

RESOLUTION NO. 2010-12

A RESOLUTION ESTABLISHING THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT REVIEW AND APPROVAL POLICY

WHEREAS, the Board of Supervisors elects to outline and implement a policy intended to insure the timely processing of Subdivision and Land Development Plans through the plan review and approval process so as to avoid the negative consequences, administrative complications, and inefficiencies associated with protracted plan review and approval periods; and

WHEREAS, the Township uniformly expects that all plans that are submitted for plan review or approval are submitted with the intent that they will be aggressively managed by the applicant and/or applicant’s consultants so that all necessary approvals are diligently being pursued; and

WHEREAS, the Board of Supervisors will only consider “time extensions”, or offers of additional time to review or act upon a subdivision and land development plan, if the applicant has clearly documented to the Board’s satisfaction that a genuine effort has been made to progress the project and resolve all outstanding items as identified in the review letters and correspondence from the Township Engineers, East Cocalico Township Authority, and other relevant regulatory agencies; and

WHEREAS, the Township will interpret an applicant’s failure to resubmit an updated plan within six months of the date of the most recent Township Engineer’s review letter as insufficient progress and therefore not warranting the acceptance and approval of additional time to take formal action on the plan; and

WHEREAS, applicants, with subdivision or land development plans that have extenuating circumstances or unique permitting issues, should clearly document all efforts related to the timely resolution of those matters prior to submitting any offers of additional time for the Board to act on the plan.

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

1. The Township will continually evaluate the status of all current and future subdivision and land development plans to insure compliance with this policy.
2. The Township reserves the right to act on any active plan if in the Board’s opinion the plan is not being aggressively managed and approvals are not being diligently pursued.

RESOLVED THIS 7th **DAY OF** July, 2010.

EAST COCALICO TOWNSHIP

Douglas B. Mackley

Alan R. Fry

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