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ORDINANCE NO. 375

AN ORDINANCE REGULATING THE SUBDIVISION OF LAND AND LAND DEVELOPMENT WITHIN THE BLOOMFIELD BOROUGH, PERRY COUNTY, PENNSYLVANIA; PROVIDING FOR THE PREPARATION AND PROCESSING OF PRELIMINARY AND FINAL PLATS FOR SUCH PURPOSES; REQUIRING CERTAIN IMPROVEMENTS TO BE MADE OR GUARANTEED TO BE MADE BY THE APPLICANT; REGULATING THE LAYOUT AND SALE OF LOTS; ERECTION OF BUILDINGS, LAYING OUT, CONSTRUCTION, OPENING AND DEDICATION OF STREETS, STORM AND SANITARY SEWERS, AND OTHER PUBLIC IMPROVEMENTS IN CONNECTION WITH SUBDIVISION AND LAND DEVELOPMENT; AND PRESCRIBING PENALTIES FOR THE VIOLATION THEREOF.

THE BLOOMFIELD BOROUGH COUNCIL OF THE BLOOMFIELD BOROUGH, PERRY COUNTY, PENNSYLVANIA, PURSUANT TO THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247, ARTICLE V, AS AMENDED, DOES ENACT AND ORDAIN:

Part 1

Short Title

§1-1. 1SHORT TITLE

This Ordinance shall be known and may be cited as the Bloomfield Borough Subdivision and Land Development Ordinance (SALDO) and/or as Chapter 21.

(Ord. 375, 6/4/2024,§1-1)

Part 2**Purpose, Authority, Application, and Interpretation****§2-1. Purpose**

This Ordinance has been designed and adopted to provide uniform standards and procedures for the regulation of subdivision and land development within Bloomfield Borough. The purpose of such regulations is to provide for the harmonious development of the Borough and county by:

- A. Assuring sites are suitable for building purposes and human habitation;
- B. Coordinating proposed streets and other proposed public improvements;
- C. Assuring that adequate easements and rights-of-way are provided for drainage facilities, public utilities, streets, and other public improvements;
- D. Assuring coordination of intra, and inter-municipal public improvement plans and programs;
- E. Assuring the efficient and orderly extension of community facilities and services at minimum cost and maximum convenience,
- F. Regulating the subdivision and land development of land within any flood hazard area or floodplain district in order to promote the health, safety, and welfare of the citizens of the Borough;
- G. Guiding the future growth and development of Bloomfield Borough in accordance with the adopted comprehensive plan;
- H. Assuring that documents prepared as part of a land ownership transfer fully and accurately describe the parcel of land being subdivided and the new parcel(s) thus created;
- I. Assuring the greater health, safety, convenience, and welfare to the citizens of Bloomfield Borough;
- J. Ensuring the protection of water resources and drainage ways;
- K. Ensuring the efficient movement of traffic and access to public right of ways;
- L. Ensuring the equitable handling of all subdivision and land development plans by providing uniform standards and procedures.

(Ord. 375, 6/4/2024,§2-1)

§2-2. Authority

- A. The Bloomfield Borough Council shall have the authority to approve or disapprove all preliminary and final subdivision or land development plan applications as required herein.
- B. The Bloomfield Borough Planning Commission is hereby designated as the agency, which shall review and make recommendations to the governing body on all subdivision and land development plan applications as required herein.
- C. Preliminary and final subdivision and land development plan applications within Bloomfield Borough shall be forwarded upon receipt to the Bloomfield Borough Planning Commission (BBPC) and the Perry County Planning Commission for review and report. The Bloomfield Borough Council shall not approve such applications until the BBPC and the county review report is received or until the expiration of thirty (30) days from the date, the application was forwarded to the County Planning Commission. As evidence of their review and report, officials of the County Planning Commission will sign preliminary and final plans, which have been formally approved by Bloomfield Borough before such plans are presented for recording.

(Ord. 375, 6/4/2024,§2-2)

§2-3. Application of regulations

- A. No subdivision or land development of any lot, tract, or parcel of land located within Bloomfield Borough shall be effected; no street, sanitary sewer, storm sewer, water main, or other facilities in connection therewith shall be laid out, constructed, opened, or dedicated for public use or travel, or for the common use of occupants of buildings unless and until a Final Subdivision or Land Development Plat has been approved by Bloomfield Borough Council the and publicly recorded. Unit or condominium subdivision of real property is included within the meaning of subdivision and land development as defined herein
- B. No lot in a subdivision may be sold; no permit to erect or alter any building upon land in a subdivision or land development may be issued; and no building may be erected or altered in a subdivision or land development, unless and until a Final Subdivision or Land Development Plan has been approved by the Bloomfield Borough Council and recorded, and until the required improvements have been either constructed or guaranteed in a manner prescribed herein.
- C. All subdivision and land development plans are subject to all applicable zoning regulations.

(Ord. 375, 6/4/2024,§2-3)

§2-4. Interpretation

When interpreting and applying the revisions of this Ordinance, applicants shall be held to the minimum requirements for the promotion of public health, safety, comfort, convenience, and greater welfare. Where the provisions of this Ordinance impose greater restrictions than those of any statute, other ordinance, or regulation (i.e., State enabling statutes, local zoning, or building codes, etc.), the provisions of this Ordinance shall prevail. Where the provisions of any statute, other ordinance, or regulation adopted by Bloomfield Borough impose greater restrictions than those of this ordinance, the provisions of such statute, ordinance, or regulation shall prevail. (Ord. 375, 6/4/2024,§2-4)

Part 3**Definitions****§3-1. Language Interpretation**

- A. Unless otherwise expressly stated, the following words shall for the purposes of this Ordinance have the meaning herein indicated.
- B. Words expressed in the plural include their singular meanings; the present tense shall include the future.
- C. Words used in the masculine gender shall include the feminine and the neuter. The words "shall", "must", and "will" are mandatory; the words "should" and "may" are permissive.
- D. For those words utilized in this Ordinance not defined herein the definitions found in the most recent edition of Webster's Unabridged Dictionary apply.

(Ord. 375, 6/4/2024,§3-1)

§3-2. Definitions

ABANDONMENT: The relinquishment of property, or a cessation of the use of the property, by the owner with the intention of transferring rights to the property to another owner nor of resuming the use of the property.

ABUT OR ABUTTING: A building(s) which physically touch; Areas of contiguous lots that share a common lot line, not including lots entirely separated by a street, public alley open to traffic, or a perennial waterway.

ACCESS DRIVE: A way or means of approach to provide vehicular or pedestrian physical entrance to a property.

ACCESSORY BUILDING: A building subordinate to and detached from the main building on the same lot and used for purposes customarily incidental to the main building.

ACCESSORY USE: A use customarily incidental and subordinate to the principal use or the main building and located on the same lot with such principal use or main building.

ACCELERATED EROSION: The removal of the surface of the land through the combined action of human activity and the natural processes at a rate greater than would occur because of the natural process alone.

ACRE: A measure of land area containing 43,560 square feet.

ADDITION: Any construction which increases the size of a building, such as a porch, attached garage or carport, or a new room or wing.

ADJOINING LOT OR LAND: A lot or parcel of land which shares all or part of a common lot line with another lot or parcel of land. (See Abut)

AGENT: Any person other than the applicant who, acting on the landowner(s) authorized behalf, submits a subdivision or land development application.

AGRICULTURE: The use of land which shall include, but not be limited to, the tilling of the soil, the raising of crops, horticulture, apiculture, floriculture, viticulture, and gardening. The production, keeping or maintenance, for sale, lease or personal use, of plants and animals useful to man, including but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products, poultry and poultry products: livestock, including beef cattle, sheep, swine horses ponies, mules, or goats, or any mutations or hybrids thereof, including the breeding and grazing of any or

all of such animals: bees and apiary products; fur animals; trees and forest products: fruits of all kinds, including grapes, nuts and berries; vegetables; nursery, floral, ornamental and greenhouse products; or lands devoted to a soil conservation or forestry management program. (See Horticulture)

AGRICULTURAL OPERATION: An enterprise that is actively engaged in the commercial production and preparation for market of crops, livestock, and livestock products and in the production, harvesting and preparation for market or use of agricultural, agronomic, horticultural, silvicultural and aquaculture crops and commodities. The term includes an enterprise that implements changes in production practices and procedures or types of crops, livestock, livestock products, or commodities produced consistent with practices and procedures that are normally engaged by farmers or are consistent with technological development within the agricultural industry.

ALLEY (or SERVICE DRIVE): A public or private right-of-way other than a side street which affords only a secondary means of access to abutting property and not intended for general traffic circulation.

ALTERATIONS, LAND: As applied to land, a change in topography as a result of moving soil and rock from one location or position to another; changing of the surface conditions by causing the surface to be more or less impervious; land disturbance.

ALTERATIONS, STRUCTURAL: Any change or rearrangement in the supporting members of an existing building, such as bearing walls, columns, beams, girders, or interior partitions, as well as any change in doors, windows, means of ingress or egress, or any enlargement to or diminution of a building or structure, whether horizontally or vertically, or the moving of a building or structure from one location to another.

AMENDMENT: An official change to this ordinance in accordance with Section 505 of the PA MPC.

APARTMENT: A structure containing three or more dwelling units, excluding townhouses.

APPLICANT (Also see DEVELOPER and SUBDIVIDER): A landowner or developer, as hereinafter defined, who has filed an application for the subdivision or development of a tract of land, including his heirs, successors, and assigns.

APPLICATION FOR DEVELOPMENT: Every application, whether preliminary or final, required to be filed and approved prior to start of construction or development including, but not limited to, an application for a building permit, for the approval of a subdivision plan, or for approval of a land development plan.

AREA, BUFFER: A strip of land which is planted and maintained in shrubs, bushes, trees, grass, or other landscaping material and within which no structure is permitted except a wall or fence.

AREA, BUILDING: The total of area, in square feet, of all floors, excluding basement, of the principal building and all accessory buildings, exclusive of uncovered porches, terraces, and steps.

AREA, GROSS: The total lot area, including public right-of-way.

AREA, NET: The total lot area, less public right-of-way.

AUTHORITY: A body politic and corporate created pursuant to the Act of May 2, 1945 (P.L.382, No. 164), as amended, known as the, "Municipalities Authorities Act of 1945".

AWNING: A roof-like cover that is temporary or permanent in nature and that projects from the wall of a building for the purpose of shielding a doorway or window from the elements, and can be periodically retracted onto the face of a building.

AZIMUTH: The horizontal angle of an observer's bearing in surveying, measured clockwise from a referenced direction.

BASE FLOOD ELEVATION: The elevation above sea level, based on the vertical datum in the current flood Insurance Rate Maps for Bloomfield Borough of the 100-year flood.

BEST MANAGEMENT PRACTICES (BMPs): State-of-the-art technology as applied to a specific problem. The BMP presents physical, institutional, or strategic approaches to environmental problems, particularly with respect to nonpoint source pollution control.

BLOCK: An area bounded by streets, railroad rights-of-way, waterways, and other definite barriers.

BOARD OF SUPERVISORS: The Board of Supervisors of the Centre Township, Perry County, Pennsylvania.

BOROUGH: Bloomfield Borough, Perry County, Pennsylvania; Borough Council, its agents, or authorized representatives.

BOROUGH AUTHORITY: The borough water system is owned and operated by the Bloomfield Borough Water Authority, Perry County, Pennsylvania. The borough sewer system is owned and operated by Bloomfield Borough, Perry County, Pennsylvania.

BOROUGH COUNCIL: The Borough Council of the Borough of Bloomfield Borough.

BUFFER AREA: See AREA, BUFFER.

BUFFER YARD: An open area whose dimensions normally exceed the normal building setback or yard requirements used to protect low-density uses and zoning districts from adjacent higher-density uses and districts.

BUILDING: Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind.

BUILDING, ACCESSORY: A building incidental and subordinate to and detached from the main building on the same lot and used for purposes customarily incidental to the principal building.

BUILDING, ADDITION: A structure added to the original structure at some time.

BUILDING AREA: See AREA, BUILDING.

BUILDING COVERAGE: The ratio of the horizontal area measured from the exterior surface of the exterior walls of the ground floor of all principal and accessory buildings on a lot to the total gross lot area.

BUILDING INSPECTOR: An individual designated by the appointing authority to enforce the provisions of the building code. Includes code enforcement officer or zoning officer.

BUILDING LINE: A line parallel to the front, side or rear lot line set so as to provide the required yard.

BUILDING SETBACK LINE: The line within a property defining the required minimum distance between any enclosed structure and the adjacent right-of-way, and the line defining side and rear yards, where required.

BUILDING PERMIT: Written permission issued by the proper Borough authority for the construction, repair, alteration, or addition to a structure.

BUILDING, PRINCIPAL: A building which is conducted the primary use of the lot on which it is located, and which is not an accessory building.

CALIPER: The diameter of a tree trunk measured in inches six inches above ground level for trees up to four inches in diameter and 12 inches above ground level for trees over four inches in diameter.

CAMP OR CAMPGROUND: A state-permitted facility, through the Pennsylvania Department of Health, in which a portion of land is used for the purpose of providing a space for trailers or tents for camping purposes, regardless of whether a fee has been charged for the leasing, renting or occupancy of the space, in accordance with the Pennsylvania Code, Title 28, Chapter 19. The campground may be an organized camp which includes a combination of programs and facilities established for the primary purpose of providing an outdoor group living experience for children, youth and adults with social, recreational, and educational objectives and operated and used for five or more consecutive days during one or more seasons a year.

CARPORT: A roofed structure providing space for the parking of motor vehicles and enclosed on not more than three sides, and accessory to a main or accessory building.

CARTWAY: That portion of a street or alley which is improved, designed, or intended for vehicular use.

CENTERLINE: A line located exactly in the center width of a road or street cartway, right-of-way, easement, or access.

CLEAR-SIGHT TRIANGLE: A triangular-shaped portion of land established by a street or driveway intersection in which nothing is erected, placed, planted, or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection.

CLUSTER: A development technique utilized for the purpose of concentrating building construction in specific areas of a site while allowing the remaining land area to remain open space for the preservation of environmentally sensitive features, recreation, or other.

CLUSTER SUBDIVISION (DEVELOPMENT): A form of development that permits a reduction in lot area and bulk requirements, provided that unless otherwise authorized, there is no increase in the number of lots permitted under a conventional subdivision or increase in the overall density of development, and the remaining land area is devoted to open space, active or passive recreation, preservation of environmentally sensitive areas, or agriculture.

COMMISSION: The Bloomfield Borough Planning Commission.

COMMON AREA: The area in a subdivision or planned residential development, including common open space, owned, or leased and maintained by an association or other combination of persons for the benefit of the residents of the residential development and, if owned under the Pennsylvania Unit Property Act, including all common elements designated for the use of all dwelling unit owners.

COMMON OPEN SPACE: A parcel or parcels of land or an area of water, or a combination of land and water, within a development plan, designed and intended for the use or enjoyment of residents of the development plan and, where designed, the community at large. Common open space does not include rights-of-way, off-street parking areas, and areas set aside for public facilities. Common open space shall be substantially free of structures, but may contain such improvements as approved in the development plan that are appropriate to recreational and other open space areas of any schools or churches to be included within the proposed development.

COMMON OR AUXILIARY PARKING AREA: A parking area that serves as overflow or visitor parking for two or more dwellings or uses or that serves common facilities such as a recreation area.

COMPREHENSIVE PLAN: The official public document prepared in accordance with the Pennsylvania Municipalities Planning Code, Act of July 31, 1968, P.O. 805, No. 247, as reenacted and amended (PA MPC), consisting of maps, charts, and textual material, that constitutes decisions about the physical and social development of a Borough, City, or Township, as amended from time to time.

CONDOMINIUM: A building, or group of buildings, in which dwelling units, offices, or floor area owned individually, and the structure, common areas, and facilities are owned by all the owners on a proportional, undivided basis. It is a legal form of ownership of real estate and not a building style. The purchaser has title to his or her interior space in the building and an undivided interest in parts of the interior, the exterior, and other common elements.

CONDOMINIUM ASSOCIATION: The community association that owns, administers, and maintains the common property and common elements of a condominium.

CONSERVATION DISTRICT: A geographic area, usually a county, in which professionals provide advice to communities, agencies, and individuals within the jurisdiction and review development proposals.

CONSISTENCY: An agreement or correspondence between matters being compared which denotes a reasonable rational, similar, connection or relationship.

CONSTRUCTION: The erection, reconstruction, renovation, repair, extension, expansion, alteration or relocation of a building or structure, including the placement of mobile homes.

CONTIGUOUS: Next to, abutting, or touching and having a boundary, or portion thereof, that is coterminous. To physically touch or border upon, or to share a common property line, but not overlap.

COOPERATIVE: Ownership in common with others of a parcel of land and of a building or buildings thereon which would normally be used by all the occupants, together with individual rights of occupancy of a particular unit or apartment in such building or buildings or on such parcel of land and may include dwellings, offices and other types of space in commercial buildings or on property and where the lease, sale or exchange of a unit is subject to the agreement of the group of persons having common ownership.

COUNTY: Any county of the second class through the eighth class.

COURT: An unoccupied open space, other than a yard, on the same lot with a building, which is bounded on two or more sides by the walls of such building.

COURT, INNER: A court enclosed on all sides by exterior walls of a building or by exterior walls and lot lines on which walls are allowable, and that the court does not extend to a street, alley, yard or other outer court.

COURT, OUTER: A court enclosed on not more than three sides by exterior walls and lot lines on which walls are allowable, with one side or end open to a street, driveway, alley, or yard.

COVERAGE: That portion or percentage of the plot or lot area covered by the building area.

CROSS-WALK: A right-of-way, publicly or privately owned, intended to furnish access for pedestrians.

CUL-DE-SAC: See STREET, MINOR / CUL-DE-SAC.

CURB: A stone, concrete, or other improved boundary usually marking the edge of the roadway or paved area.

CURB CUT: The opening along the curb line at which point vehicles may enter or leave the roadway.

CUT: An excavation. The difference between a point on the original ground and a designated point of lower elevation on the final grade. Also, the material removed in excavation.

DECIDUOUS: Plants that drop their leaves before becoming dormant in winter.

DEDICATION: The deliberate appropriation or donation of land or property by its owner for any general or public uses, reserving no other rights. Acceptance of any such dedication is at the discretion of the Bloomfield Borough Council.

DEED: A legal document conveying ownership of real property.

DEED COVENANT OR RESTRICTION: A restriction on the use of the land set forth in the deed or instrument of conveyance. Such restriction(s) usually runs with the title of the land and is binding upon subsequent owners of the property. The Bloomfield Borough Council is not responsible for enforcing such deed restrictions, unless the restriction(s) resulted from a condition or stipulation of the subdivision or land development approval process. (Also see Deed Restrictions for Rural Residential Development)

DENSITY: The number of families, individuals, dwelling units, or housing structures per gross acre of land.

DEP: Pennsylvania Department of Environmental Protection. (See also PADEP)

DETENTION BASIN: A structure designed to detain and release runoff in excess of volumes allowed at a controlled rate.

DETERMINATION: Final action by an officer, body, board, or agency charged with the administration of any land use ordinance or applications there under. Determinations shall be appealed only to the boards designated as having jurisdiction for such appeal.

DEVELOPER: Any landowner, agent of such landowner or tenant with permission of such landowner, who makes or causes to be made a subdivision of land or a land development or submit a development plan under the terms of this chapter.

DEVELOPMENT PLAN: The provisions for a planned development, including a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, streets, ways and parking facilities, common open-space, and public facilities.

DEVELOPMENT OF REGIONAL SIGNIFICANCE AND IMPACT: Any land development that, because of its character, magnitude, or location will have a substantial effect upon the health, safety, or welfare of citizens in more than one municipality.

DISTRICT, ZONE: A district includes all buildings, lots, and surface areas within certain designated boundaries as indicated on the Zoning Map.

DRAINAGE: (1) Surface water runoff; (2) the removal of surface water or ground water from lands by drains, grading or other means which include runoff controls to minimize erosion and sedimentation during and after construction of development, the means for preserving the water supply and the prevention or alleviation of flooding.

DRAINAGE EASEMENT: An easement required for the installation of storm water sewers or drainage ditches, and/or required for the preservation or maintenance of a natural stream or water course or other drainage facility.

DRAINAGE FACILITY: Any ditch, gutter, culvert, storm sewer, or other structure designed, intended, or constructed for the purpose of diverting surface waters from or carrying surface waters off streets, public rights-of-way, parks, recreation areas, or any part of any subdivision or contiguous land areas.

DRAINAGE PLAN: A plan showing all proposed and existing facilities to collect and convey surface drainage, described by grades, contours, and topography.

DRAINAGE SYSTEM: Pipes, swales, natural features, and other improvements designed to hold or convey drainage.

DRIVEWAY: A private access for vehicles to park in a parking space, garage, dwelling or other structure.

DUPLEX: See DWELLING, SINGLE FAMILY, SEMI-DETACHED.

DWELLING, MULTI-FAMILY: A building designed, occupied, or used by three or more families living independently of each other, wherein each dwelling unit or apartment shall contain private bath and kitchen facilities; including apartment houses.

DWELLING, SINGLE FAMILY ATTACHED: A building used by one family and having two (2) party walls in common with other buildings (such as row house or town house), except that end units have only one-party wall.

