

ARTICLE VIII – ADMINISTRATION, ENFORCEMENT AND PENALTIES

801 – ADMINISTRATION AND ENFORCEMENT

1. The Board of Supervisors shall have the duty and authority for the administration and general enforcement of the provisions of this Ordinance, as specified or implied herein.

Officials of the Township having regulatory duties and authorities connected with, or pertinent to, the subdivision, use or development of land shall have the duties and authorities for the controlling enforcement of the provisions of this Ordinance, as specified or implied herein or in other ordinances of the Township.

2. Permits required by the Township for the erection or alteration of buildings, the installation of sewers or sewage disposal systems; or for other appertinent improvements to, or use of, the land, shall not be issued by any Township official until he has ascertained that the site for such building, alteration, improvement or use is located in a development approved and publicly recorded in accordance with the provisions of this Ordinance.

Also, such permits shall be issued only after it has been determined that the site for such building, alteration, improvement or use conforms to the site description as indicated by the approved and recorded Final Plan or other land description acceptable in accordance with the provision of this Ordinance, and that it is in compliance with all applicable provisions of this Ordinance.

3. The Township Building Permit Officer shall require that applications for building permits contain all the information necessary for him to ascertain that, and he shall not issue any building permit until he determines that, the site and plan for the proposed building, alteration, or other improvement is acceptable in accordance with the provisions of this Ordinance.

The Township Sewage Enforcement Officer shall require that applications for sewage disposal system permits contain all the information for him to ascertain that, and he shall not issue any sewage disposal permits until he determines that, the site for the proposed system is acceptable in accordance with the provisions of this Ordinance.

802 – PENALTIES

1. Any person, partnership, or corporation who or which being owner or agent of the owner of any lot, tract, or parcel of land, shall lay out, construct, open or dedicate any street, sanitary sewer, storm sewer, water main or other improvements for public use, travel, or other purposes, or for the common use of occupants of buildings abutting thereon, or who sells, transfers, or agrees, or enter into an agreement to sell any land in a subdivision or land development whether by reference to, or by other use of, a plat of such subdivision or land development or otherwise, or erect any building thereon, unless and until a final plan has been prepared in full compliance with the provisions of this Ordinance and of the regulations adopted hereunder and has been recorded as provided herein, shall be guilty of a misdemeanor, and upon conviction thereof, of such violation, shall

pay a fine not exceeding one thousand (1000) dollars per lot or parcel or per dwelling unit within each lot or parcel.

2. The description of such lot or parcel by metes and bounds in instrument of transfer, or other document used in the process of setting or transferring, shall not exempt the seller or transferor from such penalties, or from the remedies herein provided. The Township may also enjoin such transfer or sale or agreement by action for injunction brought in any court or equity jurisdiction, in addition to the penalty herein provided.

803 – ACTION FOR RELIEF BY TOWNSHIP

The Board of Supervisors may obtain a writ of injunction against the owner or agency who attempts the improper sale or conveyance of land to set aside and invalidate any conveyances of land made prior to Final Plan approval of any development.

804 – OTHER ACTIONS

Nothing herein shall prevent the Board of Supervisors from taking such other action necessary to prevent or remedy any violation.

805 – APPEALS

The decision of the Planning Commission or Board of Supervisors with respect to the approval or disapproval of plans may be appealed directly to court by any party or officer or agency of the developer. Such appeal shall be filed not later than thirty (30) days following the date of the decision being appealed.

806 – SEVERABILITY CLAUSE

If any provisions of this Ordinance shall be determined to be invalid or unconstitutional by a recognized court of the Commonwealth, such determination shall not affect the legality of the remaining provisions of this Ordinance.