

THE BOROUGH OF AMBLER

ORDINANCE NUMBER 1088

AN ORDINANCE OF THE BOROUGH OF AMBLER AMENDING THE BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE TO ALLOW FOR THE SUBMISSION OF ALTERNATE PLANS FOR DEVELOPMENT SIMULTANEOUSLY; AUTHORIZING COUNCIL TO WAIVE THE REQUIRED APPROVAL SEQUENCE AND GRANT PRELIMINARY AND FINAL APPROVAL SIMULTANEOUSLY; LEAVING THE REMAINDER OF THE ORDINANCE IN FULL FORCE AND EFFECT; EFFECTIVE UPON ADOPTION

WHEREAS, the Borough of Ambler by ordinance has established a procedure for the submission of subdivision and land development plans, and

WHEREAS, from time to time, the Borough desires to amend the processing procedures to keep them consistent with both the Borough's best interests as well as state law and in particular, the Municipalities Planning Code,


NOW THEREFORE, Ambler Borough Council does hereby ORDAIN as follows. Ordinance 895 section 307, as codified in the Borough Codified Ordinances at 22-308(C), is modified in the following respect. The existing language is DELETED in its entirety and is replaced with the following:

C. An applicant may submit alternative development plans simultaneously for review and approval by the Borough. With respect to any particular version of a proposed plan, each step (tentative, minor, preliminary, final) shall be voted upon in sequence and the submission of a plan shall not occur until the prior step has been voted upon. However, an applicant may seek a waiver and request simultaneous preliminary and final approval, which shall be decided upon by Council in its unfettered discretion when the plans are presented to Council. Factors to be considered in deciding upon the waiver request include, but are not limited to, the complexity of the plan, the number of conditions that must be satisfied on the preliminary plan, and the engineer's opinion as to whether simultaneous approval would present any concerns.

The remainder of the ordinance remains in full force and effect, unaffected by this ordinance. This ordinance is effective upon adoption.

SO ORDAINED this 10th day of August, 2015.


Salvatore Pasceri, Council President

ATTEST: 
Mary Aversa, Borough Secretary