is to be modified. The amended Section 403.4 will read as follows:

1. Complete description of the boundary of the right-of-way line for all new and existing streets. This description shall include distances and bearings with curve segments comprised of radius, tangent, arc, and chord. The description shall not have an error of closure greater than one foot (1') in ten thousand feet (10,000').

2. Complete description of all lot lines, with accurate bearings and distances, and lot areas for all parcels. Curve segments shall be comprised of arc, chord, bearing and distance. Along existing street rights-of-way, the description may utilize the existing deed lines or road centerlines. Along all proposed street rights-of-way, the description shall be prepared to the right-of-way lines. The description shall not have an error of closure greater than one foot (1') in ten thousand feet (10,000').
3. Easements which do not follow property lines shall be located by a locational dimension ("tie") with metes and bounds description.

SECTION 403.6 (Certification and Notification – Pages 48-49)

REVISE Subsection. The existing language of Section 403.6 is to be modified. The amended Section 403.6 will read as follows:

2. Provide a review statement on the plan acknowledging the Township Planning Commission review (See Appendix No. 3). This statement must be provided on the first sheet of set to be recorded.
17. Provide a review statement on the plan acknowledging the Township Engineer's review (See Appendix No. 3). This statement must be provided on the first sheet of a plan set to be recorded.

SECTION 502.1 (Amount of Financial Security – Pages 52-53)

REVISE Subsection. The existing language of Section 502.1 is to be modified, with elements to be added. The amended Section 502.1 will read as follows:

3. Amount of Financial Security - The amount of financial security shall be equal to one hundred ten percent (110%) of the cost of completion estimated as of ninety (90) days following the date scheduled for completion by the developer. Annually the Township may adjust the amount of the financial security by comparing the actual cost for the completion of the remaining improvements as of the expiration of the 90th day after either the original date schedule for completion or a rescheduled date of completion. Subsequent to said adjustment, the Township may require the developer to post additional security in order to assure that the financial security equals said one hundred ten percent (110%). Any additional security shall be posted by the developer in accordance with this Ordinance.

The amount of financial security required shall be based upon an estimate of the cost of completion (including quantities and unit cost) of the required

improvements, submitted by a developer and prepared and certified by an engineer to be a fair and reasonable estimate of such cost.

If the party posting the financial security requires more than one year from the date of posting of the financial security to complete the required improvements, the amount of financial security may be increased by an additional ten percent (10%) for each one-year period beyond the first anniversary date from posting of financial security or to an amount not exceeding one hundred ten percent (110%) of the cost of completing the required improvements as reestablished on or about the expiration of the preceding one-year period by using the above procedure.

As the work of installing the required improvements proceeds, the party posting the financial security may request the governing body to release or authorize the release, from time to time, such portions of the financial security necessary for payment to the contractor or contractors performing the work. Any such requests shall be in writing addressed to the governing body, and the governing body shall have 45 days from receipt of such request within which to allow the municipal engineer to certify, in writing, to the governing body that such portion of the work upon the improvements has been completed in accordance with the approved plat. Upon such certification the governing body shall authorize release by the bonding company or lending institution of an amount as estimated by the municipal engineer fairly representing the value of the improvements completed or, if the governing body fails to act within said 45-day period, the governing body shall be deemed to have approved the release of funds as requested. The governing body may, prior to final release at the time of completion and certification by its engineer, require retention of 10% of the estimated cost of the aforesaid improvements.

SECTION 502.2 (Release of Financial Security – Pages 54-57)

REVISE Subsection. The existing language of Section 502.2 is to be modified and elements added.

The amended Section 502.2 will read as follows:

7. The Board of Supervisors shall establish, by ordinance or resolution, a schedule for inspection fees to be paid by the applicant. Every applicant or developer shall reimburse the Township for the reasonable and necessary expense incurred in connection with the inspection of improvements. Inspection fees shall include reasonable and necessary charges by the Township's professional consultants for inspection and report thereon to the Township. The applicant shall not be required to reimburse the Township for any inspection which is duplicative of inspections conducted by other governmental agencies or public utilities. The burden of proving that any inspection is duplicative shall be upon the objecting applicant. Such expense shall be reasonable and in accordance with the ordinary and customary fees charge by the Township's professional consultant for work

performed for similar services in the community, but in no event shall the fees exceed the rate or cost charged by the professional consultant to the Township for comparable services when fees are not reimbursed or otherwise imposed on applicants.