DWELLING, SINGLE FAMILY, DETACHED: A building used by one (1) family, having only one (1) dwelling unit and having two (2) side yards.

DWELLING, SINGLE FAMILY, SEMI-DETACHED: A building used by one (1) family, having one (1) side yard, and one (1) party wall in common with another building.

DWELLING, TWO FAMILY DETACHED: A building used by two (2) families, with one dwelling unit arranged over the other and having two (2) side yards.

DWELLING UNIT: One or more rooms used for living and sleeping purposes and having a kitchen(s) with fixed cooking facilities, toilet and bathroom facilities and arranged for occupancy by not more than one family.

EARTHMOVING ACTIVITY: Activity resulting in movement of earth or stripping of vegetative cover from the earth.

EASEMENT: A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.

EASEMENT, DRAINAGE: See DRAINAGE EASEMENT.

EASEMENT, UTILITY: A right-of-way granted for the limited use of land for public or quasi-public purposes.

ENGINEER, BOROUGH: A registered professional engineer in Pennsylvania designated by Bloomfield Borough to perform the duties of engineer as herein specified.

ENGINEER, PROFESSIONAL: An individual licensed and registered under the laws of the Commonwealth to engage in the practice of engineering. A professional engineer may not practice land surveying unless licensed as set forth in P.L. 534, No. 230; however, a professional engineer may perform engineering land surveys.

ENGINEERING LAND SURVEYS: Surveys for (1) the development of any tract of land including the incidental design of related improvements, such as line and grade extension of roads, sewers and grading but not requiring independent engineering judgment: provided, however, that tract perimeter surveys shall be the functions of the Professional Land Surveyor; (2) the determination of the configuration or contour of the earth's surface, or the position of fixed objects thereon or related thereto by means of measuring lines and angles and applying the principles of mathematics, photogrammetry or other measurement methods; (3) geodetic or cadastral survey, underground survey and hydrographic survey; (4) sedimentation and erosion control surveys; (5) the determination of the quantities of materials; (6) tests for water percolation in soils; and (7) the preparation of plans and specifications and estimates of proposed work as described in this subsection.

ENGINEERING, PRACTICE OF: (1) Shall mean the application of the mathematical and physical sciences for the design of public or private buildings, structures, machines, equipment, processes, works or engineering systems, and the consultation, investigation, evaluation, engineering surveys,

planning and inspection in connection therewith, the performance of the foregoing acts and services being prohibited to persons who are not licensed under the laws of the Commonwealth as professional engineers unless exempt under other provisions of the laws of the Commonwealth.

(2) The term "Practice of Engineering" shall also mean and include related acts and services that may be performed by other qualified persons, including but not limited to, Borough planning, incidental landscape architecture, teaching, construction, maintenance, and research but licensure under the laws of the Commonwealth to engage in or perform any such related acts and services shall not be required.

ENGINEERING SPECIFICATIONS: The Engineering Specifications of the Borough regulating the installation of any required improvement or for any facility installed by any owner, subject to public use.

ENVIRONMENTAL CONSTRAINTS: Features, natural resources, or land characteristics that are sensitive to improvements and may require conservation measures or the application of creative development techniques to prevent degradation of the environment, or may require limited development, or in certain instances may preclude development.

EROSION: The removal of surface materials by the action of natural elements.

EXCAVATION: Any act by which earth, sand, gravel, rock, or any other similar material is dug into, cut, quarried, uncovered, removed, displaced, relocated, or bulldozed. It shall include the conditions resulting there from.

EXISTING GRADE: The vertical location of the ground surface prior to excavation or filling.

FARM: An area of land used for agricultural purposes, as defined in "agricultural operation."

FENCE: Any freestanding and uninhabitable structure constructed of wood, glass, metal, plastic materials, vinyl, wire, wire mesh, or similar materials either singularly or in combination, erected, placed or arranged as a line of demarcation, an enclosure or a barrier.

FILL: Any act by which earth, sand, gravel, rock, or any other material is placed, pushed, dumped, pulled, transported, or moved to a new location above the natural surface of the ground or on top of the stripped surface. It shall include the conditions resulting there from. The difference in elevation between a point on the original ground and a designated point of higher elevation of the final grade.

FINISHED GRADE: The proposed elevation of the land surface of a site after completion of all site preparation work.

FLOOD: A temporary inundation of normally dry land areas.

FLOOD BOUNDARY, FIVE-HUNDRED-YEAR: The outer boundary of an area of land that is likely to be flooded once every 500 years (i.e., that has 1/5 of 1% chance of being flooded each year). A study by the Federal Insurance Administration, the United States Army Corps of Engineers, the United States Department of Agriculture's Soil Conservation Service, the United States Geological Survey, the Susquehanna River Basin Commission, the Department of Environmental Protection, or a licensed professional registered by the Commonwealth of Pennsylvania to perform such a study as necessary to define this boundary.

FLOOD BOUNDARY, ONE-HUNDRED-YEAR: The outer boundary of an area of land that is likely to be flooded once every 100 years (i.e., that has a 1% chance of being flooded each year). A study by the Federal Insurance Administration, the United States Army Corps of Engineers (ACOE), the United States Department of Agriculture's (DOA) Soil Conservation Service (SCS), the United States Geological Survey (USGS), the Susquehanna River Basin Commission (SRBC), the Department of Environmental Protection (PA DEP), or a licensed professional registered by the Commonwealth of Pennsylvania to perform such a study as necessary to define its boundary.

FLOOD INSURANCE RATE MAP (FIRM): See FLOOD HAZARD BOUNDARY MAP.

FLOOD, FIVE-HUNDRED-YEAR: A flood which is likely to be equaled or exceeded once every 500 years (i.e. that has a 1/5 of 1% chance of being equaled or exceeded in any given year. A study by the Federal Insurance Administration, the United States Army Corps of Engineers (ACOE), the United States Department of Agriculture's (DOA) Soil Conservation Service (SCS), the United States Geological Survey (USGS), the Susquehanna River Basin Commission (SRBC), the Department of Environmental Protection (PA DEP), or a licensed professional registered by the Commonwealth of Pennsylvania to perform such a study is necessary to define this flood.

FLOOD, ONE-HUNDRED-YEAR (BASE FLOOD): A flood, which is likely to be equaled or exceeded once every 100 years (i.e., that has a 1% chance of being equaled or exceeded in any given year). A study by the Federal Insurance Administration, the United States Army Corps of Engineers, the United States Department of Agriculture's Soil Conservation Service, the United States Geological Survey, the Susquehanna River Basin Commission, the Department of Environmental Protection, or a licensed professional registered by the Commonwealth of Pennsylvania to perform such a study is necessary to define this flood.

FLOOD FRINGE: That portion of the floodplain outside the floodway.

FLOOD HAZARD BOUNDARY MAP (FHBM): An official floodplain map issued by the Federal Insurance Administration.

AREAS OF SPECIAL FLOOD HAZARD: The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year.

FLOODPLAIN: A floodplain may be either or a combination of: (a) a relatively flat or low land area which is subject to partial or complete inundation from an adjoining or nearby stream, river, or watercourse, during a one-hundred-year-design-frequency storm; or (b) any area subject to the unusual and rapid accumulation of runoff or surface waters from any source.

FLOODPROOFING: Any combination of structural and non-structural additions, changes or adjustments to structures which reduces or eliminates flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. With regard to nonresidential structures, the term "flood proofing" shall also mean that the structure, together with attendant utility and sanitary facilities, be designed so that any space below the regulatory flood elevation is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydromatic loads and effects of buoyancy.

FLOODWAY: The areas identified as floodway in the Flood Insurance Study prepared by the FEMA. The term shall also include floodway areas which have been identified in the other available studies or sources of information for those floodplain areas where no floodway has been identified in the Flood Insurance Study.

FLOODWAY FRINGE: Those portions of land within the Floodplain District subject to inundations by the one-hundred-year flood, beyond the floodway in areas where detailed study and profiles are available.

FORESTRY (TIMBER HARVESTING): The management of forests and timberlands, practiced in accordance with accepted silvicultural principles, through developing, cultivating, harvesting, transporting, and selling trees for commercial purposes, which does not involve land development. The last clause in this definition is important because it states that forestry is not land development and, therefore, should not be regulated by the provisions of a Borough's Subdivision and Land Development ordinance.

FREEBOARD: The vertical difference between the crest of an embankment or drainage structure and the design water surface.

FUTURE RIGHT-OF-WAY: (1) right-of-way width required for the expansion of existing streets to accommodate anticipated future traffic loads; (2) a right-of-way established to provide future access to or through undeveloped land.

GOVERNING BODY: The Bloomfield Borough Council of Perry County, Pennsylvania.

GREENWAY: A greenway may be any one or combination of the following: (1) a linear open space established along either a natural corridor, such as a riverfront, stream valley or ridgeline, or over land along a railroad right-of-way converted to recreational use, a canal, a scenic road, or other route; (2) a natural or landscaped course for pedestrian or bicycle passage; (3) an open space connector linking parks, natural reserves, cultural features or historic sites with each other and with populated areas; and (4) strip or linear parks designated as a parkway or greenbelt.

GREEN INFRASTRUCTURE (GI): Use of grass swales and other natural methods in lieu of paving and impervious infrastructure for the purpose of improved stormwater management and other positive environmental effects. Green infrastructure aims to assist municipalities in achieving sustainability goals.

GROSS BUILDING AREA: The total area of a building available for construction or use, as measured from the exterior walls or the building. The gross building area should be used in computing all square footage measurements for buildings as well as dimension requirements.

GUARANTEE, MAINTENANCE: Any financial security that may be required of a developer by a Borough after final acceptance by the Borough of improvements installed by the developer. Such security may include, but not limited to, irrevocable letters of credit, bonds, restrictive accounts, or escrow accounts from approved Federal, State, or Commonwealth lending institutions.

GUARANTEE, PERFORMANCE: Any financial security that may be required of a developer by the Borough in lieu of a requirement that certain improvements be made prior to final approval of the subdivision or land development plan. Such security may include, but is not limited to, those instruments cited above as acceptable as maintenance guarantees.

HALF OR PARTIAL STREET: A street, generally parallel with and adjacent to a property line, having a lesser right-of-way width than required for improvement and used as a street in accordance with the Ordinance.

HOMEOWNERS ASSOCIATION: A community association, which is, organized in a development in which individual owners share common interests in open space or facilities.

IMPERVIOUS MATERIAL (SURFACE): Any substance placed on a lot which covers the surface in such fashion as to prevent natural absorption of surface water by the earth so covered. The following items shall be deemed to consist of impervious material: buildings, sidewalks, driveways, parking lots, swimming pools.

IMPOUNDMENT: A body of water, such as a pond, confined by a dam, dike, floodgate, or other barrier.

IMPROVED PUBLIC STREET: Any street for which Bloomfield Borough, or Commonwealth has maintenance responsibility and which is paved with an approved hardtop surface.

IMPROVEMENTS: Those physical additions, installations, and changes required to render land suitable for the use intended, including but not limited to grading, paving, curbing, street lights and signs, fire hydrants, water mains, electric service, gas service, sanitary sewers, storm drains, sidewalks, crosswalks, driveways, culverts, and other public utilities, and street shade trees, and improvements to existing water courses.

INTERIOR WALK: A right-of-way for pedestrian use extending from a street into a block or across a block to another street.

LAND DEVELOPMENT (See SUBDIVISION):

A. The improvement of one or more contiguous lots, tracts, or parcels of land for any purpose involving:

1. a group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure, or
2. the division or allocation of land or space between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features,
3. Unit or condominium subdivision of real property is included within the meaning of subdivision and land development as defined herein.

B. A subdivision of land.

C. The following are exempted from the definition of Land Development:

1. The conversion of an existing single family detached dwelling or single family semi-detached dwelling into not more than three (3) residential units, unless such units are intended to be a condominium;
2. The addition of an accessory building, including farm building, on a lot or lots subordinate to an existing principal building; or
3. The addition or conversion of buildings or rides within the confines of an enterprise, which would be considered an amusement park. For the purposes of this subsection, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until initial plans for the expanded area have been approved by the proper authorities.

LANDOWNER: The legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any conditions), a lessee having a remaining term of not less than forty years, or other person having a proprietary interest in the land, shall be deemed to be a landowner for the purpose of this Ordinance.

LANDSCAPE PLAN: A component of a development plan, if required, on which is shown proposed landscape species (such as number, spacing, size at time of planting, and planting details); proposals for protection of existing vegetation during and after construction; proposed treatment of hard and soft surfaces; proposed decorative features, grade changes, buffers and screening devices; and any other information that can reasonably be required in order that an informed decision can be made by the Bloomfield Borough Council.

LIGHTING, DIFFUSED: That form of lighting wherein the light passes from the source through a translucent cover or shade.

LIGHTING, DIRECT OR FLOOD: That form of lighting wherein the source is visible and the light is distributed directly from it to the object to be illuminated.

LIGHTING, INDIRECT: That form of lighting wherein the light source is entirely hidden, the light being projected to a suitable reflector from which it is reflected to the object to be illuminated.

LOADING SPACE: An off-street space on the same lot with a building or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials and which abuts in or has access to a street.

LOT: A designated parcel, tract or area of land established by a plan or otherwise as permitted by law and to be used, developed, or built upon as a unit.

LOT AREA: The area contained within the property lines of a lot as shown on a subdivision plan excluding space within any public street right-of-way, but including the area of any easement.

LOT, CORNER: A lot at the junction of and abutting on two or more intersecting streets or private roads.

LOT, IMPERVIOUS COVERAGE: A lot which has a surface of any material that prevents the absorption of stormwater into the ground. The total of impervious area includes the building area inclusive of rooftop, parking lot, sidewalks, and access drive, divided by lot total gross area.

LOT, DEPTH: The horizontal distance measured between the street right-of-way line and the closest rear property line. On corner and reverse frontage lots, the depth shall be measured from the street right-of-way line of the street of address to the directly opposite property line.

LOT, DOUBLE FRONTAGE: See LOT, REVERSE FRONTAGE.

LOT, FLAG (PAN HANDLE): A lot not meeting minimum frontage requirements and where access to the public road is by a narrow private right-of-way or driveway.

LOT, INTERIOR: A lot other than a corner lot.

LOT LINES: The boundary lines of a lot as defined herein.

A. FRONT LOT LINE: The lot line separating a lot from a street right-of-way. In the case of a corner lot or a lot abutting a street right-of-way on more than one side, there shall be two front lot lines.

B. REAR LOT LINE: The lot line opposite and most distant from the front lot line. In the case of triangular or otherwise irregularly shaped lots, a line ten feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line. A corner lot shall have 2 front lines, and two side lot lines.

C. SIDE LOT LINE: Any lot line other than a front or rear lot line. A corner lot shall have 2 front lines, and two side lot lines.

LOT, MINIMUM WIDTH: The horizontal distance between the side lines of a lot measured at the front building setback line.

LOT, MOBILE HOME: A parcel of land in a mobile home park, improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single mobile home.

LOT, NONCONFORMING: The area or dimension of which was lawful prior to the adoption or amendment of a zoning ordinance, but which fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption or amendment.

LOT, REVERSE FRONTAGE (DOUBLE FRONTAGE, THROUGH): A through lot that is not accessible from one of the parallel or nonintersecting streets upon which it fronts. In the case of a lot fronting on streets of different classification, access to the lot shall be from the lower classified roadway.

LOT, THROUGH (DOUBLE OR REVERSE FRONTAGE): See LOT, REVERSE FRONTAGE.

MAJOR SUBDIVISION: See SUBDIVISION, MAJOR

MANUFACTURED HOME: Factory-built single-family structures that meet the National Manufactured Home Construction and Safety Standards Act (42 U.S. C. Sec. 5401) commonly known as HUD (U.S. Department of Housing and Urban Development) code.

MANUFACTURED/ MOBILE HOME LOT: A parcel of land in a manufactured/ mobile home park improved with the necessary utility connections and other appurtenances necessary for the erection thereon of a single manufactured/mobile home.

MINOR LAND DEVELOPMENT: See PLAN PROCESSING PROCEDURES AND REQUIREMENTS

MINOR SUBDIVISION: A subdivision plan where two (2) or fewer lots are proposed to be subdivided from a tract of land or where land is being transferred to be combined with an existing lot or lots, each of which will comply with the dimensional requirements of the applicable zoning district(s) in which the existing lot is located.

MOBILE HOME: A transportable, single-family dwelling intended for permanent occupancy, contained in one unit, or in two or more units designed to be joined into one integral unit capable of again being separated for repeated towing. Unit(s) arrive at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations, and constructed so that it may be used without a permanent foundation.

MOBILE HOME LOT: A parcel of land in a mobile home park improved with the necessary utility connection and other appurtenances necessary for the erection thereon of a single mobile home.

MOBILE HOME PARK: A parcel or contiguous parcels of land which has been so designated and improved that it contains two or more mobile home lots for the placement thereon of mobile homes.

MOBILE HOME SALES LOT: An open lot for the outdoor display of new or used mobile homes.

MOBILE HOME STAND OR PAD: That part of an individual mobile home space which has been reserved for the placement of a mobile home and appurtenant structures and connections.

MODIFICATION / WAIVER: Relief from this ordinance's provisions granted by the Bloomfield Borough Council for relief from the strict application of a specific requirement or provision of this ordinance, which if literally enforced would exact undue hardship on the applicant. Modification/waiver decisions are required to be based on unique or peculiar conditions pertaining to the land. All modification/waiver requests are required to be submitted in writing and constitute the least possible relief necessary.

MODULAR HOME: A type of dwelling that is in a substantial part but not wholly produced in sections off the site and then is assembled and completed on the site. This shall not include any dwelling that meets the definition of mobile home, nor shall it include any dwelling that does not rest on a permanent foundation, nor any dwelling intended to be able to be moved to a different site once assembled, nor any dwelling that would not fully comply with all applicable building codes. A modular home also shall not include a building that includes only one substantial piece prior to delivery on the site.

MONUMENT: A tapered, permanent survey reference point of stone or cement having a round

MUNICIPALITY: A city, borough, or township.

NATURAL FEATURE: A component of a landscape existing or maintained as part of the natural environment and having ecologic value in contributing beneficially to air quality, erosion control, groundwater recharge, noise abatement, visual amenities, growth of wild life, human recreation, reduction of climatic stress or energy costs. Such features include those, which, if disturbed, may cause hazards or stress to natural habitats, property, or the natural environment.

NONCONFORMING LOT: See LOT, NONCONFORMING.

NONCONFORMING STRUCTURE OR BUILDING: A structure or part of a structure manifestly not designed to comply with the applicable use or extent of use provisions in the Bloomfield Borough zoning ordinance or amendment theretofore or hereafter enacted, where such structure lawfully existed prior to the enactment of such ordinance or amendment or prior to the application of such ordinance or amendment to its location by reason of annexation. Such nonconforming structures include, but are not limited to, nonconforming signs.

NPDES: The National Pollutant Discharge Elimination System.

OBSTRUCTION: Any wall, dam, wharf, embankment, levee, dike, projection, excavation, channel, rectification, culvert, building, fence, stockpile, refuse, fill, structure, or matter in, along, across, or projecting into any channel, watercourse, or flood-prone area, which may impede, retard, or change the direction of the flow of water either in itself or by catching or collecting debris carried by such water or is placed where the flow of water might carry the same downstream to the damage of life and property.

OFF-STREET PARKING: A temporary storage (surface or structure) for a motor vehicle that is directly accessible to an access aisle and that is not located on a dedication right-of-way, and is located upon the same lot as a principal use or, in the case of joint parking, within close proximity.

ON-LOT SEPTIC SYSTEM: See SEPTIC SYSTEM

OPEN SPACE: Any parcel or area of land or water essentially unimproved and set aside, dedicated, designed, or reserved for public use or enjoyment or for the use and enjoyment of owners, occupants, and their guests.

OPEN SPACE, COMMON: A parcel or parcels of land or an area of water, or a combination of land and water within a development site and designated and intended for the use or enjoyment of residents of a development, not including streets, off street parking areas and areas set aside for public facilities.

OPEN SPACE, PRIVATE: Common open space held in private ownership, the use of which is normally limited to the occupants of a single dwelling or building.

OPEN SPACE, PUBLIC: Open space owned by a public agency and maintained by it for the use and enjoyment of the general public.

OUTDOOR LIGHTING: An illumination source outside any building, including but not limited to an incandescent bulb, mercury, sodium or neon-filled bulb, and the hardware containing the illumination source and supporting it. Lighting fixtures underneath a roof of an open-sided building, including but not limited to storage sheds, canopies, and gas station marquees over gas pumps, are deemed to be "outdoor lighting."

OWNER: See LANDOWNER.

PADEP: The Pennsylvania Department of Environmental Protection.

PAMPC: See PENNSYLVANIA MUNICIPALITIES PLANNING CODE

PARCEL: Any lot, plot or tract of land designated by any legally recorded or approved means as a single unit. The term includes, but is not limited to, tax parcels, lots, or deeded areas.

PARK: A tract of land, designated and used by the public for active and passive recreation.

PARKING AREA: See PARKING LOT.

PARKING GARAGE: A building where passenger vehicles may be stored for short-term, daily, or overnight off-street parking.

PARKING LOT: Any lot, Borough or privately owned for off street parking facilities, providing for the transient storage of automobiles or motor-driven vehicles. Such parking services may be provided as a free service or may be provided for a fee.

