**CHAPTER 22**

**SUBDIVISION AND LAND DEVELOPMENT**

**Part 1**

**Short Title, Authority, Purpose, and Jurisdiction**

**§101.** **Short Title.** These regulations shall be known and may be cited as “White Deer Township Subdivision and Land Development Ordinance”.

**§102.** **Authority.** The White Deer Township Supervisors are vested by law with the authority to regulate subdivision and land development within its boundaries by §501 of the Pennsylvania Municipalities Planning Code (Act 247 of 1968, as amended by Act 170 of 1988).

**§103.** **Purpose.** This Chapter is intended to provide for the harmonious development of the township by:

(1) Providing for the equitable processing of subdivision and land development plans through uniform standards and procedures;

(2) Providing for the protection of soil and water resources and storm water management facilities;

(3) Providing for the health, safety, and general welfare of the township;

(4) Providing for the safe and efficient movement of pedestrians and vehicles;

(5) Promoting energy efficient subdivision and land development Design;

(6) Avoiding unsound development in floodplain areas;

(7) Providing and protecting sites with recreation, conservation, scenic, and open space value; and

(8) Promoting orderly and efficient integration of subdivision, land development, streets, and utilities.

 **§104. Jurisdiction.** The White Deer Township Supervisors shall have the Authority to approve or disapprove all subdivision and land development plans for the Township.

 (1) Review by the White Deer Township Planning Commission. All plans for subdivision and land development received by the Township shall be reviewed by the White Deer Township Planning Commission prior to any action by the Township Supervisors to approve or disapprove such plans. Review comments from the Township Planning Commission shall be transmitted to the Township Supervisors in writing.

 (2) Review by the Union County Planning Commission. All plans for subdivision and land development within the Township shall be forwarded, upon receipt by the Township to the Union County Planning Commission for review and recommendation. The Township shall not approve or disapprove such plans until the County Planning Commission report is received or until the expiration of 30 days from the submission of the plan to the County Planning Commission, or within such further time as may be agreed upon between the County Planning Commission and the Township.

 (3) Conflict with Other Ordinances. Should any provision of this Ordinance be found in conflict with the provisions of a zoning, building, fire, safety, health, or other ordinance or code of the Township, the provision which establishes the higher standard for the protection of the health and safety of the township shall prevail.

 (4) Disclaimer of Liability. The approval of a subdivision or land development plan in which any portion of the subdivision or land development is within a floodplain area shall not guarantee the safety or practicality of any proposed use, and shall not create any liability upon the Township, its officials or employees.

(Ordinance No. 90-2, adopted October 23, 1990)