- A. The Board of Supervisors shall submit to the applicant an itemized bill showing the work performed in connection with the inspection of improvements performed, identifying the person performing the services and the time and date spent for each task. In the event the applicant disputes the amount of any such expense in connection with the inspection of improvements, the applicant shall, no later than 100 days after the date of transmittal of a bill for inspection services, notify the Township and the Township's professional consultant that such inspection expenses are disputed as unreasonable or unnecessary and shall explain the basis of their objections to the fees charged, in which case the Township shall not delay or disapprove a request for release of financial security, a subdivision or land development application or any approval or permit related to development due to the applicant's dispute of inspection expenses. Failure of the applicant to dispute a bill within 100 days shall be a waiver of the applicant's right to arbitration of that bill under this section.

- C. If a professional consultant and the applicant cannot agree on the amount of expenses which are reasonable and necessary, then the applicant shall have the right, within 100 days of the transmittal of the final bill or supplement to the final bill to the applicant, to request the appointment of another professional consultant to serve as an arbitrator. The applicant and professional consultant whose fees are being challenged shall, by mutual agreement, appoint another professional consultant to review any bills the applicant has disputed and which remain unresolved and make a determination as to the amount thereof which is reasonable and necessary. The arbitrator shall be of the same profession as the professional consultant whose fees are being challenged.

- F. The fee of the arbitrator shall be paid by the applicant if the disputed fee is upheld by the arbitrator. The fee of the arbitrator shall be paid by the charging party if the disputed fee is \$2,500 or greater than the payment decided by the arbitrator. The fee of the arbitrator shall be paid in an equal amount by the applicant and the charging party if the disputed fee is less than \$2,500 of the payment decided by the arbitrator.

- G. In the event that the disputed fees have been paid and the arbitrator finds that the disputed fees are unreasonable or excessive by more than \$10,000, the arbitrator shall:
 - (i) award the amount of the fees found to be unreasonable or excessive to the party that paid the disputed fee; and

(ii) impose a surcharge of 4% of the amount found as unreasonable or excessive to be paid to the party that paid the disputed fee.

H. The Township or an applicant shall have 100 days after paying a fee to dispute any fee charged as being unreasonable or excessive.

SECTION 504 (Dedication of Improvement – Page 59)

REVISE Section. The existing language of Section 504 is to be modified. The amended Section 504 will read as follows:

All improvements shall be deemed to be private improvements and only for the benefit of the specific project until such time as the same have been offered for dedication and formally accepted by the Board of Supervisors. No responsibility of any kind with respect to improvements shown on the plan shall be transferred until the improvements have been formally accepted. Proof is to be provided that utility installations within public rights-of-way and easements have been accepted by the governing utilities or agencies (i.e. MetEd, PennDOT), release of mortgages and/or liens, title search to indicate no liens exist on the property, prior to acceptance of improvements by the Township. All requests for dedication shall be made in accordance with Township rules and regulations, shall include all information required by the Township for processing such request, and shall be accompanied by any required filing fee.

SECTION 602.11 (Street Improvement Specification – Pages 68-69)

REVISE Subsection. The existing language of Section 602.11 is to be modified. The amended Section 602.11, as evidenced by the chart, will read as follows:

STREET/ROAD CLASSIFICATION	TOWNSHIP SUPERPAVE DESIGN Minimum Depths	PENNDOT DESCRIPTION
Local	Six inches (6") of 2A Aggregate Subbase	Subbase 6" Depth (No. 2A)
	Four inches (4") of Superpave twenty-five millimeter (25.0 mm) Base Course	Superpave Asphalt Mixture Design, HMA Base Course, PG 64-22, 0.3 Million ESALs, 25.0 mm Mix, 4" Depth
	One and one-half inches (1 ½") of Superpave twelve and one-half	Superpave Asphalt Mixture Design, HMA Wearing Course, PG 64-22,

