

**BOARD OF SUPERVISORS OF  
THE TOWNSHIP OF COOLBAUGH  
MONROE COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 155-2023**

**AN ORDINANCE AMENDING THE COOLBAUGH TOWNSHIP  
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AT  
CHAPTER 355 OF THE CODE OF ORDINANCES OF COOLBAUGH  
TOWNSHIP BY ESTABLISHING TIME DEADLINES FOR INACTIVE  
PLANS.**

**WHEREAS**, Coolbaugh Township has previously ordained and enacted an ordinance entitled the Coolbaugh Township Subdivision and Land Development Ordinance found at Chapter 355 of the Coolbaugh Township Code of Ordinances; and

**WHEREAS**, the Pennsylvania Municipalities Planning Code, at Section 503(1) does authorize and enable the Township to include in its Subdivision and Land Development Ordinance provisions regulating the submittal and processing of plans; and

**WHEREAS**, the Board of Supervisors of Coolbaugh Township has determined that delays by a developer in submitting revised plans in a reasonable and timely manner results in inefficiencies and delays in final approvals; and

**WHEREAS**, the Board of Supervisors of Coolbaugh Township has determined that both municipalities and developers are held to a reciprocal good faith standard in addressing defects in a pending subdivision and land development plan.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED**, by the Board of Supervisors of Coolbaugh Township, Monroe County, Pennsylvania, that Chapter 355, Subdivision and Land Development, of the Coolbaugh Township Code of Ordinances is hereby amended as follows:

**ARTICLE I.**

Chapter 355, Subdivision and Land Development, of the Coolbaugh Township Code of Ordinances is hereby amended by adding a new Section 355-15.J. to read as follows:

§355-15.J. Any preliminary plan filed with the Township which has not been revised within six (6) months from the date of the last Township Engineer's review letter shall be deemed inactive and may be denied for failure to promptly process the plan in accordance with Township ordinances.

**ARTICLE II.**

Chapter 355, Subdivision and Land Development, of the Coolbaugh Township Code of Ordinances is hereby amended by adding a new Section 355-16.N. to read as follows:

§355-16.N. Any final plan filed with the Township which has not been revised within six (6) months from the date of the last Township Engineer's review letter shall be deemed inactive and may be denied for failure to promptly process the plan in accordance with Township ordinances.

#### ARTICLE III.

Chapter 355, Subdivision and Land Development, of the Coolbaugh Township Code of Ordinances is hereby amended by adding a new Section 355-17.K. to read as follows:

§355-17.K. Any minor subdivision plan filed with the Township which has not been revised within six (6) months from the date of the last Township Engineer's review letter shall be deemed inactive and may be denied for failure to promptly process the plan in accordance with Township ordinances.

#### ARTICLE IV. SEVERABILITY

It is hereby declared to be the legislative intent that if a court of competent jurisdiction declares any provisions of this Ordinance to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of this Ordinance shall continue to be separately and fully effective. The Board of Supervisors hereby declares that it would have passed this Ordinance and each section or part thereof, other than any part declared invalid, if it had advance knowledge that any part would be declared invalid.

#### ARTICLE V. REPEALER.

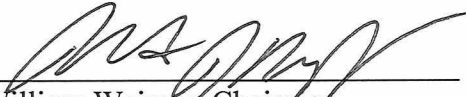
All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

#### ARTICLE VI. EFFECTIVE DATE.

This Ordinance shall become effective five (5) days after enactment.

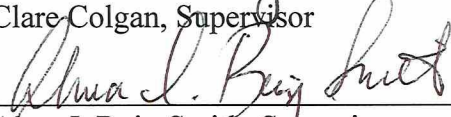
**DULY ENACTED AND ORDAINED** this 5<sup>th</sup> day of December 2023, by the Board of Supervisors of Coolbaugh Township, Monroe County, Pennsylvania, in lawful session duly assembled.

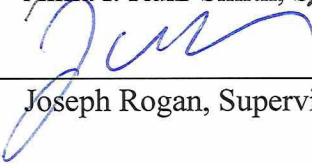
Board of Supervisors of Coolbaugh Township

By:   
William Weimer, Chairman

By:   
Lynn Kelly, Vice-Chair

By:   
Clare Colgan, Supervisor

By:   
Alma I. Ruiz-Smith, Supervisor

By:   
Joseph Rogan, Supervisor

ATTEST:

  
Erin Masker, Township Secretary

[TOWNSHIP SEAL]