PARKING SPACE: The space within a building, or on a lot or parking lot, for the parking or storage of one (1) automobile.

PEDESTRIAN WALKWAY: A specified easement, walkway, path, sidewalk, or other reservation which is designed and used exclusively by pedestrians.

PENNDOT: The Pennsylvania Department of Transportation.

PENNSYLVANIA MUNICIPALITIES PLANNING CODE (PAMPC): Act 247 of 1968, as reenacted and amended.

PERSON: A corporation, company, association, society, firm, partnership, or joint stock company, as well as an individual, a state, and all political subdivisions of a state or any agency or instrumentality thereof, or any other legal entity whatsoever, which is recognized by law as the subject of rights and duties.

PERVIOUS SURFACE: Any material that permits full or partial absorption of stormwater.

PLAN: See PLAT.

PLAN, CONSTRUCTION IMPROVEMENT: A plan prepared by a registered engineer or surveyor showing the construction details of streets drains, sewers, bridges, culverts, and other improvements as required by this Ordinance.

PLAN, COMPREHENSIVE: See COMPREHENSIVE PLAN.

PLAN OR PLAT, FINAL: A complete and exact subdivision or land development plan, prepared for official recording as required by statute, to define property rights and proposed streets and other improvements.

PLAN OR PLAT, PRELIMINARY: A tentative subdivision or land development plan, in lesser detail than a final plan, showing approximate proposed street and lot layout as a basis for consideration prior to preparation of a final plan.

PLAN OR PLAT, PRE-APPLICATION (SKETCH): An informal plan indicating salient existing features of a tract and its surroundings and the general layout of a proposed subdivision or land development. The pre-application (sketch) plat or plan does not constitute a formal submission of a preliminary or final plat and is voluntarily offered to all applicants for guidance.

PLANNING AGENCY: A planning commission, planning department, planning office, or a planning committee of the governing body.

PLANNING COMMISSION: Bloomfield Borough Planning Commission.

PLAT: The map or plan of a subdivision or land development whether preliminary or final. (For the purpose of this ordinance, the terms "plat" and "plan" have the same meaning.)

PRE-APPLICATION CONFERENCE: An initial meeting between developers and the zoning officer and/or codes enforcement officer and/or Borough Engineer which affords applicants and/or developers the opportunity to present their proposals informally.

PRIME AGRICULTURAL LAND: Land consisting of those soils designated by the USDA Natural Resource Conservation Service as prime soils.

PRINCIPAL BUILDING: See BUILDING, PRINCIPAL.

PRIVATE: Not publicly owned, operated, or controlled.

PRIVATE STREET/ROAD: A non-public right-of-way which provides vehicular access to two or more lots.

PROFILE LINE: Means the profile of the centerline of the finished surface of the street, which shall be midway between the sidelines of the street.

PUBLIC GROUNDS: Includes:

A. Parks, playgrounds, trails, paths and other recreational areas and other public areas;

B. Sites for schools, sewage treatment, refuse disposal and other publicly owned or operated facilities;

C. Publicly owned or operated scenic and historic sites. (MPC)

PUBLIC LAND: Owned, operated, or controlled by a government agency (Federal, state, or local) including any corporation created by law for the performance of certain specialized governmental functions, or any public school district.

PUBLIC HEARING: A formal meeting held pursuant to public notice by the governing body or planning agency, intended to inform and obtain public comment, prior to taking action in accordance with the Pennsylvania Municipalities Planning Code (PA MPC).

PUBLIC MEETING: A forum held pursuant to notice under 65 PA. C.S., CH 7 (Relating to open meetings).

PUBLIC NOTICE: A notice published once each week for two successive weeks in a newspaper of general circulation in the Borough. 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 thirty (30) days and the second publication shall not be less than seven (7) days from the date of the hearing.

PUBLIC PARKS AND RECREATION AREAS: Locations for leisure-time activities, including but not limited to sports and entertainment that are open to anyone without restriction, except for the rules and standards of conduct and use.

PUBLIC STREET/ROAD: A street ordained or maintained or dedicated and accepted by the Borough, county, state, or federal governments and open to public use.

RECREATION, ACTIVE: Leisure-time activities, usually of a formal nature and often performed with others, requiring equipment, and taking place at prescribed places, sites, or fields.

RECREATION, PASSIVE: Activities that involve relatively inactive or less energetic activities, such as walking, sitting, picnicking, card games, checkers, and similar table games. It can also mean open space for nature walks and observation.

RECREATIONAL VEHICLE: A vehicular type unit, portable and without permanent foundation, which can be towed, hauled, or driven and primarily designed as temporary living accommodation for recreational, camping and travel use and including but not limited to travel trailers, truck campers, camping trailers and self-propelled motor homes.

RECREATIONAL VEHICLE PARK OR CAMPGROUND: A parcel of land which has been planned and improved for the placement of recreational vehicles or camping equipment for temporary living quarters, for recreational, camping or travel use, on recreational vehicle or camp ground lots rented for such use.

RECREATIONAL VEHICLE PARK OR CAMPGROUND LOT: A parcel of land abutting a street or private road occupied by one recreational vehicle or camping equipment for temporary living quarters, for recreational, camping, or travel use.

REGIONAL PLANNING AGENCY: The Tri-County Regional Planning Commission.

REGULATORY FLOOD ELEVATION: The 100-year flood elevation plus a freeboard safety factor or one and one half (1½) feet.

REPORT: Any letter, review, memorandum, compilation, or similar writing made by a body, board, officer, or consultant other than a solicitor to any other body, board, officer or consultant for the purpose of assisting the recipient of such report in the rendering of any decision or determination. All reports shall be deemed recommendatory and advisory only and shall not be binding upon the recipient, board, officer, body, or agency, nor shall any appeal lie there from. Any report used,

received, or considered by the body, board, officer, or agency rendering a determination or decision shall be made available for inspection to the applicant and all other parties to any proceeding upon request, and copies thereof shall be provided at cost of reproduction.

RESERVE STRIP: A narrow parcel of ground separating a street from other adjacent properties.

RETENTION BASIN: A reservoir, formed from soil or other material, which is designed to detain temporarily, a certain amount of storm water from a catchment area and which may also be designed to permanently retain additional storm water runoff from the catchment area. Retention basins may also receive freshwater from year-round streams. Unlike detention basins, retention basins always contain water, and thus may be considered man-made lakes or ponds.

RIGHT-OF-WAY: A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer and other similar uses.

RIGHT-OF-WAY, STREET: A public thoroughfare for vehicular traffic and/or pedestrian traffic, whether designated as a street, highway, thoroughfare, parkway, road, avenue, boulevard, lane, alley, or however designated.

RIPARIAN BUFFER AREA: An area of land adjacent to a perennial or intermittent stream, subject to the regulations of the Borough zoning ordinance.

RIPARIAN LAND: Land that is traversed or bounded by natural watercourse or adjoining tidal lands.

RIPARIAN RIGHTS: Rights of a landowner to the water on or bordering his or her property, including the right to make use of such waters and to prevent diversion or misuse of upstream water.

ROAD: See STREET.

RUN OFF: The surface water discharge or rate of discharge of a given watershed after a fall of rain or snow that does not enter the soil but runs off the surface of the land.

SANITARY SEWAGE: Any liquid waste containing animal or vegetable matter in suspension or solution or the water-carried waste resulting from the discharge of water closets, laundry tubs, washing machines, sinks, dishwashers, or any other source of water-carried waste of human origin or containing putrescible material.

SANITARY SEWER: Pipes that carry domestic or commercial sanitary sewage and into which storm, surface, and ground waters are not intentionally admitted.

SEDIMENTATION: The process by which mineral or organic matter is accumulated or deposited by moving wind, water, or gravity. Once this matter is deposited (or remains suspended in water), it is usually referred to as "Sediment".

SEPTIC SYSTEM: An underground system with a septic tank used for the decomposition of domestic wastes.

SCREENING: The provision of a barrier to visibility, airborne particles, glare, and noise between adjacent properties, uses and/or districts, composed entirely of trees, berm, shrubs, hedges, sight-tight fences and/or other similar-type materials.

SCREEN PLANTING: A vegetative material of sufficient height and density to conceal from the view of property owners on adjoining properties. The structures and uses on the premises on which the screen planting is located.

SETBACK LINE: See BUILDING SETBACK LINE

SEWAGE DISPOSAL SYSTEM (ON-LOT): Any system designed to eliminate sanitary sewage within the boundaries of the lot the system serves.

SEWAGE DISPOSAL SYSTEM (OFF-LOT): Any system designed to eliminate sanitary sewage outside the boundaries of the lot the system serves.

SEWAGE DISPOSAL AND TREATMENT SYSTEM (PUBLIC OR COMMUNITY): A sanitary sewage collection method in which sewage is carried from the site by a system of pipes to a central treatment and disposal plant.

SIDEWALK: A paved, surfaced, or leveled area, paralleling and usually separated from the street, used as a pedestrian walkway.

SIDEWALK AREA: That portion of the right-of-way that lies between the right-of-way line and curb line, regardless of whether the sidewalk exists.

SIGHT DISTANCE: The length of roadway visible to the driver of a passenger vehicle at any given point on the roadway when the view is unobstructed by traffic.

SITE: A parcel of land located in a Borough, established by a plat, or otherwise as permitted by law, which is the subject of an application for development. A site may include more than one lot.

SITE PLAN: An accurately scaled development plan that illustrates the existing conditions on a land parcel as well as depicting details of a proposed development.

SKETCH PLAN: See PLAN OR PLAT, PRE-APPLICATION (SKETCH)

SLOPE: The face of an embankment or cut section; any ground whose surface makes an angle with the plane of the horizon. Slopes are usually expressed in a percentage based upon vertical difference in feet per 100 feet of horizontal distance.

SOIL STABILIZATION: Chemical or structural treatment designed to increase or maintain the stability of a mass of soil or otherwise to improve its engineering properties.

SQUARE FOOTAGE: The unit of measure used to express the area of a lot, tract, or parcel involved in a subdivision or land development; the length of a lot in feet multiplied by the width of the lot in feet.

STAFF: A Borough's personnel or contracted personnel.

STEEP SLOPE: Land with a 15 feet or greater change in elevation 100 feet or less in horizontal distance or, in other terms, 15% or greater on the average.

STORMWATER: Water that surfaces, flows, or collects during and after rain or snowfall.

STORMWATER DETENTION: Any storm drainage technique that retards or detains runoff, such as detention or retention basin, parking lot storage, rooftop storage, porous pavement, dry wells, or any combination thereof.

STORMWATER MANAGEMENT PLAN: A plan for managing the storm water runoff from a proposed subdivision or land development, including data and calculations, prepared by the developer in accordance with the standards of this ordinance, or any applicable Borough or watershed stormwater management ordinance.

STREAM: A watercourse having a source and terminus, banks, and channel through which waters flow at least periodically.

STREET: Includes street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct, and any other ways used or intended to be used by vehicular traffic or pedestrians whether public or private.

STREET CENTERLINE: See CENTERLINE, STREET.

STREET GRADE: The officially established grade of the street upon which a lot fronts or in its absence the established grade of the other streets upon which the lot abuts, at the midpoint of the frontage of the lot thereon. If there is no officially established grade, the existing grade of the street at such midpoint shall be taken as the street grade.

STREET LINE: The dividing line between the street or road and the lot, also known as the right-of-way line.

STREET, MAJOR:

MINOR ARTERIAL HIGHWAY: West Main Street (PA Route 274/West), East Main Street (PA Route 34-North), and South Carlisle Street (PA Route 34-North). A minor arterial gives greater emphasis to land access with a lower level of through traffic mobility than a principal arterial and serves larger schools, industries, hospitals, and small commercial areas not incidentally served by principal arterials.

STREET, MINOR: A street used primarily for access to abutting properties. All streets in Bloomfield Borough except as noted above, are Minor streets.

A. **STREET, CUL-DE-SAC:** A street intersecting another street at one end terminating at the other in a vehicular turn-around.

B. **STREET, DEAD END:** A street or portion of a street with only one vehicular outlet, but which has a temporary turnaround and which is designed to be continued when adjacent open land is subdivided.

C. **STREET, LOCAL:** Streets which are used primarily for access to abutting properties, including streets with subdivisions or developments, usually characterized by low operating speeds, and dedicated or accepted for Borough ownership and maintenance.

D. **STREET, LOOP** A type of local street, each end of which terminates at an intersection with the same arterial or minor street, and whose principal radius points of the 180 degree system of turns are not more than 1000 feet from the arterial or minor street, nor normally more than 600 feet from each other.

E. **STREET, PRIVATE:** A legally established right-of-way other than a public street not offered for dedication or accepted for Borough ownership and maintenance.

F. **STREET, PUBLIC:** All streets open to the public and maintained by, or dedicated to and accepted by the Borough, the County, the State, or the Federal Government.

G. **STREET, PAPER:** A street that has never been built shown on an approved plan, subdivision plat, tax maps, or official map.

STREET, SHOULDERS: The portion of the street, contiguous to the cartway, for the accommodation of stopped vehicles, for emergency parking, and for lateral support of base and surface courses of the pavement.

STREET, WIDTH: The distance between street lines measured at right angles to the center line of the street.

STRUCTURE: Any man-made object having an ascertainable stationary location on or in land or water, whether or not affixed to the land.

A. **STRUCTURE, ACCESSORY:** A structure detached from a principal structure, but located on the same lot, which is customarily incidental and subordinate to the principal building, structure, or use.

B. **STRUCTURE, PRINCIPLE:** The main or primary structure on a given lot, tract, or parcel.

C. STRUCTURE, TEMPORARY: A structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

SUBDIVIDER: The owner or authorized agent of the owner of a lot, tract, or parcel of land to be subdivided for sale or land development under the terms of this Ordinance.

SUBDIVISION (See LAND DEVELOPMENT): The division or redivision of a lot, tract or parcel of land by any means into two (2) or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development: Unit or condominium subdivision of real property is included within the meaning of subdivision and land development as defined herein. Provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access residential dwellings, other public improvements, shall be exempted.

SUBSTANTIALLY COMPLETED: Where, in the judgment of the Borough engineer, at least 90% (based on the cost of the required improvements for which financial security was posted pursuant to PAMPC, Section 509) of those improvements required as a condition for the final approval have been completed in accordance with the approved plan, so that the project will be able to be used and operated for its intended use.

SURFACE DRAINAGE PLAN: A plan showing all present and proposed grades and facilities for stormwater drainage.

SURVEYING, PRACTICE OF LAND: Shall mean the practice of that branch of the profession of engineering which involves the location, relocation, establishment, reestablishment or retracement of any property line or boundary of any parcel of land or any road right-of-way, easement or alignment; the use of principles of land surveying, determination of the position of any monument or reference point which marks a property line boundary, or corner setting, resetting or replacing any such monument or individual point including the writing of deed descriptions; procuring or offering to procure land surveying work for himself or others; managing or conducting as managers, proprietors or agents any place of business from which land surveying work is solicited, performed, or practiced; the performance of the foregoing acts and services being prohibited to persons who are not granted certificates of registration under the laws of the Commonwealth as a professional land surveyor unless exempt under other provisions of the laws of the Commonwealth.

SURVEYOR, PROFESSIONAL LAND: An individual licensed and registered under the laws of this Commonwealth to engage in the practice of land surveying. A professional land surveyor may perform engineering land surveys but may not practice any other branch of engineering.

SWALE: A low-lying stretch of land characterized as a depression used to carry surface water runoff.

TOPOGRAPHIC MAP: A map showing the elevations of the ground by contours or elevations.

TOPOGRAPHY: The configuration of a surface area showing relative elevations.

TOPSOIL: Surface soils and subsurface soils, which presumably are fertile, soils and soil material, ordinarily rich in organic matter or humus debris. Topsoil is usually found in the uppermost soil layer called the A Horizon.

TOWNHOUSE: A single family house of two or sometimes three stories that is usually to a similar house by a common sidewall.

TOWNSHIP: The Township of Centre, Perry County, County, Pennsylvania, its agents, or authorized representatives.

UNDEVELOPED LAND: Any lot, tract, or parcel of land, which has not been graded or in any other manner prepared for the construction of a building.

UNIT: See DWELLING UNIT.

USE: The specific purpose for which land or a building is designated, arranged, intended, or for which it is or may be occupied or maintained. The term "permitted use" or its equivalent shall not be deemed to include any nonconforming use.

A. **USE, ACCESSARY:** A use customarily incidental and subordinate to the principal use, building or structure located on the same lot with this principal building or structure.

B. **USE, PRINCIPAL:** The main or primary use of property, buildings, or structures.

UTILITY, PUBLIC OR PRIVATE: (1) Any agency which under public franchise or ownership, or under certificate of convenience and necessity, provides the public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection or other similar service, (2) a closely regulated private enterprise with an exclusive franchise for providing a public service.

VIEWSHED: That portion of the landscape which can be readily viewed by the observer from one or more vantage points. The extent of area that can be viewed is commonly delineated by landform, vegetation and/or distance.

WAIVER: See MODIFICATION / WAIVER.

WALL: Any freestanding and uninhabitable structure principally constructed of masonry, concrete, masonry block, stone, cinder block, or similar materials either singularly or in combination, erected, placed or arranged as a line of demarcation, an enclosure or a barrier.

WATER FACILITY: Any water works, water supply works, water distribution system, or part thereof designed, intended, or constructed to provide or distribute potable water.

WATERCOURSE: A stream of water, river, brook, creek, or a channel or ditch for water whether natural or man-made.

WATERSHED, STORM WATER MANAGEMENT PLAN: A plan for managing storm water runoff from and from within a particular watershed area.

WATER SYSTEM: A water facility providing potable water to individual lots or to the public for human consumption as owned and operated by the Bloomfield Borough Water Authority.

WATER SYSTEM, NONPUBLIC: All water systems which are not public water systems.

WATER SYSTEM, OFF-LOT: An approved water system in which potable water is supplied to a dwelling or other building from a central water source which is not located on the same lot as the dwelling or building.

WATER SYSTEM, ON-LOT: A well or other approved system designed to provide potable water to a dwelling or building located on the same lot as the source.

WATER SYSTEM, PUBLIC: A water system, as defined by the Pennsylvania Department of Environmental Protection, which has at least fifteen (15) service connections or regularly serves an average of at least twenty-five (25) individuals daily at least 60-days out of the year.

WATER SURVEY: An inventory of the source, quantity, yield, and use of groundwater, creek, channel, ditch, whether natural or man-made.

WETLANDS: Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that are under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

For the purposes of this ordinance, the term includes but is not limited to, wetland areas listed in the State Water Plan, the US Forest Service Wetland Inventory of Pennsylvania, the US Fish and Wildlife National Wetlands Inventory, and wetlands designated by the Susquehanna River Basin Commission.

YARD, BUFFER: See BUFFER YARD.

YARD, REQUIRED: An open space located on the same lot with a building unoccupied and unobstructed from the ground up, except for permitted accessory buildings or such projections as are expressly permitted. The minimum depth or width of a required yard shall consist of the horizontal distance between the lot line and the required building setback line.

ZERO LOT LINE: The location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line.

ZONE: Same as District.

ZONING: A police power measure, enacted primarily by general purpose units of local government, in which the community is divided into districts or zones within which permitted and special uses are established as well as regulations governing lot size, building bulk, placement and other development standards. (Also see the Pennsylvania Municipalities Planning Code)

ZONING DISTRICT: A section of a Borough designated in the Zoning Ordinance text and delineated on the Zoning Map, in which requirements for the use of land and building and development standards are prescribed.

ZONING MAP: The map setting forth the boundaries of the Zoning Districts of the borough/township/city which shall be part of this Ordinance.

ZONING OFFICER: The administrative officer appointed by the Bloomfield Borough Council to administer the Zoning Ordinance and issue zoning permits. (Also see Pennsylvania Municipalities Planning Code)

ZONING PERMIT: A document signed by a zoning officer, as required in the Zoning Ordinance, as a condition precedent to the commencement of a use, or the erection, construction, reconstruction, restoration, alteration, conversion, or installation of a structure or building, that acknowledges that such use, structure, or building complies with the provisions of the Borough zoning ordinance or authorized variance there from.

(Ord. 375, 6/4/2024,§3-2)

Part 4**PLAN PROCESSING AND PROCEDURE REQUIREMENTS****§4-1. General Procedure**

A. Whenever a subdivision or land development is proposed, a plan of the layout of such subdivision or land development shall be prepared, filled, and processed according to the requirements of this Ordinance. The Bloomfield Borough Council may hold a public hearing, properly advertised, prior to action on the plan. No lots will be sold or structures erected prior to the final approval of the plans.

B. Types of Plans. All applications for subdivision and/or land development shall be classified as Sketch Plans, Minor Plans, Preliminary Plans, or Final Plans, as further defined herein.

C. The applicant shall complete the Borough application form.

D. Bloomfield Borough shall have the right to not accept a plan, if the plan is administratively incomplete due to the omissions of any criteria required in this ordinance. With the non-acceptance of a plan, the plan shall be considered to NOT have been filed.

E. Plan submission, official filing date and approval of the plan.

(1.) The application for submission of subdivision and land development plans shall be submitted twenty-one (21) days prior to the regularly scheduled planning commission meeting. Upon receipt of an application, Bloomfield Borough shall affix to the application both the date of submittal and the official filing date (subject to verification of administrative completeness).