Roads/Streets	millimeter (12.5mm) Wearing Course, SRL-L (or higher)	<0.3 Million ESALs, 9.5 mm Mix, 1 ½" Depth, SRL-L
	<ul style="list-style-type: none"> Assumes <0.3 million ESALs for twenty (20) year design life for pavement mix design Assumes 0-1,000 Two-Way ADT for SRL determination 	
Collector Roads/Streets	Eight inches (8") of 2A Aggregate Subbase	Subbase 8" Depth (No. 2A)
	Four inches (4") of Superpave twenty-five millimeters (25.0 mm) Base Course	Superpave Asphalt Mixture Design, HMA Base Course, PG 64-22, 0.3 to <3 Million ESALs, 25.0 mm Mix, 4" Depth
	One and one-half inches (1 ½") of Superpave twelve and one-half millimeter (12.5 mm) Wearing Course, SRL-G (or higher)	Superpave Asphalt Mixture Design, HMA Wearing Course, PG 64-22, 0.3 to <3 Million ESALs, 9.5 mm Mix, 1 ½" Depth, SRL-G
	<ul style="list-style-type: none"> Assumes 0.3 to <3 million ESALs for twenty (20) year design life for pavement mix design Assumes 3,001 - 5,000 Two-Way ADT for SRL determination 	
Arterial Roads/Streets	Eight inches (8") of 2A Aggregate Subbase	Subbase 8" Depth (No. 2A)
	Five inches (5") of Superpave twenty-five millimeter (25.0 mm) Base Course	Superpave Asphalt Mixture Design, HMA Base Course, PG 64-22, 3 to <10 Million ESALs, 25.0 mm Mix, 5" Depth
	One and one-half inches (1 ½") of Superpave twelve and one-half millimeter (12.5 mm) Wearing Course, SRL-H (or higher)	Superpave Asphalt Mixture Design, HMA Wearing Course, PG 64-22, 3 to <10 Million ESALs, 9.5 mm Mix, 1 ½" Depth, SRL-H
	<ul style="list-style-type: none"> Assumes 3 to <10 million ESALs for twenty (20) year design life Assumes 5,001 - 20,000 Two-Way ADT for SRL determination 	

SECTION 605.6 (Improvement – Page 74)

REVISE Subsection. The existing language of Section 605.6 is to be modified. The amended Section 605.6 will read as follows:

Improvement - The cartway of all access drives shall be constructed with a minimum six inch (6") 2A aggregate-base course, a two and one-half inch (2 ½") Superpave twelve and

one-half millimeter (12.5 mm) surface course of materials. All materials and work shall conform to the latest edition of PennDOT Manual Form 408.

SECTION 605.8 (Side Slope – Page 74)

REVISE Section. The existing language of Section 605.8 is to be modified. The amended Section 605.8 will read as follows:

Side Slope - The maximum slopes of banks located within twenty feet (20') of the cartway shall not exceed three to one (3:1) for fills, and two to one (2:1) for cuts in rock or 3:1 for cuts in soils.

SECTION 607.13 (Lighting – Page 77)

REVISE Section. The existing language of Section 607.13 is to be modified. The amended Section 607.13 will read as follows:

Lighting - Adequate lighting shall be provided if the parking lot is to be used at night. The lighting shall be arranged so as not to reflect or glare on adjoining lots or streets. The plan shall specify the type and location of all lighting fixtures and the resulting field of illumination. The lighting shall be based on the IES Manual and show the delivered lumens of the fixtures.

SECTION 607.14 (Perimeter Landscaping – Page 77)

REVISE Section. The existing language of Section 607.14 is to be modified. The amended Section 607.14 will read as follows:

Perimeter Landscaping - When a parking lot abuts a street, a landscaped strip shall be provided along the entire street line and yard line. This landscaping strip may be located within any other required landscaped strip. The following lists the required width of landscape strips:

Number of Spaces in Parking Lot Including Joint Facilities	Landscape Strip Width in Feet	
	Side and Rear Yard	Street R.O.W. Line
Less than 100	10	20

100 to 250	10	25
Over 250	10	30

Vegetative ground cover alone is not sufficient to meet this requirement. A mixture of deciduous and evergreen trees, shrubs, or other approved material shall be provided. At least one (1) shade tree shall be provided for each seventy-five (75) linear feet of landscaping area. These trees shall have a clear trunk at least five feet (5') above finished-grade level.

SECTION 610.7 (Curb – Page 81)

REVISE Section. The existing language of Section 610.7 is to be modified. The amended Section 610.7 will read as follows:

Vertical curb shall be twenty inches (20") deep, eight inches (8") wide at the top, and nine inches (9") wide at the base. The distance from the top of the curb to the flow line of the gutter shall be eight inches (8") for commercial or industrial developments and six inches (6") for residential developments.

SECTION 610.9 – Section designation added.

SECTION 610.10 (Curb – Page 81)

ADDITION of Section. The language of Section 610.10 is to be added. The amended Section 610.10 will read as follows:

Maintenance and repair cost for curb is the sole responsibility of the property owner.

