

ARTICLE 16 AMENDMENTS

1600. PROCEDURE

- A. The Board of Supervisors may, from time to time, amend, supplement, change, modify or repeal this chapter, including the Zoning Map.
- B. Before voting on the enactment of an amendment, the Board of Supervisors shall hold a public hearing thereon, pursuant to public notice. In the case of an amendment other than that prepared by the Planning Commission, the Board of Supervisors shall submit each such amendment to the Planning Commission at least 30 days prior to the hearing on such proposed amendment to provide the Commission an opportunity to submit recommendations. If, after any public hearing held upon an amendment, the proposed amendment is revised or further revised to include land previously not affected by it, the Board of Supervisors shall hold another public hearing, pursuant to public notice, before proceeding to vote on the amendment.

1601. PUBLIC HEARING; NOTICE

- A. The proposed amendment shall be submitted at a regular or special meeting of the Board of Supervisors, which shall fix the time and place of a public hearing thereon and cause notice, which shall state the general nature of the proposed amendment, to be given as follows:
 - 1. By publishing notice once each week for two successive weeks in a newspaper of general circulation in the municipality. Such notice shall state the time and place of the hearing and the particular nature of the matter to be considered at the hearing. The first publication shall not be more than 30 days and the second publication shall not be less than seven days from the date of the hearing.
 - 2. By mailing a notice thereof to every association of residents of the Township which has registered its name and address for this purpose with the Board of Supervisors.
- B. Notice of applications for amendment to this chapter shall be given to the Planning Commission so that the Commission may make recommendations to the Board of Supervisors concerning the proposed amendment. This requirement of notice to the Planning Commission shall not require the Commission to hold public hearings on proposed amendments if it does not desire to do so. It is the intent of the Board of Supervisors in inserting this subsection that the procedure set forth in Section 607 of the Pennsylvania Municipalities Planning Code (53 P.S. 10607) need not be followed since such procedure is required only where a zoning ordinance is originally enacted. It is further stated that it is the intention of the Board of Supervisors that if at any time any proposed amendment is adopted and a Planning Commission is not in existence or if the Commission fails to make any report or recommendation on a proposed amendment or if the Board of Supervisors adopts an amendment to this chapter without giving notice as stated by this subsection, it shall in no manner invalidate the amendment
- C. Where the Official Zoning Map of the Township is to be amended, all affected property

owners and owners of property within 600 feet of the affected property shall receive written notice.

- D. At any public hearing on a proposed amendment, full opportunity to be heard shall be given to all parties in interest.

1602. AMENDMENTS REQUESTED BY APPLICANTS

- A. Where an applicant, other than the Board of Supervisors or the Planning Commission, seeks to amend, supplement, change, modify or repeal this chapter, he shall do so by submitting a written request for the change to the Zoning Officer, together with the appropriate filing fee as established by Section _____, and submitting the following reports and documents:
 - 1. A legal description of the property.
 - 2. A plot plan of all property involved and all properties immediately abutting the affected property.
 - 3. A list of the names and addresses, if available, of all property owners within 600 feet of the property.
- B. In addition to the aforesaid fees, the applicant shall deposit with the Township an additional sum estimated by the Zoning Officer in escrow, from which all Township costs of any proceedings before the Board of Supervisors, including but not limited to the cost of legal advertising, cost of preparing amendatory ordinances and the cost of amending the official records of the Township, including the Zoning Map and codifying any revised ordinances, shall be charged. If the escrow proves to be insufficient, the Township Zoning Officer may request additional sums to be placed into escrow before the application is processed any further.