(2.) The official filing date shall be the date of the next regularly scheduled meeting of the planning commission following the submittal date. Should the regular meeting occur more than thirty (30) days following the submission of the application, then the official filing date shall be the 30th day following the day the application has been submitted.

F. Approval of Plans. The application for approval of the plans whether preliminary or final shall be acted upon and decision rendered by the planning commission or the governing body and communicate it to the applicant not later than ninety (90) days following the official filing date.

(Ord. 375, 6/4/2024,§4-1)

§4-2. Excluded Land Developments

A. The following activities, subject to zoning permitted uses and limitations, shall be excluded from the land development review and approval requirements:

1. The conversion of an existing single-family detached dwelling or single-family semi-detached dwelling which adds one incremental dwelling unit and in total there are not more than three residential units. Condominium units do not qualify for exclusion from land development regulations;

2. The addition of an accessory building, including farm buildings, on a lot or lots subordinate to an existing principal building; or

3. The addition or conversion of buildings or rides within the confines of an enterprise which would be considered an amusement park. For purposes of this sub clause, an amusement park is defined as a tract or area used principally as a location for permanent amusement structures or rides. This exclusion shall not apply to newly acquired acreage by an amusement park until Initial plans for the expanded area have been approved by proper authorities.

(Ord. 375, 6/4/2024,§4-2)

§4-3. Sketch Plan (optional)

- A. A Pre-application meeting and/or sketch plan review or discussion is strongly recommended for the applicant to receive comments from Bloomfield Borough staff. The submission of a sketch plan does not constitute an official subdivision and land development application.
- B. The plan shall be labeled "SKETCH PLAN" and include sufficient data such as listed below.
1. Name and address of the legal owner, the equitable owner, and/or applicant and the person responsible for preparing the sketch plan
 2. Title, scale, north arrow, and date of preparation
 3. Location map, tract boundary and ground contours
 4. Existing and proposed streets and layout of lots and open space easements
 5. Topographic features such as water courses, rock outcropping, steep slopes, wetlands, vegetation, and floodplain areas
 6. Proposed method of water supply, sewage disposal and stormwater management
 7. The zoning district for the proposed plan area
 8. Three (3) copies of the sketch plan shall be submitted fifteen (15) days prior to the planning commission meeting. Individuals are permitted to discuss proposals with Bloomfield Borough staff, Planning Commission or Bloomfield Borough Council without the plan. However, the benefit will be limited.

(Ord. 375, 6/4/2024, §4-3)

§4-4. Minor Plan Filing Requirements and Review Procedure

- A. General. The Planning Commission, in response to a written request by the applicant for a Minor Plan submission meeting any of the qualification standards, may waive the requirements of this Chapter for Preliminary Plan requirements. Minor Plan proposal shall be on an existing street and no new streets or public improvements are required.
- B. Types of Minor Plans
1. Lot Line Adjustment or Simple Conveyance.
 - a. A proposal between two abutting, existing, legally approved, and recorded lots.
 - b. A common lot line is proposed to be adjusted in terms of its location or configuration or eliminated.
 - c. The land area of each lot may be different after adjustment, but the total lot area of the two (2) lots will be unchanged.
 - d. No alteration will occur to the perimeter boundary lines of the two (2) lots.
 - e. Neither lot shall violate the applicable dimensional requirements of the Zoning Ordinance as result of the lot line adjustment, unless a pre-existing legal nonconformity exists on the lot(s).
 - f. Drainage easements or rights-of-way are not altered.
 - g. Access to the affected parcel is not changed.
 - h. Street alignments are not changed.
 - i. No new building lots are created

2. Minor Subdivision

- a. A subdivision plan where two (2) or fewer lots are proposed to be subdivided from a tract of land or where land is being transferred to be combined with an existing lot or lots, each of which will comply with the dimensional requirements of the applicable zoning district(s) in which the existing lot is located.
- b. The existing lot has sufficient frontage on an existing, improved public street to satisfy the applicable Borough requirements for lot frontage and access to a public street for both proposed lots.
- c. The subdivision will not require new road construction, road improvements, or the extension of existing public utility lines.
- d. The proposal will not involve significant stormwater and/or erosion control issues, as determined by Bloomfield Borough Engineer.
- e. Disqualification. At the advice of the Planning Commission or Borough Engineer, the Bloomfield Borough Council may require standard Preliminary Plan submission in place of a Minor Plan when conditions warrant it,

3. Minor Land Developments.

- a. A land development proposal where it is found that the intended development or modification of a site or use and occupancy of an existing structure will create a minimal impact upon traffic, drainage, visual image, landscaping, buffering, lighting, or other elements described within the purposes of this Chapter.
- b. Parking lot expansions.
- c. Additions to existing non-residential buildings provided that the addition is less than five thousand (5,000) gross square feet and involves no more than a twenty-five (25) percent increase in the size of the existing building.
- d. The conversion of a residential dwelling that results in the creation of no more than three (3) new dwelling units.
- e. The addition of tenants to an existing non-residential building when minimal structural improvements are required.

C. Submission. If the above standards for a Minor Plan submission are met, the applicant shall submit a Final Plan. The Plan shall be submitted and processed as required by the "Final Plan Filing and Review Procedure." The submission shall provide the following.

1. Three (3) twenty-four (24) inches by thirty-six (36) inches copies, nine (9) reduced scale copies at 11"x17", and an electronic PDF copy of the plan prepared by a registered surveyor or engineer clearly labeled "Final Plan"
2. The application forms (Borough and County). The non-refundable filing fee for Bloomfield Borough and the filing fee as set by the Perry County planning commission for review of the plans.
3. The plan shall contain the following information:
 - a. Outline of the property from which the lot or lots are being subdivided.
 - b. Bearings and distances of the property taken from the property deed, including the primary control point.
 - c. Adjacent landowners' names.
 - d. Location on the property map of existing streets, streams, and woods.

- e. A separate drawing of the proposed lot scaled to one (1) inch equals one hundred (100) feet (1:100) with lot area, lot number, lot dimensions, bearings and distances of lot lines, existing street right-of-way, street name and route number, building setback lines, and contours with a five-foot interval.
- f. A location map on the plan scaled to a minimum one (1) inch equals one thousand (1,000) feet (1:1,000) showing property location, streets, and other pertinent information.
- g. Name of the Zoning District in which the site is located.
- h. List of waivers, deferrals, and modification of requirements, conditional uses and variances with approval dates.
- i. Name, address, and telephone number of owner or applicant.
- j. Name, address, and telephone number and seal of professional engineer certifying engineering aspects and professional land surveyor certifying the accuracy of plan survey
- k. Date of plan preparation.
- l. Municipality where the property is located.
- m. North point and scale.
- n. Certification of ownership and a dedicatory statement signed by the owner
- o. Notary public and recording statement
- p. Approval blocks to be signed by Bloomfield Borough Planning Commission.
- q. Location and description of survey monuments shown on the plan.
- r. Proposed protective covenants running with the land, if any.
- s. Reference to recorded subdivision plans of adjoining planned land and by recorded name, date, and number.
- t. Compliance with provisions of this Chapter pertaining to applications located in a flood hazard area.
- u. A statement that a Highway Occupancy Permit (HOP) is required pursuant to Section 4 20 of the Act of June 1, 1945 (P.L. 1242, No. 428) known as the "State Highway Law," as amended by Act No. 1986-43 of May, 1986, before access to State Highway is permitted.
- v. A statement regarding Borough highway occupancy permit. That: "No building permit will be issued until an "Application for Sidewalk/Curbing/Driveway Permit" has been issued" if required.
- w. A statement that "**No lot created as a lot addition by this plan shall be later subdivided to create additional building lots.** The lease, conveyance, sale or transfer of land shall be incorporated into existing lots by recorded deed. The newly created lot may not be used as a stand-alone lot."
- x. Evidence that a Non-Building Waiver Form B has been submitted to the Pennsylvania Department of Environmental Protection.
- y. When applicable, a copy of the Sewage Module for Land Development or other equivalent documentation approved by the Department of Environmental Protection in compliance with the requirements of the Pennsylvania Sewage Facilities Act and Chapter 71 of Title 25 of the Pennsylvania Code.
- z. Such other data as may be required by Bloomfield Borough Planning Commission or Board of Commissioners in the enforcement of this Chapter.

(Ord. 375, 6/4/2024,§4-4)

§4-5. Preliminary Plan Submission Requirements and Review Procedures.

A. Preliminary Plan Submission. A Preliminary Plan is required for all proposals for subdivision and/or land development.

1. Plans shall be submitted to Bloomfield Borough twenty-one (21) days prior to the Planning Commission or Bloomfield Borough Council meeting date. **Except for minor plans, combined preliminary/final plans will not be accepted.**
2. The application forms (Borough and County). The non-refundable filing fees for Bloomfield Borough and the Perry County Planning Commission for review of the plans.
3. Three (3) copies of the preliminary plan will be submitted on a minimum sheet size of 18 inches by 24 inches and no larger than 24 inches by 36 inches and nine (9) reduced scale plans at 11"x17".
4. A digital file of the drawings as described under Digital Plan requirements. The digital files shall reside on a flash drive or electronically. The digital file shall be an open source compatible format such as .pdf and if appropriate, Auto CAD or DXF.
5. If required, five (5) copies of the appropriate planning module component, as required by the PA Department of Environmental Protection compliance with the requirements of the Pennsylvania Sewage Facilities Act and Chapter 71 of Title 25 of the Pennsylvania Code. A completed module package or exemption letter should accompany the plan.
6. Three (3) copies of the stormwater management report.
7. Three (3) copies of the other required reports

B. Review Procedures

1. Bloomfield Borough will distribute within seven (7) days, copies of the preliminary plan to the following, as applicable.
 - a. Members of the planning commission.
 - b. Borough engineer
 - c. Borough codes/ zoning officer
 - d. Borough Water Authority and public utilities if necessary
 - e. School district, as required
 - f. Fire department, as required
 - g. County conservation district
 - h. Any other appropriate public agency deemed beneficial to review the plan by the Borough.
2. Bloomfield Borough shall forward one (1) copy of the preliminary plans, one (1) digital copy of the plans in a format acceptable to the Perry County Planning Commission, supporting documents with review fee, and county application for plan review form to the county. Bloomfield Borough may allow the applicant to submit the plans directly to the County Planning Agency.
3. Perry County Planning Commission shall review the preliminary plan and data and shall return a written review report to Bloomfield Borough within thirty (30) days of its receipt of the same or forfeit its right to review. Bloomfield Borough shall not approve the application until the county review report is received or until the expiration of thirty (30) days from the date the application was forwarded to the county.

4. The Bloomfield Borough Planning Commission or Bloomfield Borough Council shall review the preliminary plan to determine if it meets the requirement and standards set forth in this Ordinance. The Planning Commission shall recommend whether the preliminary plan should be approved, approved with conditions, table to make revision to the plan, or disapprove the plan. The Planning Commission shall notify the Bloomfield Borough Council in writing. If recommended for disapproval, the reasons for such action, including specific reference to the provision of any statute or ordinance which have not been fulfilled, shall be provided.
5. When a plan is tabled by the Planning Commission or Bloomfield Borough Council to comply with the review comments, the applicant shall provide a written response to all the comments and the revised plan before the next Planning Commission or Council meeting date OR the applicant shall grant an extension if the review period will expire prior to the next Borough Council meeting.
6. The Planning Commission shall act on the preliminary plan in time for the Bloomfield Borough Council to render their decision within ninety (90) days, or extension thereof, of the official filing date. The ninety (90) day time period begins following the date of regular meeting of the Bloomfield Borough Council or planning commission (whichever first reviews the application). Failure to do so shall be deemed an approval.
7. The Bloomfield Borough Council at their regular meeting shall act on the preliminary plan.
8. Before acting on the plan, the Bloomfield Borough Council may hold a public hearing after proper public notice.
9. The Bloomfield Borough Council shall notify the applicant, in writing, of its decision to approve, approve with conditions or disapprove the preliminary plan. Such notice shall be given to the applicant in person or mailed to him/her at the last known address not later than fifteen (15) days following the decision. If the plan is approved with conditions or disapproved, the Bloomfield Borough Council shall specify in their notice the conditions which must be met and/or the defects found in the plan and the requirement which have not been met, including specific reference to provisions of any statute or ordinance which have not been fulfilled.
10. If the preliminary is approved subject to conditions, the Bloomfield Borough Council shall not sign the plan until all the conditions have been met. All conditions of approval must be fulfilled within 120 days of the date of conditional approval, or the approval shall automatically become null and void, unless requested by the applicant in writing and extended by Bloomfield Borough. The official date of approval of the preliminary plan shall be the date of conditional approval.
11. Approval of the preliminary plan shall constitute a subdivision or land development plan with respect to general design, the arrangements and approximate dimension of lots, street(s), and other planned features. The approval binds the developer to the general scheme of the plan as approved. Approval of the preliminary plan does not authorize the recording, sale, or transfer of lots. Construction of improvements are allowed to be constructed after the approval of the preliminary plan
12. The preliminary plan approval will be effective for a five-year period from the date of approval of the preliminary plan. The final plan for the entire project must be made within five (5) years of the preliminary plan approval unless the Bloomfield Borough Council grants a waiver by extending the effective time period of the approval. An extension of time may be requested by the applicant in writing and approved by Bloomfield Borough in accordance with Section 508(4) of the Pennsylvania Municipalities Planning Code, Act 247 as amended. Request for extension shall be submitted to Bloomfield Borough (Code Enforcement Officer) thirty (30) days prior to any prevailing expiration date. Extensions may be granted for no more than three (3) one-year periods.

13. In the cases of a preliminary plan calling for installation of improvements beyond the five (5) year period, a schedule shall be filed by the applicant with the preliminary plan delineating all proposed sections as well as deadlines within which application for final plat approval of each section are intended to be filed. Such schedule shall be updated annually by the applicant on or before the anniversary of the preliminary plan approval, until final plan approval of the final section has been granted and any modification in the aforesaid schedule shall be subject to approval of the governing body in its discretion.

14. Each section in any residential subdivision or land development, except for the last section, shall contain a minimum of twenty-five percent (25%) of the total number of dwelling units as shown on the preliminary plan, unless a lesser percentage is approved by the governing body in its discretion. Provided the applicant has not defaulted with regards to or violated any of the conditions of the preliminary plan approval, including compliance with applicant's aforesaid schedule of submission of final plans for the various sections, then the aforesaid protection afforded by substantially completing the improvements shown on the final plan within five (5) years shall apply and for any section or sections, beyond the initial section, in which the required improvements have not been substantially completed within said five (5) year period the aforesaid protection shall apply for an additional term or terms of three (3) years from the date of final plan approval for each sections.

Failure of applicant to adhere to the aforesaid schedule of submission of final plan for the various sections shall subject any such section to any and all changes in this ordinance, zoning and other governing ordinance enacted by Bloomfield Borough subsequent to the date of the initial preliminary plan submission.

(Ord. 375, 6/4/2024,§4-5)

§4-6. Preliminary Plan Specifications

A. Preliminary plans shall be prepared by land surveyor, an engineer or landscape architect registered in the commonwealth of Pennsylvania. Land surveyor shall prepare the bearings and distances for the tract and lots. Preliminary plan shall contain the following information.

B. Cover sheet information

1. Title block.
2. Name of proposed development, Borough and the county, Pennsylvania, and plan labeled "Preliminary Plan"
3. Name, address, email address and telephone number of the record owner of the tract, the equitable owner if one exists, and the subdivider/developer.
4. Name, address and telephone number of professional engineer, landscape architect and professional land surveyor.
5. Reference to Instrument Number/Deed book, volume and page number and tax parcel number.
6. A location map.
7. Date of plan preparation and revision date(s).
8. Zoning data in a table form to include: Zoning district, minimum lot area, building setbacks, and lot width, density, building height and number of floors, floor area ratio, lot and building coverage, parking, open space, landscape buffer and screening, public or private water and sewer.

9. Site data in a table form to include: Total area of tract, proposed use, proposed number of lots/number of units, floor area for non-residential uses, lot and building coverage, density, building height, number of floors, floor area ratio, open space area, developable area, area of public right-of-way, public or private water supply and sanitary sewer, total length of proposed and/or improved street(s) in feet and parking calculations including handicap parking.
10. Existing and proposed protective covenants running with the land, if any or a note stating none exist.
11. A statement listing any approved modifications of requirements, waivers, variances, special exceptions, conditional uses and/or any non-conforming structures.
12. An inventory of all permits/approvals/ required by other agencies along with date submitted and approval dates.
13. Location of well and distance to on-lot sewerage facilities, if applicable.
14. Statement for recordation of the plan with date, Instrument number/Deed book, volume and page number and tax parcel number.
15. Index of drawings and identify sheets to be recorded.
16. Pennsylvania One Call System, Inc, with serial number(s).
17. List of utilities with addresses and telephone number.
18. Parcel(s) of land to be dedicated.
19. A statement regarding public improvements shall be provided as follows: "All public improvements shall conform to PennDOT Publications 408 and Construction Standards Publication 72, current edition and with Borough construction requirements and ordinances."
20. If the development and improvements are proposed in phases, and then provide the number of lots and time schedule for development in a table form.
21. A statement regarding presence or absence of archaeological resources, historical features and important natural habitat.
22. Certification of ownership and statement of dedication of roads or streets and rights-of-way signed by owner and duly notarized.
23. Certification of professional land surveyor with seal and signature for the accuracy of the plan survey.
24. Certification of professional engineer or landscape architect with seal and signature that prepared the plan, that all information shown is correct.
25. Certification by a biologist or a person with training in wetlands, who has evaluated the site and determined by the 1987 Army Corp of Engineer's manual on wetland delineation and determination that there are/or there are no wetlands on the site.
26. Certification on the presence or absence of floodplain.
27. A certification that the stormwater management system as shown on this plan is adequate to meet the requirements of the Borough ordinances.
28. Contribution of recreation land or fee for residential lots and land developments as approved by the governing body.
29. A statement that a Highway Occupancy Permit (HOP) is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428) known as the "State Highway Law," as amended by Act No. 1986-43 of May, 1986,before access to State Highway is permitted.

30. A statement regarding Borough highway occupancy permit. That: "No building permit will be issued until a Borough Occupancy Permit has been issued".
 31. Signature block for review of the plan by Bloomfield Borough Planning Commission.
 32. Signature block for approval of the plan by the Bloomfield Borough.
 33. Signature block for review of the plan by Perry County Planning Commission.
 34. Signature block for Bloomfield Borough Engineer for review of the engineering aspects of the plan.
 35. A statement that Bloomfield Borough shall be notified at least 48 hours prior to any blasting activities taking place.
 36. A statement regarding the date and/or ordinance number of the Zoning and Subdivision and Land Development ordinance in effect at the time of submission.
- C. Supplemental Plan Sheets.
1. The plan shall be drawn to a scale to sufficiently show the extent and scope of the project. All dimensions shall be shown in feet and hundredths of a foot.
 2. A separate plan showing all the existing conditions within the tract.
 3. Total tract, layout of lots, lot area, lot dimensions and lot numbers.
 4. North arrow, graphic and written scale on all sheets.
 5. Name and deed reference of all adjoining landowners with abutting lot lines, and whether such abutting land is contained within an Agricultural Security Area or Agricultural Conservation Easement.
 6. Primary control point, which shall be referenced to the PA plane coordinate system.
 7. Existing and proposed concrete monuments and iron pin markers.
 8. Existing contours at a minimum of two (2) feet for land with average slope of ten (10) percent or less and a maximum vertical interval of five (5) feet for slope greater than ten (10) percent. Contours shall be referenced to National Geodetic Vertical Datum (NGVD).
 9. Tract and lot boundary with bearing and distances. For undeveloped area in excess of ten (10) acres, deed plat information may be used.
 10. Name of existing and proposed public or private streets and driveways on or adjacent to the tract, right-of-way and cartway width, curb and sidewalks. Traffic regulatory signs and painted zebra crossing and directional signs on street and parking lots/areas.
 11. Location of existing sanitary sewer main water supply main, fire hydrant, gas line, power line, stormwater management facilities and other significant manmade features on or adjacent to the tract or developed/disturbed area within 200 feet.
 12. Location of existing building or structure(s) on the tract.
 13. Location of existing and proposed easements with bearings and distances.
 14. Existing natural features such as wetlands, 100 years flood elevation, flood fringe and floodway, tree masses, watercourses, soil types, steep slopes, rock outcrops, contours and other features.
 15. Existing and proposed protective covenants associated with the land, if any or a note stating none exist.