SECTION 611.4 (Lot Configuration – Page 82)

REVISE Section. The existing language of Section 611.4 is to be modified. The amended Section 611.4 will read as follows:

5. Double Frontage Lots are prohibited. A double frontage lot fronts upon two parallel streets or upon two streets which do not intersect and vehicular access is provided to both streets. The Township permits Reverse Frontage Lots as provided in Section 611.4.6.

SECTION 613 (Easement – Pages 82-83)

REVISE Section. The existing language of Section 613 is to be modified. The amended Section 613 will read as follows:

Easements for sanitary sewer facilities, storm water drainage facilities, public utilities, pedestrian, or vehicular access shall meet the following standards:

SECTION 613.1 (Easement – Page 83)

REVISE Section. The existing language of Section 613.1 is to be modified. The amended Section 613.1 will read as follows:

- 613.1. To the fullest extent possible, easements shall be adjacent to property lines. Easements which do not follow property lines must be identified by two locational dimension (“ties”) with metes and bounds. All easements must be described with perimeter metes and bounds.

SECTION 613.6 (Easement – Page 83)

REVISE Section. The existing language of Section 613.6 is to be modified. The amended Section 613.6 will read as follows:

Storm water easements shall have a minimum width of twenty feet (20') for an open swale and thirty feet (30') for piping, and shall be adequately designed to provide area for (a) the collection and discharge of water, (b) the maintenance, repair, and reconstruction of the drainage facilities, and (c) the passage of machinery for such work.

SECTION 614.1 (Survey Monument and Marker – Pages 83-84)

REVISE Section. The existing language of Section 614.1 is to be modified. The amended Section 614.1 will read as follows:

Monuments shall be accurately placed along one (1) side of each street at changes in direction and a maximum separation of five hundred feet (500'). Monuments shall be placed in at least two (2) intersections of the street right-of-way and property line. Intermediate monuments may be required by the Township wherever topographical or other conditions make it impossible to sight between two otherwise required monuments.

SECTION 615 (Storm Water Management – Page 84)

REVISE Section. The existing language of Section 615 is to be modified. The amended Section 615 will read as follows:

All subdivision and land development plans shall conform with the Monroe Township Storm Water Management Ordinance of 2011-03, as amended.

SECTION 618.3 (Street Trees – Pages 85-86)

REVISE Section. The existing language of Section 618.3 is to be modified. The amended Section 618.3 will read as follows:

4. Trees shall be planted between the street right-of-way line and the building setback line, at a maximum spacing of seventy-five feet (75'). The following varieties are acceptable trees:

American Linden	Green Ash	Scarlet Oak
American Red Maple	Greenspire Linden	Shingle Oak
Black Oak	Little Leaf European Linden	Silver Linden
Bur Oak	Marshall's Seedless Ash	Sugar Maple
Columar Norway Maple	Norway Maple	Sycamore
Common Hackberry	Pin Oak	Thornless Locust
Crimean Linden	Purple Beech	Tulip Poplar
Eastern Poplar	Red Oak	Willow Oak
European Beech	Sawtooth Oak	White Oak

SECTION 619.5 (Disturbances – Page 88)

REVISE Section. The existing language of Section 619.5 is to be modified. The amended Section 619.5 will read as follows:

Disturbances - All disturbances in the steep slope area shall conform with the Steep Slope Report required in Section 402.5.8.

SECTION 620 (Sanitary Sewage Disposal – Page 89)

ADDITION of Sections. Language in Section 620 is to be added. The amended Section 620 will read as follows:

- 620.6 No proposed on-lot disposal system can be located within one-hundred feet (100') of an existing well.
- 620.7 A one-hundred foot (100') setback from on-lot disposal system must remain on the subject property and must not extend onto any adjacent property.

SECTION 623.1 (Mandatory Dedication – Page 91)

REVISE Section. The existing language of Section 623.1 is to be modified. The amended Section 623.1 will read as follows:

Mandatory Dedication - Any proposal that would result in the creation of one or more new dwelling units shall be required to dedicate a minimum of .028 acres of park and/or open space per dwelling unit to the Township, prior to Final Plan approval.

As an alternative to dedication, and upon agreement with the Board of Supervisors, the applicant may agree to provide any of the following:

1. Construct and/or improve existing recreation facilities.
2. Pay a fee-in-lieu of dedication.
3. Guarantee the private reservation and maintenance of parkland.
4. Provide for any combination of the above.

