

ORDINANCE NO. 763

AN ORDINANCE OF THE BOROUGH OF MONROEVILLE AMENDING THE SUBDIVISION REGULATIONS ORDINANCE NO. 744 BY PROVIDING FOR THE DEVELOPMENT OF SUBDIVISIONS IN STAGES

BE IT ORDAINED AND ENACTED, by the Borough of Monroeville, in Council assembled, as follows:

Section 1. Article II, Administration, Section 2-03 Final Plan Procedure, of Ordinance 744 be amended by the addition of the following:

"In the case of subdivisions whose total land area is to be developed in successive stages, the first stage of development shall be subject to the six (6) month time period for submission of Final Plan or start of construction. Thereafter development of successive stages and subsequent submissions for Final Plan approval shall not be subject to the six (6) month time requirements stated herein.

Approval of staged subdivisions shall be subject to the following:

1. Review and approval by the Planning Commission and Borough Council of the logical limits of the various stages of development of the total site, including the sequence of development.
2. Preliminary plan approval of the total site in accordance with Section 2-02.

The development of successive stages following the first stage may be commenced following an administrative review of the approved preliminary subdivision by the Borough Engineer and Zoning Officer with the applicant. The applicant shall then file with the Zoning Officer his Statement of Intent to Commence Development of a successive stage. Development shall be completed within one (1) year at which time the Final Plan shall be submitted on the stage under development.

In lieu of development of the required improvements, in each successive stage, proper improvement bonds may be submitted as required in Section 2-04 following review with the Borough Engineer and Zoning Officer, and Final Plan approval required."

Section 2. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

ORDAINED AND ENACTED this 14th day of September, 1971.

ATTEST:

S/ Carrol F. Pickens
Secretary

BOROUGH OF MONROEVILLE
By S/ George C. Dale
President of Council

(SEAL)

S/ John J. Duncan
Mayor

Entered in Legal Book Sept. 22, 1971