16. Archaeological resources, historical features, and important natural features map, as applicable.
 17. Prime Agricultural Land as indicated by the Soil Conservation Service Map as "Pennsylvania prime farmland soils" and Capability Class I, II, or III
 18. Minimum building setback lines for each lot.
 19. First floor elevation of building.
 20. Zoning classification of adjoining lots and land.
 21. Clear sight triangle and sight distance at proposed street intersections and driveways.
 22. Snow dump areas in the turnaround of a cul-de-sac, if applicable.
 23. Typical street cross-section for proposed streets.
 24. Street centerline profile for each proposed street.
 25. Proposed street names approved by the Post Office.
 26. Location of any proposed site improvements such as curbs, sidewalks, street trees, traffic regulatory signs, fire hydrants, snow dump areas, community mail box(s), trash dumpster(s) handicap ramps and parking facilities.
 27. Preliminary design of water supply system, and sanitary and storm sewer mains.
 28. Preliminary Stormwater management plan and all supporting calculations.
 29. Erosion and sedimentation control plan. Plan shall be prepared as required by the "Pennsylvania Clean Streams Law", and the Pennsylvania Department of Environmental Resources "Erosion and Sediment Pollution Control Program Manual" (April 2000): (Title 25, part I, Subpart C, Article II, Chapter 102-Erosion Control).
 30. Landscaping, buffering and Screening Plan, if required, prepared by landscape architect, arborist or other qualified professional.
 31. Grading and Earth Moving Plan.
 32. Lighting Plan for outdoor and street lighting, as applicable.
- C. Additional Data
1. DEP Sewage Facilities Planning Revision Module or appropriate waiver request and approval.
 2. Preliminary Stormwater management plan and all supporting calculations.
 3. Traffic impact study, as required by this Ordinance.
 4. Steep Slope Report as required by this Ordinance.
 5. Wetlands study/report to determine the location of existing wetlands. Study shall be in accordance with the standards of either the U.S Army Corps of Engineers, U.S. Environmental Protection Agency, Pennsylvania Department of Environmental Resources, or the U.S. Soil Conservation Service. Any proposed encroachment into the wetland shall include a copy of the permit or approval from the applicable State and Federal agencies. No action by the Borough shall be relied upon in lieu of a permit issued by the appropriate agency. If there are no wetlands on the property and no wetlands will be impacted off-site, then the following certification note must be placed on the plan: "I, (signature of consultant and date), hereby certify that there are no wetlands on the subject property, the proposed project will not impact off-site wetlands, and wetland permits are not required from the state or federal government."

Such other data as may be required by the planning commission, and Borough engineer in the administration and enforcement of this ordinance.

(Ord. 375, 6/4/2024,§4-6)

§4-7. Final Plan Submission Requirements and Review Procedures.

- A. Final Plan Submission. A Final Plan is required to be filed and recorded for all proposals for subdivision and/ or land development.
1. After the applicant has received from Bloomfield Borough the official notification of the approval of the Preliminary Plan with or without conditions, and the applicant has successfully fulfilled any conditions of approval, the applicant may submit a final plan in accordance with this ordinance and the provisions of the Municipalities Planning Code.
 2. The applicant shall submit a final plan to Bloomfield Borough within one (1) year after the date of the approval of the Preliminary Plan for the portion intended to be developed. Filing of the plan shall include all the material and other data required under the final plan specifications and appropriate review fees. Failure to comply with time limitation herein provided shall make the approval of the Preliminary Plan null and void.
 3. Plans shall be submitted to Bloomfield Borough twenty-one (21) days prior to the Planning Commission or Bloomfield Borough Council meeting date.
 4. Submission to include:
 - a. Three (3) copies of the final plan on a minimum sheet size of 18 inches by 24 inches and no larger than 24 inches by 36 inches and nine (9) reduced scale copies of the plan at 11"x17".
 - b. A digital file of the drawings as described under Digital Plan requirements. The digital files shall reside on a flash drive or electronically. The digital file shall be an open source compatible format such as .pdf and if appropriate, Auto CAD or DXF.
 - c. Nine (9) copies of construction plans.
 - d. Three (3) copies of stormwater management report.
 - e. Three (3) of all supporting information required for the Final Plan requirements.
- B. Review Procedures.
1. Bloomfield Borough shall forward within seven (7) days, one copy of the final plan, report(s) to the Perry County Planning Commission with review fee and county application for plan review form. Bloomfield Borough may send plans to other agencies as needed. Copies of the plan and required report(s) will also be provided to the Planning Commission.
 2. The final plans shall be reviewed by the Bloomfield Borough Engineer and Codes enforcement staff to provide review comments to the Planning Commission and the applicant.
 3. The Perry County Planning Commission shall review the plans and provide review comments to Bloomfield Borough within thirty (30) days.
 4. The Planning Commission will review the plan and required report(s), for compliance with the approved Preliminary Plan and this Ordinance and make recommendation to the Bloomfield Borough Council. The Planning Commission shall act on the final plan in time for the Bloomfield Borough Council to render their decision within 90 days from the official filing date.
 5. The final plan shall incorporate all the changes and modifications required by the Bloomfield Borough Council in the Preliminary Plan, and shall conform to the approved Preliminary Plan, and it may constitute only that portion of the approved Preliminary Plan which the applicant

proposes to record and develop at the time, provided that such portion conforms with all the requirements of this ordinance and the phasing requirement agreed upon with the Bloomfield Borough Council and the requirements of the Municipalities Planning Code, Act 247, as amended.

6. When a plan is tabled by the Planning Commission or Bloomfield Borough Council to comply with review comments generated by the Planning Commission, Codes/Zoning officer, Borough Engineer, County Planning Commission, and other review entity(s), the applicant shall provide a written response to all the comments and the revised plan before the next Planning Commission/Governing Body meeting date.

7. The Bloomfield Borough Council will not take the official action on the final plan until the applicant and Bloomfield Borough agrees on the terms for completion of all public improvements or guarantee thereof. The agreements and improvement and/or maintenance guarantee shall be prerequisite to final plan approval and shall be in accordance to improvement and maintenance guarantees.

8. The Bloomfield Borough Council, upon the recommendation of the Planning Commission shall act on the final plan within ninety (90) days, or extension thereof of the official filing date.

9. In the event that any modification/waiver of requirement from this Ordinance by the applicant, or is deemed necessary for approval, the details of the modification request and the reasons for its necessity shall be submitted to Bloomfield Borough in writing.

10. The applicant during the plan review process may grant an extension of time for Bloomfield Borough to act on the plan in writing.

11. The Bloomfield Borough Council shall notify the applicant, in writing, of its decision to approve, approve with conditions or disapprove the plan. Such notice shall be given to the applicant in persons or mailed to the applicant's last known address not later than fifteen (15) calendar days following the decision. If the plan is approved with conditions or disapproved, the Bloomfield Borough Council shall specify in their notice the conditions which must be met and/or the defects found in the plan and the requirements which have not been met, including specific reference to the provision of any statute or ordinance which have not been fulfilled.

12. If the plan is approved with conditions, the applicant shall respond to the Bloomfield Borough Council indicating acceptance or rejection of such conditions. Such response shall be in writing, signed by the applicant, and received by Bloomfield Borough within ten (10) calendar days of receipt by the applicant of governing body's decision to approve the plan with conditions. Approval of the plan shall be rescinded automatically upon the applicant's failure to accept or reject such conditions in the manner and within the time frame noted above.

13. No changes, erasures, modifications, or revisions shall be made on any final plan after approval has been given by Bloomfield Borough and endorsed in writing on the plan, unless the plan is first resubmitted to the Bloomfield Borough Council.

14. The applicant shall place a notation on the final plan if there is no offer of dedication to the public of streets and certain designated public areas, in which event the title to such areas shall remain with the owner and Bloomfield Borough shall assume no responsibility for improvement or maintenance thereof, which fact shall be noted on the final plan.

15. Within ninety (90) days after the approval of the final plan by the Governing Body and upon all condition being met, the applicant shall provide one Mylar and no less than six (6) prints of the plan to Bloomfield Borough for signatures of the Governing Body. Then the applicant shall obtain the signatures of the Perry County Planning Commission for review of the plan and a copy of the final signed plan shall be recorded in the office of the county recorder of deeds. The applicant shall provide Bloomfield Borough with two recorded copies signed for Borough

records with Instrument number/plan book number and appropriate page numbers indicated on the plan.

16. Recording of the final plan shall be an irrevocable offer to dedicate all streets and other public ways to public use and to dedicate or reserve all park reservation and other public areas to public use unless reserved by the applicant as hereinafter provided. The approval of the final plan shall not impose any duty upon Bloomfield Borough or the Bloomfield Borough Council concerning maintenance or improvements of any such dedicated street, or public use, until the Governing Body shall have accepted the same by the prevailing procedure of Bloomfield Borough.

(Ord. 375, 6/4/2024, §4-7)

§4-8. Final Plan Specifications

A. A final Plan which meets the requirements of this ordinance, shall be prepared for submission to Bloomfield Borough and comply with the following requirements. Final plans shall be prepared by land surveyor, an engineer or landscape architect registered in the Commonwealth of Pennsylvania. Land surveyor shall prepare the bearings and distances of the tract and lots.

B. Cover Sheet information

1. Information as required in Preliminary Plan
2. Date of Preliminary Plan approval.
3. List of waivers, deferrals, and modification of requirements, conditional uses and variances with approval dates.
4. The approval date of State Highway Occupancy permit if applicable.
5. Borough Road Occupancy Permit approval for proposed subdivision and land development that abuts Borough streets for sight distance from Borough engineer.
6. Approval date of erosion and sedimentation control plan by county conservation district.
7. A standard note regarding public improvements shall be added as follows: "All public improvements shown shall conform to PennDOT Publications 408 and Construction Standards Publication 72, current edition and with Borough construction requirements and ordinances."

C. Supplemental Plan Sheets

1. Information as required in Preliminary Plan
2. Drainage and grading plan showing existing and proposed final contours, including swales and any stormwater facilities.
3. Plans and profiles of proposed streets, sanitary and stormwater sewers with grade and pipe size indicated and a plan of proposed water distribution system showing pipe size and location of valves and fire hydrant and specification for construction and materials
4. Parcels of land intended to be dedicated or reserved for parks, playgrounds, parking areas, common open space or other public, semi-public or community purpose.
5. Description of the centerline and right-of-way for all new and existing streets, to include distances and bearings with curve segments comprised of radius, tangent, arc, and cord. The description shall not have an error of closure and greater than one (1) foot in ten thousand (10,000) feet.
6. Description of all lot lines, with accurate bearings and distances, and lot areas for all parcels. Curve segments shall be comprised of arc, cord, bearing and distance. Along existing

street right-of-way, the description shall be prepared to the right-of-way lines. The description shall not have an error of closure greater than one (1) foot in ten thousand (10,000) feet.

7. Street signage and traffic regulatory sign and details.
8. Lighting Plan for outdoor and street lighting, as applicable.
9. Landscape, buffering and screening Plan, as applicable
10. Approved Street names by U.S. Postal Service.

D. Other Requirements and Reports

1. Stormwater Management Plan, approved by Bloomfield Borough engineer.
2. Details of stormwater management facilities along with maintenance and inspection requirements.
3. PA Department of Environmental Protection Sewage Facilities Planning Module approval or exemption letter from PADEP in compliance with the requirements of Pennsylvania Sewage Facilities Act.
4. An approved Erosion and Sedimentation Control Plan, together with a letter from the county Conservation District indicating whether a National Pollutant Discharge Elimination System (NPDES) Permit from the Department of Environmental Protection has been granted or will be required.
5. Notification of plans to the school district if required.
6. Review of plans by fire department when a new street is proposed or a parking lot with ten (10) or more parking spaces.
7. Copy of all the permits/approvals from utilities and government agencies.
8. Financial security estimate for improvements.
9. Provisions for posting any required maintenance guarantees.
10. Provision for posting any public improvement guarantees.
11. Developer's agreement which is acceptable to Bloomfield Borough.
12. Wetland Study, as required.
13. A copy of final deed restrictions or protective covenants.
14. A copy of the Condominium/Homeowner's Association package, if such is proposed.
15. Approval letter for water supply from the Bloomfield Borough Water Authority.
16. When a facility is proposed for dedication to the Borough as built drawings shall be provided to the Borough within ninety (90) days of construction completion.
17. Erosion and sedimentation plan reviewed by the County Conservation District, as applicable.
18. Such other data which may be required by the planning commission, Bloomfield Borough or Bloomfield Borough Council and Borough engineer in the administration and enforcement of this Ordinance.
19. Traffic studies required by state laws to warrant traffic control devices such as stop signs, traffic signals, speed limits, turning lanes, etc.
20. Steep Slope Report, as required.

(Ord. 375, 6/4/2024,§4-8)

§4-9. Digital Plan Requirements

- A. Requirements of this section are intended to apply to final recording plan submissions only. A .pdf exhibit shall be provided for use during public meetings with all submissions.
- B. All data submitted shall be in compliance with the Manual of Practice for professional land surveyors in the Commonwealth of Pennsylvania, as amended.
- C. All digital files submitted shall be based on accurate geometric calculations,
- D. Digital submissions shall have all layers clearly and separately represented. Included with all digital submissions on a metadata file shall be included outlining the following:
1. A list of layers used with a description of what those layers represent.
 2. A list of all point files and break lines with a description of any abbreviations.
- E. All plans must be in Pennsylvania State Plane Coordinate System South Zone utilizing the North American Vertical Datum of 1988 (NAVD88). Units shall be in US survey feet.
- F. All plans must be submitted in AutoCAD drawing (.dwg), AutoCAD interchange (.dxf), or ArcView Shape file (.shp), on CD-ROM or other agreeable open source format acceptable to Bloomfield Borough.
- G. Digital file layering must be established in the files that place the following elements on separate layers:
1. Borough boundary line
 2. Road center line
 3. Property lines
 4. Road names
 5. Parcel boundaries
 6. Utilities
 7. Traffic signs and signals
 8. Stormwater management
 9. Floodplains
- H. Annotation submitted digitally shall be identical to the annotation submitted on the Mylar hard copy filed with the Borough. All other miscellaneous annotation and information, such as North arrow and scale, shall be put on separate layers or as misc line/misc text.
- I. Private utilities, such as gas, water, phone service, electric, etc., will be included and shall be clearly labeled and put on separate layers or as misc line/misc text.
- J. The files are to be submitted with the following parameters:
1. CD (s)and or flashdrive (s)
 2. File Format - ArcView Shapefiles, Arc Info Coverage, AutoCAD DXF
 3. Coordinate System - Pennsylvania State Plane North
 4. Units - U. S. Survey Feet
 5. Datum- NAD83

(Ord. 375, 6/4/2024,§4-9)

**Part 5
DESIGN STANDARDS****§5-1. Purpose**

The purpose of this Article is to provide reasonable design standards for public improvements related to subdivision and land development.

(Ord. 375, 6/4/2024,§5-1)

§5-2. General

A. The applicant shall design and provide all improvements required by this Ordinance and any other applicable Borough, State or Federal regulation. The standards and requirements contained herein shall be considered the minimum for the promotion of the public health, safety, convenience, and general welfare.

B. Where literal compliance with the standards and requirements contained herein is clearly impractical, Bloomfield Borough may modify the requirements in accordance with the process set forth in this Ordinance.

(Ord. 375, 6/4/2024,§5-2)

§5-3. Site Design

A. The purpose of good Subdivision and Land Development design is to assist in (1) creating functional and attractive developments, (2) minimizing adverse effects and impacts of development, (3) ensuring that the project will become an asset to the community, and (4) to promote the overall purpose and meet the goals and objectives of Bloomfield Borough Comprehensive Plan.

B. Before laying out lots and structures on a site, developers should make an analysis of the site that addresses issues such as site surrounding, geology and soil, topography, climate, existing vegetation, structures, road networks, visual features, wetland, floodplains, historical features, and past and present use of the site

C. To the maximum extent practicable, development shall be located to preserve natural features of the site; to avoid areas of environmental sensitivity; to minimize negative impacts and alteration of natural features; and to avoid areas unsuitable for development such as Archaeological Resources.

D. Topsoil Preservation. Topsoil removal shall be minimized. All the topsoil from areas where cuts and fills have been made should be stockpiled and redistributed uniformly after grading.

E. Traffic Impact studies shall be completed by referring to the PennDOT Publication, Highway Occupancy Permit Operations Manual Appendix A: Policies and Procedures for Transportation Impact Studies Related to Highway Occupancy Permit.

1. THRESHOLDS FOR REQUIRING A TRAFFIC IMPACT STUDY

At the time of any required plan submittal a traffic impact study is required for any of the following activities. The Applicant shall submit a traffic study and a written report, when:

- A. Fifty (50) or more dwelling units are proposed.
- B. More than 20,000 square feet of total floor area of commercial space.
- C. More than 30,000 square feet of total floor area of office space.
- D. Any truck terminal, or 60,000 square feet of total floor area of industrial space.

- E. More than 30,000 square feet of total floor area of industrial space.
- F. Any use or combination of uses that would generate results greater than 1,500 trips per day.
- G. An additional one hundred (100) trips or more per hour are generated in a peak hour.
- H. Non-residential uses that require fifty (50) or more parking spaces.
- I. Any other circumstance exists that triggers the need for a traffic study per State and/or County regulations.

(Ord. 375, 6/4/2024,§5-3)

§5-4. Street System Design

A. General Design Guidelines

1. The general arrangement, character, extent, and location of all streets proposed shall conform to Bloomfield Borough Comprehensive Plan and shall be considered in their relation to existing and or proposed streets.
2. Proposed street arrangements shall make provisions for the continuation of existing streets in adjoining areas; the proper projection of streets into adjoining undeveloped or unplanned areas; and the continuation of proposed streets to the boundaries of the tract being subdivided.
3. When a new subdivision adjoins unsubdivided land appropriate for subdivision, the new streets shall be carried to the boundaries of the tract to be subdivided.
4. Proposed private service access for purposes of providing a secondary means of access to a lot are permitted as deemed appropriate by Bloomfield Borough and Borough Engineer.
5. The design and construction standards stipulated are intended primarily for residential development and use. Where industrial, commercial, or other uses would generate significant truck traffic or high traffic volumes stricter standards may be required.
6. In a residential subdivision/land development, no single access road/street connecting to an existing street shall service thirty (30) or more dwelling units unless one or more of the following conditions is met and approved for residential dwelling groupings of less than seventy-five (75) units:
 - a) **'Loop street'** design,
 - b) additional turning lanes situated at the single public access road/street,
 - c) addition of an emergency vehicle access cartway.

A secondary access connecting to an existing street, with open ingress and egress for all community residents **shall** be required for seventy-five (75) or more units; OR be required for fewer units if requested traffic studies generate 100 or more vehicle trips (entering or exiting the development) during any one hour per week; OR if Penn DOT or the governing body cites highway safety or traffic flow concerns which are not satisfied by the above listed mitigations.

7. Standards of Bloomfield Borough Code of Ordinances, Chapter 20 – Streets and Sidewalks shall also apply.

B. Road/Street Classification

Two (2) functional classifications of streets and roads in the Bloomfield Borough Comprehensive Plan are as follows:

1. Minor Arterial Highway: West Main Street (PA Route 274/West), East Main Street (PA Route 34-North), and South Carlisle Street (PA Route 34-North).
2. Minor Streets. All other streets in the Borough. These streets and roads should be designed for operating speeds of 25 to 35 miles per hour or less.

C. Street Right-of-Way Widths

Minimum street right-of-way and cartway widths shall be required as follows:

Right of Way, Shoulder and Cartway Widths			
Street Type	Right of Way Widths	Cartway Width	Shoulder Width
Arterial	The arterial streets are existing. Right-of-way widths are available from the Pennsylvania Department of Transportation		
Minor Streets including to a Cul-de-Sac	Cartway width plus 12 feet	30 feet with 25 mph speed limits, 28 feet with 20 mph speed limits (with conditional approval for lesser widths of as little as 22 feet.) ¹	N/A unless specified as a condition for reduced cartway widths
Circular turnaround of Cul-de-Sac without center islands and with parking	Cartway diameter plus 12 feet	80 feet diameter	N/A
Alley or Service Drive (to be dedicated to Borough)	20 feet	16 feet	N/A

D. Cul-de-Sacs and Self-Looping Single Access Streets

1. *Cul-de-sac shall not be approved wherever a through street or loop is practicable.*
2. The maximum cul-de-sac length shall not exceed six hundred (600) feet in length. The minimum cul-de-sac length shall be two hundred fifty (250) feet.
3. Where the turnaround right-of-way of a cul-de-sac street approaches or abuts the tract boundary, a right-of-way (up to 50 feet) shall be extended to the adjacent property to permit future extension of the street at full width, unless future extension is not physically possible.

E. Design Standards

1. Rights-of-way shall be set aside to provide adequate space for the construction and maintenance of streets, shoulders, curbs, street gutters, and cross-drainage pipes and culverts.

¹ * Requests for 'Minor Street' cartway widths less than 28 ft., to match existing street widths or for environmental purposes, **may** be considered with some combination of the following provisions: increased off-street parking, reduced street parking, reduced speed limits (15 mph) AND with dwelling density no greater than 5 dwellings per net acre for a 22 ft cartway as a minimum width.

They may also accommodate sidewalks, snow storage, sight triangles, slope maintenance areas, and utilities such as water, sewer, storm drainage, and electrical service, cable TV, and gas lines where appropriate.

