

TO: RESIDENTS OF EAST COCALICO TOWNSHIP

The East Cocalico Township Supervisors will hold a public hearing concerning an amendment to the Subdivision and Land Development Ordinance on October 6, 2010. The public hearing will begin at 7:30 p.m. and will be held at the East Cocalico Township Municipal Building, 100 Hill Road, Denver, Pennsylvania. At the conclusion of the public hearing, the Supervisors will vote on the amendment to the Zoning Ordinance.

The title of the Ordinance is as follows:

**“AN ORDINANCE TO AMEND THE CODE OF ORDINANCES
OF THE TOWNSHIP OF EAST COCALICO, CHAPTER 194,
SUBDIVISION AND LAND DEVELOPMENT, TO REVISE
PLAN PROCESSING PROCEDURES.”**

This notice contains a brief summary of the provisions of the Ordinance. Copies of the proposed Ordinance may be examined without charge, or obtained for a charge not greater than the cost thereof, at the East Cocalico Municipal Building, 100 Hill Road, Denver, Pennsylvania; Monday through Friday, between the hours of 8:30 a.m. and 4:30 p.m.

Section 1 of the Ordinance provides that unconditional preliminary plan approval shall expire within one (1) year after the date the applicant obtains unconditional preliminary approval unless the applicant has filed a final plan, or unless the applicant has requested, and the Board of Supervisors has granted, an extension of time.

Section 2 of the Ordinance provides that an applicant shall comply with all conditions of preliminary plan approval within one (1) year of the date of the written decision of the Township granting conditional plan approval. If the applicant fails to comply with the conditions within such one (1) year period, the conditional preliminary plan of approval shall expire.

Section 3 of the Ordinance provides that an applicant shall submit final plans to the Township no later than the 31st day prior to a Township Planning Commission meeting in order to be placed on the Planning Commission Agenda for that meeting. If the applicant has submitted and obtained unconditional approval of a preliminary plan, the applicant shall submit the application for final approval of the first phase of the development within one (1) year of the date of unconditional preliminary plan approval. The applicant shall submit final plans for subsequent phases of the development in accordance with the phasing schedule. If the applicant does not submit final plans in accordance with the phasing schedule, the preliminary plan approval shall expire.

Section 4 of the Ordinance provides that the applicant shall satisfy all conditions of preliminary plan approval within one (1) year from the date of the written

decision granting conditional final approval. If the applicant does not satisfy all conditions imposed on final approval within such one (1) year period, the final approval shall expire.

By: Noelle B. Fortna, Secretary

Thomas L. Goodman, Solicitor