SECTION 623.2 (Parkland and Open Space Design Requirements – Page 92)

REVISE Section. The existing language of Section 623.2 is to be modified. The amended Section 623.2 will read as follows:

6. In special instances, the Township may waive any or all of the preceding design standards. In such instances, the applicant must demonstrate that the public will be better served by some alternate design that would accomplish at least one of the following objectives:
 - a. Protection of important natural resources (e.g., streams, ponds, wetlands, steep slopes, woodlands, unique geologic features, wildlife habitats, aquifer recharge areas, etc.).
 - b. Protection of important historical and/or archaeological sites.
 - c. Integration of greenbelts throughout the development that link residences with on-site or adjoining parks, schools, or other similar features.

SECTION 623.3 (Parkland Capital Reserve Fund – Page 93)

REVISE Subsection. The existing language of Section 623.3 is to be removed and replaced. The amended Section 623.3 will read as follows:

1. A fee authorized under this subsection shall, upon its receipt by the Township, be deposited in an interest-bearing account, clearly identified as reserved for providing, acquiring, operating or maintaining park or recreational facilities. Interest earned on such accounts shall become funds of that account.
2. Upon request of any person who paid any fee under this subsection, the Township shall refund such fee, plus interest accumulated thereon from the date of payment, if the Township has used the fee paid for a purpose other than the purposes set forth in this section.

SECTION 714 (Storm Water Management – Page 97)

REVISE Section. The existing language of Section 714 is to be modified. The amended Section 714 will read as follows:

Manufactured housing parks shall conform with the Monroe Township Storm Water Management Ordinance of 2011-03, as amended.

SECTION 718 (Exterior Lighting – Page 98)

REVISE Section. The existing language of Section 718 is to be modified. The amended Section 718 will read as follows:

Streets, access drives, driveways, and walkways shall be lighted at night with an average illumination of at least 0.2 foot candles at their service. Lighting fixtures shall be so spaced and so equipped as to provide adequate levels of illumination throughout the manufactured housing park for the safe movement of vehicles and pedestrians. Lighting fixtures shall be shielded to avoid glare on adjacent properties and streets.

SECTION 723 (Survey Monument and Marker – Page 99)

REVISE Section. The existing language of Section 723 is to be modified. The amended Section 723 will read as follows:

All manufactured housing parks shall conform with Section 614.

SECTION 806 (Fees and Charges – Page 101)

REVISE Section. The existing language of Section 806 is to be modified. The amended Section 806 will read as follows:

The Township may impose fees and charges to recover all costs incurred in the administration of this Ordinance. All fees and charges shall be adopted by ordinance or resolution. These fees and charges shall include, but not necessarily limited to, the following: application fees; fees for the review of sketch plans, preliminary plans, final plans, studies, financial security and associated documentation by the Township Engineer, Township Solicitor or other professional consultants; fees for the inspection of improvements installed in connection with development authorized by any plan; fees for the acceptance of dedication of improvements.

The applicant shall pay all professional consultant's review fees as follows:

SECTION 2: CONTINUATION

The provisions of this Ordinance, so far as they are the same as those or Ordinance in force immediately prior to the enactment of this Ordinance, are intended as a continuation of such Ordinances and not as new enactments. Provisions of this Ordinance shall not affect any act done or liability incurred, nor shall they affect any suit or prosecution pending or to be instituted to enforce any right or penalty or to punish any offense under the authority of any Ordinance repealed by this Ordinance.

SECTION 3: EFFECTIVE DATE

This Ordinance shall become effective in accordance with law.

SECTION 4: SEVERABILITY

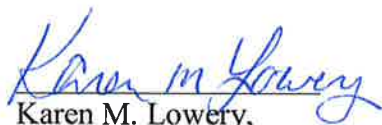
In the event that any provision, section, sentence clause or part of this Ordinance shall be held to be invalid, such invalidity shall not affect or impair any remaining provision, section, sentence, clause or part of this Ordinance or other Ordinances affected by this Ordinance, it being the intent of Monroe Township that such remainder shall be and shall remain in full force and effect.

SECTION 5: RELATIONSHIP TO OTHER ORDINANCES

All other Ordinances, parts of Ordinances or parts of Resolutions inconsistent herewith shall be and the same expressly are repealed.

DULY ENACTED AND ORDAINED THIS 8th day of December 2016, by the Board
of Supervisors of Monroe Township, Cumberland County, Pennsylvania.

ATTEST:


Karen M. Lowery,
Administrative Assistant

(SEAL)

MONROE TOWNSHIP
BOARD OF SUPERVISORS



Philip F. Kehoe,
Chairman



A.W. Castle, III,
Vice-Chairman



Carl Kuhl,
Supervisor