2. Where a proposed subdivision abuts or contains an existing public street or road having a right-of-way width which is less than would be required by this Ordinance, sufficient additional right-of-way width shall be provided and dedicated to meet the current standards.
3. In the case of a subdivision or land development plan fronting on an existing or proposed street, the applicant/developer shall improve the portion of the roadway on which the proposed development fronts to meet the minimum standard as specified in this Ordinance. Road improvements shall include pavement, shoulders, embankments, gutters, berms, sidewalks and/or curbing and turning lane(s).
4. Provision for increased street width (right-of-way width) may be required when determined to be necessary by the Bloomfield Borough in specific cases for:
 - a. Public safety and convenience;
 - b. Parking and/or travel in commercial and industrial areas and in areas of high density development;
 - c. Widening of existing streets (right-of-way) where the width does not meet with the requirements of the preceding paragraphs;
 - d. Installation of utilities;
 - e. Ponding of stormwater runoff;
 - f. Storage of plowed snow;
 - g. Emergency parking;
 - h. Temporary roadway adjustments during maintenance or traffic accident situations;
 - i. Future improvements.
5. When a subdivision and land development is proposed which fronts on an existing Borough Street, the required additional right-of-way shall be dedicated for only the lots and land development proposed. Right-of-way width dedication shall not be required for the remaining portion of the property, except (1) where the remaining road frontage is less than the required lot width of a lot, and (2) where a traffic impact study warrants additional right-of-way width due to the impacts of the development to that portion of the road system.

F. Street and Intersection Design

1. Horizontal Curves and Vertical Curves. In order to provide adequate sight distance, facilitate traffic mobility and ensure proper alignment of streets, horizontal and vertical curve design shall be in accordance with the Pennsylvania Department of Transportation, Guidelines for Design of Local Roads, and Streets -Publication No. 70M, as revised.
2. Vertical Curves shall be used at all changes of grade and shall be designed for maximum visibility. All intersections and streets shall be designed to provide adequate sight distance about both horizontal and vertical alignment in accordance with A Policy on Geometric Design of Highways and Streets, AASHTO, current edition.
 - a. Where tangent street lines deflect from each other at any one point, lines must relate to a true, circular curve. The minimum radius of the center line for the curve must be as follows:

Type of Street	Minimum Radius
Minor Arterial	300 Feet
Minor	150 Feet

b. Straight portions of the street must be tangent to the beginning or end of curves. Except for Minor Streets, there must be a tangent of at least one hundred (100) feet between curves.

3. Extensions. Short extensions of existing streets with lesser right-of-way and/or cartway widths than above may be permitted by the Bloomfield Borough, provided that no section of the new right-of-way shall be permitted which is less than forty (40) feet in width.

4. Grades. The grades of streets shall not be less than the minimum or more than the maximum requirements listed below:

Minimum and Maximum Grades		
Type of Street	Minimum Grade	Maximum Grade
Arterial	As determined by the (Name of the Governing Body) and Planning Commission after consultation with the Township/Borough Traffic Engineer and Pennsylvania Department of Transportation	
Minor	1%	7%
Alley	1%	10%

5. Intersection Design

a. Intersection Angle. intersections must be nearly right angles wherever possible. However, no street shall intersect another at an angle of less than seventy-five (75) degrees.

b. Intersection Leveling Area and Grades. Intersections shall be approached on all sides by a straight leveling area. Such leveling area shall have a minimum of fifty (50) feet (measured from the intersection of the center lines) within which no grade shall exceed a maximum of four (4) percent.

c. Intersection Separation Distance

(1) Any street terminating at an existing or proposed street will do so in one of the two following ways: (1) directly across from the pre-existing or other newly proposed street as to create a four-way intersection, or (2) at least one hundred fifty (150) feet from any other intersection, existing or proposed. Offset intersections shall not be created by new streets

(2) Intersections with an Arterial street shall be located not less than six hundred (600) feet apart, measured from centerline to centerline, along the centerline of the street.

d. Multiple Intersections. Intersections involving the junction of more than two (2) streets/driveways are prohibited.

e. Intersection Curb Radii. At intersection of streets the curbs or edge of pavement radii shall not be less than the following:

Minimum Simple curve Radii	
Intersection	Of Curb or Edge of Paving
Arterial with Minor	35'
Minor with Minor	20'
Radius Corner or diagonal cutoffs must be provided on the property lines substantially concentric with, or parallel to the chord of the curb radius corners	

f. Intersection Sight Distance and Clear sight Triangle

(1) Proper sight lines must be maintained at all street intersections. Adequate sight distances shall be provided at all intersections of streets, and for driveways intersecting a street. Sight distance must be provided with respect to both horizontal and vertical alignment. Sight distance shall be measured along the center line three and one-half (3.5) feet above grade, and ten (10) feet back from the edge of the pavement for driveways in accordance with the following:

Minimum Clear Sight Triangles	
Street Type	Clear Sight Triangle
Arterial	150'
Minor with Minor	100'
Driveway	10'

(2) No building or obstruction higher than thirty (30) inches above the centerline grade of the street shall be permitted in the site triangle. No signs other than traffic control signs and devices shall be permitted in the clear sight triangle.

(3) The Borough Engineer reserves the right to use posted speed limits or actual speed, determined by traffic study, and road grades to modify the calculation of the required sight triangles.

(Ord. 375, 6/4/2024,§5-4)

§5-5. Curbs

- A. Curbing shall be required on both sides of the street in residential developments.
- B. Curbing shall be required along the frontage of all streets contiguous to all other subdivision and land developments.
- C. Exemptions from curb requirements may be considered as a deferral or waiver during approval of Land Development Plans where 'Green Infrastructure' (GI) alternatives are proposed and accepted by the Governing Body.
- D. Curbing shall be designed in accordance with Pennsylvania Department of Transportation standards.

(Ord. 375, 6/4/2024,§5-5)

§5-6. Sidewalks and Crosswalks

- A. Sidewalks shall be required on both sides of the street in residential developments.
- B. Sidewalks shall be required along the frontage of all streets contiguous to all other subdivision and land developments.
- C. The sidewalks shall be designed and constructed in accordance with the following additional requirements:
 - 1) Sidewalks shall be located within the right-of-way of the street and shall extend in width from the right-of-way line toward the curb line.
 - 2) Sidewalks must be at least four (4) feet wide. In the vicinity of shopping centers, schools, recreation areas and other high pedestrian traffic areas, sidewalks must be at least five (5) feet wide.
 - 3) In order to provide for the drainage of surface water, sidewalks shall slope from the right-of-way line toward the curb. Such slope shall be one fourth (1/4) inch per foot.
- D. Crosswalks
 - 1. Where a pedestrian crossing can be legally established, crosswalks shall be designed pursuant to PennDOT Publication 111, Traffic Control – Pavement Markings and Signing Standards, TC-8600.
 - 2. Crosswalk pavement markings must conform to statutory and regulatory requirements outlined in the Pennsylvania Vehicle Code (Title 75) and PennDOT Publication 212, Official Traffic-Control Devices.

(Ord. 375, 6/4/2024,§5-6)

§5-7. Blocks

- A. The length, width, shape, and design of blocks shall be based on the site analysis and the intended use proposed for the site.
- B. Blocks shall not exceed one thousand six hundred (1600) feet in length and shall not be less than five hundred (500) feet in length.
- C. Blocks shall be designed to reflect natural features that may constrain subdivision and land development. Unless a watercourse is located along the rear of lots in the block, drainage should be away from the interior of the block toward the abutting streets.

(Ord. 375, 6/4/2024,§5-7)

§5-8. Lots**General Standards**

- A. Lot Size and / or intensity shall conform to the Bloomfield Borough Zoning Ordinance
- B. Lot lines shall be at right angles to straight street lines or radial to curved street lines.
- C. Where feasible, lot lines should follow Borough boundaries rather than cross them, in order to avoid jurisdictional problems.
- D. Lot Frontage. All lots shall abut an existing or proposed public street.
- E. Lot Width. Lot width shall conform to the prevailing Bloomfield Borough Zoning Ordinance.

F. Dimension and Areas of Lots. The dimensions and areas of lots shall conform to the standards and requirements of the *Bloomfield Borough Zoning Ordinance*

G. Building setback lines and building separations. The Building setback lines and building separations shall conform to the prevailing Bloomfield Borough Zoning Ordinance.

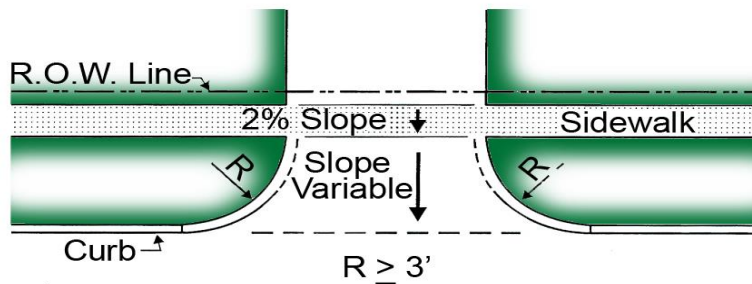
H. When a subdivision and land development is proposed which fronts on an existing Borough Street, the required additional right-of-way shall be dedicated for only the lots and land development proposed. Right-of-way width dedication shall not be required for the remaining portion of the property, except (1) where the remaining road frontage is less than the required lot width of a lot, and (2) where a traffic impact study warrants additional right-of-way width due to the impacts of the development to that portion of the road system.

(Ord. 375, 6/4/2024,§5-8)

§5-9. Driveways

A. Curb Cuts. The minimum curb cut or driveway width at the cartway edge shall be 10 ft. The maximum curb cut or driveway width at the cartway edge shall be 20 ft.

B. Curb return entrance. A curb return entrance is illustrated in Figure 5.1. When curb return entrances are used, the curb shall have a minimum 3-foot radius. However, any driveway entering into PennDOT right-of way shall be designed in accordance with PA Code Title 67, Chapter 441.



Figure

Note: for driveways entering into PennDOT ROW, design shall be in accordance with standards in PA Code Title 67, Chapter 441.

C. Flared entrances: When flared driveway entrances are used, a minimum 2-foot flair shall be provided. A typical flared entrance is illustrated in Figure 5.2

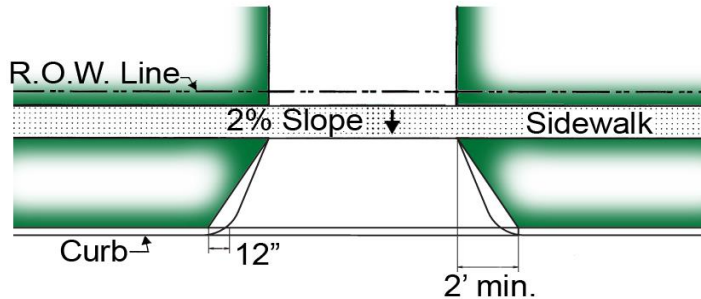


Figure 5.2. Typical Flared Driveway Entrance

D. Driveway Profile: Driveway profiles shall provide efficient access to the abutting residential street, allow for low-speed 90-degree turns into the driveway, and provide safe access to the residential garage or parking area. The following standards shall apply:

1. The algebraic change in grade between the street cross slope and the driveway approach apron shall be less than or equal to 8%.
2. When the algebraic change in grade at any point along the driveway exceeds 10%, a vertical curve having a length specified in Table 5.1 shall be used.

Table 5.1 Length of Vertical Curves for Extreme Changes in Driveway Grade

	Algebraic Change in Grade (%)	Length of Vertical Curve	
		Sag	Crest
	10	25	10
	15	35	20
	20	45	30
	25	55	40

3. Driveway grades shall not exceed 10% for the first 18 feet from the street edge of pavement. In addition, the driveway grade shall not exceed 10% in any area used for designated parking along the driveway, or within 20 feet of garage entrances.
4. Driveways serving residential dwellings should they generally be less than 15%, but in no case should exceed 20%.
 - a. Double or reverse frontage lots shall be avoided except where required to provide separation of residential development from major streets or industrial or commercial development; or to overcome specific disadvantages of topography or orientation.
 - b. No residential lots shall be created which front upon a limited access highway. Furthermore, no lots within a major subdivision shall be created which front upon an arterial street.

(Ord. 375, 6/4/2024,§5-9)

§5-10. Monuments and Markers

A. Monuments and markers must be placed by a Registered Professional Engineer or Professional Land Surveyor so that the scored or marked point coincides exactly with the point of intersection of the lines being monumented. They must be set so that the top of the monument or marker is level with the finished grade of the surrounding ground. Monuments must be marked on top with a copper or brass plate or dowel set in the concrete.

B. Location of Monuments

1. At least two (2) corners of the boundary of the original tract of the development or subdivision shall be monumented.
2. A minimum of two (2) monuments shall be set on the street right-of-way lines of each street. Monuments shall be set on the same street right-of-way line.
3. On the street right-of-way lines, monuments may be set at the following locations:
 - a. At the intersection of street right-of-way lines.
 - b. At the intersection of a street right-of-way line and the side line of an interior lot.
 - c. At either or both ends of curved street right-of-way lines.
 - d. At such other points along the street right-of-way lines as may be determined by the Borough Engineer so that any street may be readily defined in the future.
 - e. A monument shall be set at the Primary Control Point determined for the development or subdivision.

(Ord. 375, 6/4/2024,§5-10)

§5-11. Sewage Service Facilities

A. Each dwelling or improved structure shall connect to the Bloomfield Borough Sewer system in accordance with Bloomfield Borough Code of Ordinances, Chapter 17 – Sewers and Sewage Disposal.

B. The construction of the system, including all service connections, pumping stations and interceptors shall be constructed at the developer's expense and shall not commence until written authorization to proceed with construction has been obtained from Bloomfield Borough and DEP.

C. The system shall be designed in accordance with Bloomfield Borough Standards.

D. The system shall be designed by a Registered Professional Engineer and approved by the Borough Engineer.

E. Sanitary sewers and sewage disposal systems shall not be combined with storm water sewers, and shall not be constructed to receive effluent from any storm water collection system.

(Ord. 375, 6/4/2024,§5-11)

§5-12. Water Supply Facilities

A. Each new or renovated dwelling or improved structure shall connect to the Bloomfield Borough Water Authority system in accordance with Bloomfield Borough Code of Ordinances, Chapter 25 - Water.

B. The construction of the system, including piping, service connections, and fire hydrants, shall be constructed at the developer's expense and shall not commence until written authorization to proceed with construction has been obtained from Bloomfield Borough Water Authority.

- C. The system shall be designed in accordance with Bloomfield Water Authority Standards.
- D. The system shall be designed by a Registered Professional Engineer and approved by the Borough Water Authority Engineer.

(Ord. 375, 6/4/2024,§5-12)

§5-13. Stormwater Management Plan.

In the absence of a standalone Stormwater Management ordinance, approval of subdivision and/or land development plans shall conform to Zoning, Ch. 26 §136.I with further guidance from the County Model Ordinance or more recent studies and regulations utilizing then current best practices. Utilization of Green Infrastructure (GI) is encouraged.

(Ord. 375, 6/4/2024,§5-13)

§5-14. Easements.

A. Utility Easements. Easements for sanitary sewer facilities, stormwater drainage facilities, public utilities, or pedestrian access shall meet the following standards:

1. To the fullest extent possible, easements shall be adjacent to property lines.
2. Nothing shall be placed, planted, set, or put within the area of an easement that would adversely affect the function of the easement or conflict with the easement agreement.
3. The plan and easement agreement shall clearly identify who has the right of access and responsibility for function of the easement area.
4. Sanitary sewer and water supply easements shall have a minimum width of 20 feet. Easements that propose the co-location of utilities shall have a minimum width of 20 feet and an additional 10 feet in width for each additional utility.
5. Stormwater easements shall have a minimum width of 20 feet and shall be adequately designed to provide area for: the collection and discharge of water; the maintenance, repair, and reconstruction of the drainage facilities; and the passage of machinery for such work.
6. Where any electric or telephone transmission or petroleum product transmission line traverses a property, the applicant shall confer with the applicable transmission or distribution company to determine the minimum distance which shall be required between each structure and the center line of such petroleum or petroleum product transmission line. All applications shall include a copy of the recorded agreement or a letter from the owner of the transmission line stating any conditions on the use of the tract and the right-of-way width.
7. The maximum slope of the finished grade of a utility easement shall not have a cross slope greater than 4:1.

B. Stream, Watercourse, Drainage Channel, Pond, Or Lake

Where a subdivision and/or land development is traversed by a stream, watercourse, drainage channel, or has a pond or lake situated on the property, there shall be provided a minimum drainage easement fifty (50) feet in width (twenty-five (25) feet to each side of the stream, watercourse, and drainage channel) conforming substantially with its location for the purpose of protecting such watercourses. Any proposed land disturbance within these areas may require the necessary encroachment permits

C. Conservation (Wetlands)

In all subdivision and land developments, a fifty (50) foot conservation easement shall be provided around all delineated wetland areas including ponds and lakes to ensure minimal disturbance and

encroachment in these areas. Any proposed land disturbance within these areas may require the necessary encroachment permits.

(Ord. 375, 6/4/2024,§5-14)

§5-15. Street trees, Buffering and Landscaping

A. It is the intent of this section to provide a set of minimum standards for landscaping to improve and maintain community appearance, the environment, rural character, and value of properties within Bloomfield Borough in accordance with the Comprehensive Plan.

B. Street trees. Street trees shall conform to the following standards and Bloomfield Borough Code of Ordinances, Chapter 24 - Trees.

1. Reasonable effort shall be made by the applicant to preserve existing shade and street trees. In addition, shade and street trees shall be required along all existing and new streets within a subdivision or land development.
2. Location: Street trees shall be installed along the street frontage or both sides of the street, where applicable. Where trees are planted along streets, spacing shall depend on the tree spread at maturity.
3. Street trees shall be planted as not to interfere with utilities, roadways, sidewalks, streetlights, clear sight triangles and safe light distance.
4. Trees shall be planted between the street right-of-way line and the building setback line at least five feet from the sidewalk. Maximum spacing shall be 50 feet but not less than one per lot.
5. The trees shall be nursery grown in a climate similar to that of the locality of the project. Varieties of trees shall be subject to the approval of the Township. The applicant is encouraged to be creative in selecting tree varieties and locations to achieve a pleasing appearance.
6. All trees shall have a normal habit of growth and shall be sound, healthy and vigorous; they shall be free from disease, insects, insect eggs, and larvae.
7. The trunk diameter, measured at a height of six inches above finish grade, shall be a minimum of two and one-half (2 ½)inches.
8. The following varieties are acceptable trees:

American elm	Green ash*	Sugar maple
American linden	Laurel oak	Swamp white oak
American planetree	London planetree	Sweetgum
American red maple	Northern red oak	Thornless
Black gum*	Post oak	Honey locust*
Black oak	Red oak*	White ash*
Burr oak	'Rotundiloba'	Willow oak
Chestnut oak	Southern red oak	Others recommended by the 'Shade Tree Commission'

* Considered to be salt-resistant

9. All planting shall be performed in conformance with good nursery and landscape practice.

10. Requirements for the measurements, branching, grading, quality, balling and the burlapping of trees shall follow the code of standards recommended by the American Association of Nurserymen, Inc., in the American Standard for Nursery Stock, ANSI Z60.1, 1973, as amended.

11. Trees with less than three inches in caliper shall be properly staked or trees with more than three inches in caliper shall be guyed and be properly protected for a period of one year from the planting date.

C. Strips and interior landscaping.

1. Any required landscaping shall include a combination of three or more of the following elements: deciduous trees, ground covers, evergreens, shrubs, vines, flowers, rocks, gravel, earth mounds, berms, walls, fences, screens, sculptures, fountains, sidewalk furniture, or other approved materials.

2. Artificial plants, trees and shrubs may not be used to satisfy any requirement for landscaping or screening.

3. No less than 80% of the required landscape area shall be vegetative in composition, and no outdoor storage shall be permitted within required landscape areas.

4. For each 750 square feet of required area for landscape strips, one shade/ornamental tree shall be provided. For every 300 square feet of interior landscaping required (parking lots), one shade tree shall be provided. If deciduous, these trees shall have a clear trunk at least five feet above finished grade; if evergreen, these trees shall have a minimum height of six feet. All required landscape strips shall have landscaping materials distributed along the entire length of the lot line abutting the yard.

D. Landscape screening.

1. Where screening is required by this chapter or Chapter 26, Zoning, it shall consist of primarily evergreen plantings.

2. Bloomfield Borough may also require the construction of a weather-resistant fence. The applicant may construct a decorative masonry wall in place of a fence. Where there are substantial reasons for concern about compatibility of a nonresidential use adjacent to a residential district,

3. Bloomfield Borough may also require the construction of a landscaped earthen berm with a minimum average height of five feet and a maximum side slope on the residential side of 3:1. The business side of a berm may utilize a retaining wall. The required plantings shall be on the residential side of any berm, wall or fence. A visual screen shall be placed in a landscape strip with a minimum width of 10 feet.

4. Fence and Wall material must be approved by the Borough. Any wall or fence shall NOT be constructed of corrugated metal, corrugated fiberglass, sheet metal, barbed wire, junk or fabric. Chain link Fences shall not be allowed in the front yard in any zoning district. (See Zoning, Chapter 26-140). Screening shall be arranged so as to block the ground-level views between grade and a height of six feet. Landscape screens must achieve this visual blockage within two years of installation.

E. Landscape materials.

1. Trees and shrubs shall be typical of their species and variety; have normal growth habits, well-developed branches, be densely foliated, vigorous, with fibrous root systems. They shall have been grown under climatic conditions similar to those in the locality of the project or properly acclimated to conditions of the locality of the project.

2. Any tree or shrub which dies shall be replaced. All landscaping and screening treatments shall be properly maintained.

F. Ground cover. Ground cover shall be provided on all areas of the project to prevent soil erosion. All areas which are not covered by paving, stone, pine needles, bark mulch, or other solid material shall be protected with a vegetative growth. Varieties of ground cover shall be subject to the approval of the Township. Stabilization measures shall include erosion control blankets or mats as specified in PennDOT Publication Number 408 for slopes steeper than 3:1.

(Ord. 375, 6/4/2024,§5-15)

§5-16. Lighting

A. These lighting requirements provide appropriate standards to ensure adequate night time safety and security while minimizing the spillover of light and glare on operators of motor vehicles, pedestrians and land uses near the light source. Per Zoning, Ch. 26 §133.F, **“Lighting shall be shielded** such that no objectionable glare or illumination is cast upon adjoining properties and minimizes impact to dark night skies. It is the safety, welfare, nuisance, and hazardous aspects of lighting that form the basis of these regulations.

1. Lighting shall be required in subdivisions and land developments
2. Street lights shall be provided with the construction of all new streets. A plan for street lights approved by the local utility company, shall be provided by the applicant upon submission of final subdivision or land development plans
3. Street lights shall be provided at locations designated by the local utility company consistent with current policy at all street intersections and all other locations considered necessary for safety reasons as approved by Bloomfield Borough

Zoning District	Maximum Permitted Illumination (foot Candles)	Maximum Permitted Height at Illumination (feet)
Residential	1.5 to 2	25
Residential Multi Family	2.0	35
Commercial	3.0	40
Manufacturing/ Industrial	5.0	60

4. Requirements: Exterior lighting shall be provided in parking areas, pedestrian sidewalks and walkways, and nonresidential driveway intersections in accordance with the following standards. Lighting used for security purposes shall also conform to the following standards. These regulations permit an option of providing a lower light post for luminaries with a no cutoff design or a higher pole, up to 60 feet, for luminaries that totally cut off light spillover at a cutoff angle smaller than 90 degrees. The maximum height of a light post permitted shall be dependent upon the amount of cutoff provided. Exterior lighting shall meet one of the following Standards

Maximum Permitted Illumination (foot-candles)	Maximum Permitted Height of Luminaire (feet)
Residential Equals 0.2	10 feet
Residential Equals 0.3	20 Feet

B. When the Light source or luminaire has no cutoff

- C. When a luminaire has a total cutoff angle greater than 90 degrees, the maximum illumination and the maximum permitted luminaire height shall be:
- D. When a luminaire has a total cutoff of light at an angle less than 90 degrees and is located so that the bare light bulb, lamp or light source is completely shielded from the direct view of an observer 5 feet above the ground at the point where the cutoff angle intersects the ground, then the maximum permitted illumination and maximum permitted height at all luminaire shall be:
- E. Exception for specified uses.
 - 1. Because of their unique requirements for nighttime visibility and their limited hours of operation, public, and private recreational uses such as ball diamonds, playing fields, tennis courts, and, volleyball courts are exempt from the above requirements.
 - 2. Outdoor public and private recreational uses specified above shall not exceed a maximum permitted post height of 80 feet.
 - 3. Outdoor public and private recreational uses may exceed a total cutoff angle of 90 degrees, provided that the luminaire is shielded to prevent light and glare spill over to adjacent residential uses. The maximum permitted illumination at the interior buffer yard line shall not exceed two foot candles.
 - 4. Low level pedestrian lighting for sidewalks shall be provided as necessary for safety. Low level sidewalk illumination for non-residential uses shall be between 0.5 to 0.1 foot candles. Low level sidewalk illumination for residential uses shall be between 0.2 to 0.13 foot candles.
- F. Additional requirements
 - 1. Flickering or flashing lights shall be prohibited
 - 2. Light sources or luminaries shall not be located within buffer yard areas except for pedestrian walkways.
 - 3. The location and type of lighting required by this chapter shall be shown on the site plan submitted for development.
 - 4. Low level pedestrian lighting for sidewalks shall be provided as necessary for safety. Low level sidewalk illumination for non-residential uses shall be between 0.5 to 1.0 foot candles. Low level sidewalk illumination for residential uses shall be between 0.2 and 0.3 foot candle.

(Ord. 375, 6/4/2024,§5-16)

§5-17. Steep Slope.

Steep slope conservation standards shall apply to where construction and/or modifications to the existing topography or vegetative cover is located within areas which contain 25% or greater slope.

A. General design requirements. The following requirements are based upon the average slope of a lot. Whenever other ordinances or regulations impose more restrictive standards than those contained herein, the more restrictive shall apply.

Average Slope of Lot	Minimum Percent of Undisturbed Area (1)	Maximum Impervious Surface
25 – 30%	85%	10%
Over 30%	90%	10%

NOTE: Undisturbed area shall be defined as land in its natural state before development.

B. Setback. No change in existing topography, which results in a slope greater than the predevelopment condition, may be located within 25 feet of the neighboring property.

(Ord. 375, 6/4/2024,§5-17)

§5-18. Erosion and Sedimentation Control Plan

- A. In conjunction with the submission of a subdivision or land development plan and for any activities involving earth disturbance of more than 5,000 square feet, an Erosion and Sedimentation Control (E&S) Plan must be submitted to the Perry County Conservation District for their approval in accordance with the requirements of the "Rules and Regulations", Chapter 102, EROSION CONTROL authorized under P. L. 1987, June 22, 1987. A copy of the E&S Plan must be provided to Bloomfield Borough.
- B. Subsequently, an approved Erosion and Sedimentation Control Plan, together with a letter from the county Conservation District indicating whether a National Pollutant Discharge Elimination System (NPDES) Permit from the Department of Environmental Protection for earthmoving activity is required, must be provided to Bloomfield Borough.
- C. Bloomfield Borough shall not issue a building permit to those engaged in earth moving activities requiring a Department of Environmental Protection permit or other NPDES Permits, until the Department has reviewed and issued any applicable permit.
- D. Maintenance of Erosion and Sediment Control Measures is required by the applicant/developer. The County Conservation District and Bloomfield Borough, as authorized by the Municipalities Planning Code, reserve the right to inspect these measures at any time before the Building Occupancy permit is issued and may issue a Notice of Violation if the installed measures are found to be in significant non-compliance.

(Ord. 375, 6/4/2024,§5-18)

§5-19. Common Facilities

A. Ownership Standards. Facilities to be held in common, such as stormwater management facilities, shall be held using one of the following methods of ownership, subject to the approval of the Bloomfield Borough.

1. Owners Association. The facilities may be held in common ownership by a Homeowners Association or Condominium Association which is formed and operated in accordance with the provisions of this Ordinance.

a. Owners Associations will be governed in accordance with any applicable laws of the Commonwealth of Pennsylvania. (ex: Pennsylvania Uniform Condominium Act). Where required, the organizational framework of the owners association shall be described in a report forwarded to Bloomfield Borough for review by the Bloomfield Borough Council and Borough Solicitor. At a minimum, the following information and standards shall be met prior to final approval of the subdivision or land development:

b. By-laws describing the formation and duties of the association, including the responsibilities for maintenance of common open space areas, shall be defined and presented to Bloomfield Borough for review and approval as part of the final plan submission.

c. Membership shall be mandatory by all residents served by the common facilities. Membership and voting rights shall be defined.

d. Rights and duties of Bloomfield Borough and members of the association, in the event of a breach of covenants and restrictions, shall be defined.

e. The By-laws shall include a statement which grants to the Association the legal authority to place liens on the properties of members who are delinquent in the payment of their dues. The By-laws shall also grant Bloomfield Borough such power, but not the duty, to maintain the common facilities, and to assess the cost of the same as provided in the PA Municipalities Planning Code, Act 247.

f. 99% or more of the Owners Associations dues and/or fees must be spent or accrued for the reasonable maintenance and development of common facilities or on-site structures included in the agreement and may not be spent, loaned or donated for other purposes.

B. Maintenance Standards

1. The common facility (i.e. Sanitary and storm sewage system, detention pond, community water systems, swimming pools, ponds, common ground, playgrounds, etc.) shall be operated and maintained by a professional organization specializing in the required services and approved by Bloomfield Borough. The agreement between the Association or Condominium and the professional organization shall be subject to review by the Borough Solicitor and approved by Bloomfield Borough.

2. Bloomfield Borough shall, upon request, be given access to all records of the Association or Condominium and all records of the professional organization relating to the common facility or facilities.

C. Delinquency

In the event that the Association or Condominium established to own and maintain the common facility, or any successor organization, shall at any time after the establishment of the common facility, fail to maintain said facility or facilities in reasonable working order and condition in accordance with established standards, guidelines and agreements, Bloomfield Borough may serve written notice upon the Association or Condominium and/or the residents served by the common facility stating:

1. The manner in which the Association or Condominium has failed to maintain the common facility in reasonable condition.
2. A demand that such deficiencies of maintenance be corrected within thirty (30) days.
3. The date and place of a public hearing which shall be held within forty-five (45) days of public notice.

D. Public Hearing

At the said public hearing if the deficiencies or any modifications thereof were not corrected within thirty (30) days of the notice of deficiencies or within any extension, Bloomfield Borough may enter upon the common facility and maintain the same for a period of one (1) year. The said maintenance by Bloomfield Borough shall not constitute a taking of said common facility, nor vest the public any rights to use the same. Maintenance of common facilities shall include all activities related to the operation of the facility, including, but not limited to, administration, assessing and collecting of fees, testing, and necessary improvements.

E. Burden of Proof

Before the expiration of said year, Bloomfield Borough shall, upon its initiative or upon request of the Homeowners Association or Condominium call a public hearing upon notice to the Association

or Condominium and to the residents served by the facility. At the hearing, the Association or Condominium or the residents shall show cause as to why such maintenance by Bloomfield Borough shall not, at the option of Bloomfield Borough, continue for a succeeding year. If the Borough shall determine the Association or Condominium is prepared, willing and able to maintain such common facility in reasonable working order and condition, Bloomfield Borough shall cease to maintain said common facility at the end of said year. If the Bloomfield Borough Council shall determine that the Association or Condominium is not prepared, willing or able to maintain said common facility in a reasonable and working order and condition, Bloomfield Borough may, at its discretion, continue to maintain said common facility during the next succeeding year and, subject to a similar hearing and determination, in each year thereafter.

F. Cost Reimbursement

All costs Bloomfield Borough incurred as a result of maintenance of common facility and any additional penalties or fees set by Bloomfield Borough shall be paid by the Association or Condominium and the residents served by the facility. Any invoices from Bloomfield Borough for such costs which remain unpaid following a period of forty-five (45) days shall be subject to an increase of 1.5% a month (18% annually) and a lien which shall be filed against the premises of the owner or resident in the same manner as other Borough claims

(Ord. 375, 6/4/2024,§5-19)

§5-20. Parks & Recreation & Open Space

A. A Park and Recreation Report for residential development of fifty (50) or more units shall be prepared. The report shall include the following minimum requirements. The standards of Bloomfield Borough Code of Ordinances, Chapter 15 – Parks and Recreation shall also apply.

1. Description of the total projected number of residents and their respective age groups.
2. Description of existing public recreation facilities located within a one –half mile radius of the site.
3. Description of the adequacy of existing recreation facilities to serve the residents, taking into consideration current usage.
4. Discussion of potential for any recreation facilities to be provided by the developer to accommodate new residents and/or compensate for any anticipated deficiencies of Bloomfield Borough recreation facilities.
5. Description of any recreation facilities to be provided by the developer.
6. Discussion on the relationship of the proposal to the prevailing Borough Park and Recreation Study.
7. Description of responsibility for maintenance of any recreational facilities to be provided by the developer.
8. Description of accessibility of the proposed facilities to the general Borough residents.
9. Description of any contributions in accordance with this ordinance that the developer plans to make for Borough recreation to compensate for expected impact.
10. Source of standards used in the data presented.

B. The Park and Recreation Report shall be provided to the Planning Commission and Bloomfield Borough Council.

C. Contribution for Recreation Purposes

1. It is the policy of Bloomfield Borough to provide recreational facilities for all the residents of the Borough in accordance with the Parks and Recreation Ordinance and any adopted Recreation Plan. Centralized facilities are preferred over local neighborhood facilities. New and additional facilities at the centralized location are required in direct proportion to increases in the population of Bloomfield Borough. Developers causing increases in the population of Bloomfield Borough by adding new residential dwelling units must share in the cost of providing additional recreation facilities.
2. Bloomfield Borough may require land to be dedicated, and if agreeable to the developer, require the construction of recreational facilities, or payment of a fee in-lieu thereof.
3. A contribution for recreational purposes shall be made at the rate set or amended by resolution of the Bloomfield Borough from time to time, payable upon and as a condition of making application for a building permit pursuant to the ordinances of this Borough.
4. The requirements this ordinance shall be noted upon the Final Subdivision and Land Development Plan which notation shall be deemed not to constitute a lien or encumbrance on the title of the land.
5. All fees paid to the Borough for this purpose shall be deposited in a capital reserve fund established as provided by law. Fees in such fund may be combined for investment purposes, if permitted by law, but shall be used only for the acquisition of land or capital improvements for open space, park and recreation purposes.

D. Open Space

Open space preserved in fulfillment of the requirements of this Article shall be in accordance with the following standards and principles.

1. Applicants shall provide open space, including appropriate recreation facilities and trails pursuant to all Borough planning documents and guidelines. This includes and not limited to the Borough Comprehensive Recreation and Parks Plan, Comprehensive Plan, and Borough Official Map as adopted and amended by the Bloomfield Borough Council. The Bloomfield Borough Council shall review the consistency of the proposed open space with the recommendation of both the Borough Planning Commission and any advisory landscaping committee.
2. Open space shall connect to permanently preserved land on abutting property, if possible, including provisions for access ways for public use to permit residents safe and easy access to open space.
3. Open space areas shall be contiguous, except that two or more separate open space parcels may be connected by other legal public access means.
4. Open space shall have frontage on a public or private road or easement capable of providing suitable grade for access to the open space from the roads for maintenance vehicles and equipment traffic.
5. Open space may include land within utility corridors only if the utility companies having legal rights to these corridors do not prohibit their use for such purposes.
6. Open space shall have the physical characteristics capable of serving the purposes intended for such areas, including recreational use.
7. Open space shall be visible from dwelling units and roadways.
8. Open space shall protect environmentally sensitive and/or aesthetic features and be landscaped to provide sufficient screening or buffer areas to minimize any negative impacts from or upon adjacent development.

E. Open Space Designation.

All land held for open space shall be so designated on the applicant's land development plans. The plans shall contain the following statement for applicable lands specified in categories listed below: "Open space land may not be separately sold, nor shall such land be further developed or subdivided." All plans shall further designate the use of open space, the type of maintenance to be provided, and a planting plan or schedule. In designating use and maintenance, the following classes may be used.

1. Natural Area. Land which is left predominately in a natural condition and managed to protect significant natural resources in accordance with a natural areas management plan.
2. Farmland. Land which will be used to grow agricultural crops or for the pasturing of farm animals maintained in accordance with the Agricultural Erosion and Sediment Control / Whole Farm Conservation Plan as approved by the Dauphin County Conservation District.
3. Lawn. A grass area with or without trees that may be used by the residents for a variety of informal purposes and shall be mowed regularly to ensure a neat and orderly appearance.
4. Recreation Area. An area designated for specific recreational use(s) including, but not limited to, tennis, athletic fields, and tot lots. Such areas shall be maintained so as to avoid creating a hazard or nuisance and shall perpetuate the proposed use.
5. Garden Area. An area designated for community vegetable plots.
6. Stormwater Management. Stormwater management structures may not be counted toward required open space.
7. Park. A small area designated for use for a variety of outdoor activities. It may include lawn areas, decorative plantings, seating areas, or walking paths.
8. Public Plaza. An area in an urban or village center designated as a meeting place for community residents. May include gazebos, information stands, seating areas, decorative plantings, fountains, or other similar elements.

F. Open Space Ownership and Perpetuation.

1. The final subdivision and or land development plan shall clearly indicate the manner in which open space will be owned and administered. Following Final Plan approval, the open space ownership shall be established as outlined below. Written notice of any proposed transfer of open space shall be given to Bloomfield Borough for approval no less than thirty (30) days prior to such event.
2. Bloomfield Borough may, but is not required to, accept fee simple dedication of recreation land portions of open space in accordance with other provisions of this Chapter.
3. There shall be no cost of acquisition except for transfer costs mutually agreed upon by Bloomfield Borough.
4. Bloomfield Borough shall agree to maintain the open space.
5. The open space shall be in an acceptable condition to Bloomfield Borough at the time of its dedication with regard to size, shape, location, and that any improvements are certified as satisfactory by the Borough Engineer.
6. The applicant shall prepare, at no expense to Bloomfield Borough, the legal description, with metes and bounds, of the land being offered for dedication.
7. Bloomfield Borough shall accept the dedication by means of a signed Borough resolution to which a property description, deed, and plan of dedication area or areas shall be attached.

8. All dedications in fee simple shall be free and clear of any liens or encumbrances.
9. An agreement citing all applicant obligations serving as a condition to plan approval shall be approved by the Bloomfield Borough Council and recorded with the plan at the same time as the plan is approved.
10. A public agency acceptable to Bloomfield Borough including county, state, or federal government or Borough authority may, but shall not be required to, accept the fee simple dedication of open space, provided that Bloomfield Borough approves a maintenance plan whereby the grantee agrees to and has access to maintain the open space.
11. Open space may remain or be placed in the ownership of the individual property owners and shall be restricted from further subdivision and/or land development by deed restriction, provided that:
 - a. The Bloomfield Borough Council shall agree to the boundaries of the open space that shall be held in private ownership.
 - b. Restrictions providing for the protection and continuance of the open space which meets Borough specifications shall be placed in the deed for each property that has the open space area within its boundaries.
 - c. A maintenance agreement suitable to Bloomfield Borough shall be established, and the deeds to the properties that are located within the deed-restricted open space areas shall clearly state that the maintenance responsibility for the open space lies with the individual property owner.
12. A private, non-profit conservation organization, among whose purposes is to conserve open space land and/or natural features, may, but shall not be required to accept the conveyance of fee simple or less-than-fee simple interests in any portion of the open space, provided that:
 - a. Any private, non-profit conservation organization intended to be the grantee of a conveyance shall be acceptable to Bloomfield Borough as a bona fide conservation organization with perpetual existence.
 - b. Any conveyance shall contain appropriate provisions for proper reverter or retransfer in the event that the grantee becomes unwilling or unable to continue carrying out its function.
 - c. A maintenance agreement acceptable to Bloomfield Borough shall be established between the owner and the conservation organization.
13. Open space may be controlled with condominium agreements that shall be approved by Bloomfield Borough and be in conformance with the Pennsylvania Uniform Condominium Act (68 Pa. C.S. §§ 3101 to. 3414). All open space land and facilities shall be held as a common element.
14. Open space may be held in common ownership by an owners' association pursuant to the Pennsylvania Uniform Planned Community Act (68 Pa. C.S. §§ 5101 to 5414). In addition, the owners' association shall be governed according to the following:
 - a. The owner or applicant shall provide to Bloomfield Borough a description of the organization, including its by-laws, and all documents governing maintenance requirements and use restrictions for open space. The owners' association agreement shall be recorded.
 - b. The organization shall be established (with financial support by the applicant if necessary) before any lot in the subdivision or building in the development is sold.
 - c. Membership in the organization and fees shall be mandatory for all purchasers of property therein and their successors.

- d. The organization shall be responsible for the maintenance of suitable insurance on the open space.
- e. The members of the organization shall share equitably in the costs of maintaining, insuring, and operating the open space.
- f. The applicant proposing any plan containing open space shall arrange with the County Board of Assessment a method of assessment of the common facilities which will allocate to each tax parcel in the development a share of the total assessment for such open space. Where this alternative is not utilized, the organization shall be responsible for applicable real estate taxes on common facilities.
- g. The organization shall have or hire adequate staff, as necessary, to administer, maintain, and operate the open space.
- h. The organization shall have the power to compel fees from property owners therein to cover their proportionate shares of the initial cost and costs associated with the maintenance and upkeep of the open space.

G. Open Space Restrictions.

1. Every property proposed for open space shall be restricted in the following manner:
2. The property deed shall contain the following deed restriction:

This property was established as permanent open space through the approval of the [subdivision or land development name] and recorded in Deed Book ____ and Page ____ (or Instrument No.), and shall be maintained as open space in accordance with the approved plan. No change of use, transfer of ownership, or sale of this property shall occur without the written consent of the Bloomfield Borough Council. This restriction shall have the effect of a covenant running with the land, and shall otherwise be binding upon the Grantee, and shall be enforceable only by Bloomfield Borough, its residents, or former owners of the property.

3. Bloomfield Borough is authorized to make random inspections of any open space property created through Borough actions to ensure that the owner and any successors duly perform, abide by, and complete any duties, obligations, or requirements as set forth in the Final Plan and/or deed restrictions.
4. Bloomfield Borough may require financial security to ensure appropriate long-term maintenance of the open space depending upon the ultimate owner of the open space. The amount of financial security shall be established necessary to reimburse the Borough for its expense of performing remedial measures if not performed by the owner.
5. In the event that the entity charged with maintenance responsibilities, or any successor thereto, fails to maintain all or any portion of the open space in reasonable order and condition in accordance with the development plan and all applicable laws, rules, and regulations, Bloomfield Borough may serve written notice upon such entity, upon the residents and owners of the uses relating thereto, setting forth the manner in which the entity has failed to maintain the open space in reasonable condition.
6. Such notice shall set forth the nature of corrections required and the time within which the corrections shall be made. Upon failure to comply within the time specified, the organization, or any successor organization, shall be considered in violation of their responsibilities, in which case Bloomfield Borough may enter the premises and take corrective action.

7. The financial security funds in the applicant's escrow account, if any, may be forfeited, and any permits may be revoked or suspended. If the funds of the escrow account are insufficient to pay the costs of remedial maintenance, the costs of corrective action by Bloomfield Borough shall be assessed ratably, in accordance with tax assessments, against the properties that have the right of enjoyment of the common facilities and shall become a lien on said properties. Bloomfield Borough, at the time of entering upon such common facilities for the purpose of maintenance, shall file a notice of such lien in the (appropriate County office) upon the properties affected by such lien.

(Ord. 375, 6/4/2024,§5-20)

Part 6 Improvement Standards

§6-1. Street Construction

A. General Requirements

1. All street materials, construction procedures and testing requirements shall conform to the current editions of PennDOT Publication 408/2003; Publication-213; Publication 72M, Standards for Roadway Construction, Series RC-1M to 100M Publication 111M, Standards for Traffic Control Signing, Series 7700 and 7800, current edition, including all supplemental specifications, circular letters and amendments. All streets and related features shall be constructed to the line, grade and dimension shown on the plans, profiles and cross sections and typical sections as approved on the final land development plan.

B. Stake Out

1. Prior to rough cut, all streets shall be laid out in accordance with the approved design plans using hubs and stakes set at fifty (50) foot intervals to provide both horizontal and vertical control.
2. All existing property pins or monuments will be clearly marked four (4) foot high stakes before the beginning of construction.

C. Excavation

1. This work shall include excavation for roadways, shoulders, ditches, drainage structures and stream channels.
2. All suitable excavated materials, as determined by the Borough Engineer, may be used for the construction and preparation of roadway embankments, subgrades, shoulders, driveway approaches, ditches, structures, stream channels and required backfilling.
3. During construction, excavation shall be graded to drain in accordance with the approved Erosion and Sediment Pollution Control Plan and/or stormwater management ordinance.
4. During site preparation of an approved Subdivision or Land Development, stockpiles of stripped topsoil and/or excavated material shall not be located closer than one hundred (100) feet from any residential zone, use or occupancy boundary. The maximum height of topsoil and excavated material stockpiles shall be not more than ten (10) feet when stockpiles are located between one hundred (100) and one hundred fifty (150) feet from any residential zone, use or occupancy boundary. The maximum height of topsoil and excavated material stockpiles shall be not more than fifteen (15) feet when stockpiles are located more than one hundred fifty (150) feet from any residential zone, use or occupancy boundary. The maximum height of any topsoil or excavated material stockpile in the Bloomfield Borough shall not exceed fifteen (15) feet.

D. Embankment and Slopes Adjacent to Streets

1. Material for the construction of embankment shall consist of all excavation on the project except such materials as may be determined to be unsuitable under PennDOT Publication 408/2003, current edition, and when required will include borrowed excavation.
2. Placement of embankment shall be in layers not to exceed 8 inches prior to compaction.

3. Slope of embankment(s) along streets measured perpendicular to the street center line shall be no steeper than the following:
 - a. One (1) foot of vertical measurement for three (3) feet of horizontal measurement for fills.
 - b. One (1) foot of vertical measurement for two (2) feet of horizontal measurement for cuts.

(Ord. 375, 6/4/2024,§6-1)

§6-2. Street Signs, Names and Numbering

- A. Where signs are required in conjunction with a subdivision and or land development plan, it shall be the responsibility of the applicant/developer to provide street name signs and traffic control signs for the development in accordance with the approved signage plan and Bloomfield Borough specifications if provided or meet the following standards.
 1. The design and placement of traffic control and other street signs placed in a public right-of-way shall follow the requirements specified in the most current edition of the FHWA Manual of Uniform Traffic Control Devices for Streets and Highways.
 2. On non-public streets, all traffic control signs must be designed in accordance with the most recent version of the Manual of Uniform Traffic Control Devices for Streets and Highways. Non-traffic control signs on non-public streets do not have to meet these standards.
 3. At least one street-name sign pole shall be placed at each intersection identifying all crossing street names. Signs shall be placed so that they do not obstruct sight distances, and shall be under light standards if present. The design of street-name signs shall be consistent, of a style appropriate to the community, of a uniform size and color, and erected in accordance with any Borough standards.
 4. At signalized intersections, street signs shall be located on the overhead arm supporting the traffic signal, otherwise suitably suspended over the intersection. Street clearance shall be a minimum of 16 feet and 6 inches from the bottom of any sign or supporting equipment and the top of the paved surface.
 5. Names of new streets shall not duplicate or display similarities in sound or spelling with respect to existing or planned street names, or approximate such names by the use of suffixes such as "lane", "way", "drive", "court", "avenue". In approving the names of streets, cognizance should be given to existing or planned street names within the postal delivery district served by the local post office and emergency service providers. New streets shall bear the same name or number of any continuation of alignment with an existing or planned street.
 6. In order to ensure efficient identification and location of homes and residences by emergency response units, a systematic approach to residence numbering is desired. Building Numbers for residential and commercial subdivisions on existing and future Borough streets shall be coordinated with existing residence address ranges where possible.

(Ord. 375, 6/4/2024,§6-2)

§6-3. Other Street Designs and Standards

Dead End Streets and Temporary Cul-de-Sacs. Dead end streets shall be prohibited, except when the developer designs and constructs temporary cul-de-sac streets on the developer's own land in order to permit future street extensions into adjoining properties. Temporary cul-de-sacs, upon approval of the Borough Engineer, may be constructed without asphalt base or wearing course. The developer may be exempt from providing curbing at the terminus of temporary cul-de-sacs, unless curbs are required for drainage control. A temporary cul-de-sac shall be removed by the developer and replaced with the permanent street upon extension of the existing street.

(Ord. 375, 6/4/2024,§6-3)

§6-4. Curbs

Curbs or combination curbs and gutters shall be placed as shown on approved Subdivision or Land Development plans.

(Ord. 375, 6/4/2024,§6-4)

§6-5. Sidewalks

- 1) Sidewalks must be constructed in accordance with Bloomfield Borough "Standard Material and Construction Specifications for Public Improvements," if established, otherwise with PennDOT Publications 408 and 72 Standards
- 2) In order to provide for the drainage of surface water, sidewalks shall slope from the right-of-way line toward the curb. Such slope shall be one fourth (1/4) inch per foot.
- 3) Sidewalks shall be boxed out around light standards, fire hydrants, signs, etc., with a pre-molded expansion joint, one quarter (1/4) inch in thickness.
- 4) Where a sidewalk abuts a curb, wall, building or any other structure, a pre-molded expansion joint of one-quarter (1/4) inch of thickness, shall be placed between the sidewalk and said structure for the full length of said structure.
- 5) Sidewalks shall be inspected by the Borough Engineer or his designated agent after the forms have been placed, just prior to the pouring of concrete and after completion of all work.
- 6) Any stabilized pedestrian walks proposed in addition to required sidewalks shall be approved by the Borough Engineer. Interior pedestrian walks within blocks shall be located in easements not less than ten (10) feet in width.
- 7) Crosswalks
 1. Where a pedestrian crossing can be legally established, crosswalks shall be designed pursuant to PennDOT Publication 111, Traffic Control – Pavement Markings and Signing Standards, TC-8600.
 2. Crosswalk pavement markings must conform to statutory and regulatory requirements outlined in the Pennsylvania Vehicle Code (Title 75) and PennDOT Publication 212, Official Traffic-Control Devices.

(Ord. 375, 6/4/2024,§6-5)

§6-6. Sanitary Sewer System

Public sanitary sewer shall be provided in accordance with Zoning, Chapter 26 §123. 'Water Supply and Sewerage Facilities Required'.

(Ord. 375, 6/4/2024,§6-6)

§6-7. Water Supply System

- A. The water system for Bloomfield Borough is owned and operated by the Bloomfield Borough Water Authority. In accordance with the Borough Municipal Code, Chapter 25 – Water, all properties are required to connect to this system.
- B. All required improvements shall be designed and constructed in accordance with the specifications, plans and procedures established by the Authority in its "Water System Rules and Regulations."
- C. The plans for the installation of such water supply system must be prepared for the development with cooperation of the Authority and reviewed by the Borough Engineer.

(Ord. 375, 6/4/2024,§6-7)

§6-8. Utilities

- A. Telephone, electric, gas, TV cable and such other utilities shall be installed underground and shall be provided with easements to be dedicated for such utilities and in accordance with plans approved by Bloomfield Borough and the applicable utility company.
 1. Lots which abut existing easements or public rights-of-way where above ground utility lines have been previously installed may be supplied with electric and telephone service from those overhead lines, but service connections from the utilities' overhead lines shall be installed underground.
 2. Where road widening and other conditions resulting from subdivision and land development necessitate replacement or relocation of overhead utility lines, new facilities shall be installed underground. Costs of any relocation of public utilities shall be the responsibility of the developer.
 3. Underground installation of the utility distribution and service lines shall meet the prevailing standards and practices of the company providing the service and shall be completed prior to street paving and gutter, curbing and sidewalk installation
 4. Where overhead lines are permitted as the exception, the placement and alignment of poles shall be designed to lessen their visual impact.
- B. Underground Utility Notifications
 1. In accordance with the provisions of PA Act 38, as amended, the applicant shall contact all applicable utilities and accurately determine and show the location and depths of all underground utilities within the boundaries of the tract proposed for development and in the vicinity of any proposed off-site improvement, prior to excavation.

(Ord. 375, 6/4/2024,§6-8)

Part 7**Improvement and Maintenance Guarantees****§7-1. General Statement**

A. No project shall be considered in compliance with this chapter until all improvements required by this chapter and/or the approved plan have been installed in accordance with this chapter and other applicable Borough ordinances.

B. In lieu of the completion of improvements required as a condition for the final approval of a plan, financial security in an amount sufficient to cover the costs of required improvements shall be provided for deposit with Bloomfield Borough. The applicant shall not be required to provide financial security for the costs of any improvements for which financial security is required by and provided to the Department of Transportation in connection with the issuance of a highway occupancy permit pursuant to Section 420 of the act of June 1, 1945 (P.L. 1242, No. 428) known as the "State Highway Law."

C. When sanitary sewer and water supply facilities are to be installed under the jurisdiction and pursuant to the rules and regulations of a municipal authority separate and distinct from the Bloomfield Borough, financial security to assure proper completion and maintenance thereof shall be posted in accordance with the regulations of the controlling municipal authority and shall not be included within the financial security as otherwise required by this section.

D. No Final Plan shall be signed by the Bloomfield Borough Council for recording in the Office of the County Recorder of Deeds unless:

1. Financial security in accordance with the requirements within this ordinance is accepted by Bloomfield Borough, and/or;
2. The improvements required by this Ordinance have been properly guaranteed or completed in accordance with this ordinance.

(Ord. 375, 6/4/2024,§7-1)

§7-2. Financial Security for Improvement Guarantee

A. General. The administration of the financial security shall comply with the provisions of Article V, Section 509 the PA Municipalities Planning Code, Act 247, as amended, and other applicable laws of the Commonwealth of Pennsylvania.

B. Such financial security shall provide for, and secure to the public, the completion of any improvements which may be required on or before the date fixed in the formal action of approval or in the Developer's Agreement for completion of the improvements. Final plan applications that include public improvements that have not been installed shall include an improvement guarantee in the form of financial security.

C. Type of Financial Security

1. Without limitation as to other types of financial security which Bloomfield Borough may approve, which approval shall not be unreasonably withheld, Federal or Commonwealth chartered lending institution irrevocable letters of credit and restrictive or escrow accounts in such lending institutions shall be deemed acceptable financial security for the purposes of this section.
2. Such financial security shall be posted with a bonding company or Federal or Commonwealth chartered lending institution chosen by the party posting the financial security, provided said bonding company or lending institution is authorized to conduct such business within the Commonwealth.

3. Such bond, or other security shall provide for, and secure to the public, the completion of any improvements which may be required on or before the date fixed in the formal action of approval or accompanying agreement for completion of the improvements.

D. Amount of Financial Security

1. The amount of financial security shall be equal to one hundred and ten (110) percent of the cost of completion estimated as of 90 days following the date scheduled for completion by the developer. Annually, Bloomfield Borough may adjust the amount of the financial security by comparing the actual cost of the improvements which have been completed and the estimated cost for the completion of the remaining improvements which have been completed and the estimated cost for the completion of the remaining improvements as of the expiration of the 90th day after either the original date scheduled for completion or a rescheduled date of completion. After said adjustment, Bloomfield Borough may require the developer to post additional security in order to assure that the financial security equals said 110%. Any additional security shall be posted by the developer in accordance with this chapter.

2. The amount of financial security required shall be based upon an estimate of the cost of completion of the required improvements, submitted by the Applicant prepared by a professional engineer licensed as such in Pennsylvania and certified by such engineer to be a fair and reasonable estimate of such cost. The estimate submitted to Bloomfield Borough shall be organized and itemized to provide a detailed line by line estimate of costs of all public improvements required. Upon the recommendation of the Borough Engineer, Bloomfield Borough may refuse to accept such estimate for good cause shown. If the Applicant and Bloomfield Borough are unable to agree upon an estimate, then the estimate shall be recalculated and recertified by another professional engineer licensed as such in Pennsylvania and chosen mutually by the Borough and the Applicant. The estimate certified by the third (3rd) engineer shall be presumed fair and reasonable and shall be the final estimate. If a third (3rd) engineer is so chosen, fees for the services of said engineer shall be paid equally by Bloomfield Borough and the Applicant.

3. If the party posting the financial security requires more than one (1) year from the date of posting of the financial security to complete the required improvements, the amount of financial security may be increased by an additional ten (10) percent for each one (1) year period beyond the first anniversary date from posting of financial security, or to an amount not exceeding one hundred and ten (110) percent of the cost of completing the remaining required improvements as reestablished on or about the expiration of the preceding one-year period.

4. In the case where development is projected over a period of years, Bloomfield Borough may authorize submission of final plans by section or stages of development subject to such requirements or guarantees as to improvements in future section or stages of development as it finds essential for the protection of any finally approved section of the development.

E. Developer's Agreement

The applicant shall declare the intent to provide an improvement guarantee by executing the Developer's Agreement included in this Ordinance or otherwise provided or directed by the Planning Commission or Council. **The Developer's Agreement shall be executed prior to the recordation of the final plan.**

F. Plan Approval Conditioned Upon Financial Security

When requested by the developer, in order to facilitate financing, the Bloomfield Borough Council shall furnish the developer with a signed copy of a resolution indicating approval of the final plan contingent upon the developer obtaining a satisfactory financial security. The final plan or record plan shall not be signed nor recorded until the financial agreement is executed. The resolution or letter of contingent approval shall expire and be deemed to be revoked if the financial security

agreement is not executed within 90 days unless a written extension is granted by the governing body; such extension shall not be unreasonably withheld and shall be placed in writing at the request of the developer.

G. Release of Financial Security

1. As the work of installing the required improvements proceeds, the party posting the financial security may request Bloomfield Borough to release or authorize the release, from time to time, of such portions of the financial security necessary for payment to the contractor or contractors performing the work. Any such requests shall be in writing addressed to the Governing Body, and the Governing Body shall have forty-five (45) day from receipt of such request within which to allow the Borough Engineer to certify, in writing, to the Governing Body that such portion of the work upon the improvements has been completed in accordance with the approved plan. Upon such certification the Governing Body shall authorize release by the bonding company or lending institution of an amount as estimated by the Borough Engineer fairly representing the value of the improvements completed or, if the Governing Body fails to act within said forty-five (45) days period, the Governing Body shall be deemed to have approved the release of funds as requested. The Governing Body shall always, prior to final release at the time of completion and certification by the Borough Engineer, require retention of a minimum of ten (10) percent of the estimated cost of the aforesaid improvements. Such funds will be released only after certification by the Borough Engineer that all required public improvements so guaranteed have been completed satisfactorily.

2. When the developer has completed all of the necessary and appropriate improvements, the developer shall notify Bloomfield Borough, in writing, by certified or registered mail, of the completion of the aforesaid improvements and shall send a copy thereof to the Borough engineer. Bloomfield Borough shall, within ten days after receipt of such notice, direct and authorize the Borough engineer to inspect all of the aforesaid improvements. The Borough engineer shall, thereupon, file a report, in writing, with the Borough governing body, and shall promptly mail a copy of the same to the developer by certified or registered mail. The report shall be made and mailed within 30 days after receipt by the Borough engineer of the aforesaid authorization from the governing body; said report shall be detailed and shall indicate approval or rejection of said improvements, either in whole or in part, and if said improvements, or any portion thereof, shall not be approved or shall be rejected by the Borough engineer, said report shall contain a statement of reasons for such no approval or rejection.

3. Bloomfield Borough shall notify the Applicant, within fifteen (15) days of receipt of the Borough Engineer's report, in writing by certified or registered mail of the action of said Governing Body with relation thereto.

4. If the Bloomfield Borough Council or the Borough Engineer fails to comply with the time limitation provisions contained herein, all improvements will be deemed to have been approved and the Applicant shall be released from all liability, pursuant to this performance guaranty bond or other security agreement.

5. If any portions of the said improvements are not approved or are rejected by the Governing Body, the Applicant shall proceed to complete the same with the required corrections and, upon completion, the same procedure of notification, as outlined herein, shall be followed.

6. Upon satisfactory completion of all required improvements, after consultation with the Borough and the Borough Engineer, the Governing Body may release to the applicant any remaining financial security, including by not limited to, the withheld ten (10) percent minimum.

7. Nothing herein shall be construed as a limitation of the Applicant's right to contest or question by legal proceedings or otherwise, any determination of the Governing Body or the Borough Engineer.

H. Remedies to Effect Completion of Improvements

If any improvements which may be required have not been installed as provided within this ordinance or in accordance with the approved final plan, Bloomfield Borough is hereby granted the power to enforce any financial security by appropriate legal and equitable remedies. If proceeds of the financial security are insufficient to pay the cost of installing or making repairs or corrections to all the improvements covered by said security, the Governing Body may, at its option, install all or part of such improvements and may institute appropriate legal or equitable action to recover the funds necessary to complete the remainder of the improvements. All of the proceeds, whether resulting from the security or from any legal or equitable action brought against the applicant, or both, shall be used solely for the installation of the improvements covered by such security, and not for any other Borough purpose.

I. Other Effects of Financial Security

If financial security has been provided in lieu of the completion of improvements required as a condition for the final approval of a plan as set forth in this Section, Bloomfield Borough shall not condition the issuance of building, grading or other permits relating to the erection or placement of improvements, including buildings, upon the lots or land as depicted upon the final plan upon actual completion of the improvements depicted upon the approved final plan. Moreover, if said financial security has been provided, occupancy permits for any building or buildings shall not be withheld following: (1) the application of the asphalt binder course the streets providing access to and from existing public roads to such building or buildings as well as (2) the completion of all other improvements as depicted upon the approved plan, either upon the lot or lots or beyond the lot or lots in question if such improvements are necessary for the reasonable use of or occupancy of the building or buildings.

(Ord. 375, 6/4/2024,§7-2)

§7-3. Inspection of Improvements during Construction

A. Prior to the initiation of construction, the developer shall notify Bloomfield Borough in order to coordinate an inspection schedule with the construction schedule. Additionally, the Borough Engineer shall be notified four (4) working days in advance of any intended date of construction. The provisions stated herein shall be construed as mandating periodic inspections and the undertaking of periodic inspections shall not be construed as an acceptance of the work during construction or as a final inspection of the construction.

B. Reimbursement for Inspections

1. The Applicant shall reimburse Bloomfield Borough for the reasonable and necessary expense incurred for the inspection or improvements according to a schedule of fees adopted by resolution of the Governing Body and as amended from time to time.
2. In the event the Applicant disputes the amount of any such expense in connection with the inspection of improvements, the Applicant shall, within ten (10) working days of the date of billing, notify Bloomfield Borough that such expenses are disputed as unreasonable or unnecessary, in which case Bloomfield Borough shall not delay or disapprove a subdivision or land development application or any approval or permit related to development due to the applicant's request over disputed Borough Engineer expenses.
3. If, within forty-five (45) days from the date of billing, Bloomfield Borough and the Applicant cannot agree on the amount of expenses which are reasonable and necessary, then the Applicant and Borough shall jointly, by mutual agreement, appoint another professional engineer licensed as such in Pennsylvania to review the said expenses and make a determination as to the amount thereof which is reasonable and necessary.

4. The professional engineer so appointed shall hear such evidence and review such documentation as the professional engineer in his sole opinion deems necessary and render a decision within fifty (50) days of the billing date. The Applicant shall be required to pay the entire amount determined in the decision immediately.

5. In the event that Bloomfield Borough and Applicant cannot agree upon the professional engineer to be appointed within twenty (20) days of the billing date, then, upon application of either party, the President Judge of the Court of Common Pleas of the judicial district in which the Borough is located (or if at the time there be no President Judge, then the senior active judge then sitting) shall appoint such engineer, who, in that case, shall be neither the Borough Engineer nor any professional engineer who has been retained by, or performed services for Bloomfield Borough or the applicant within the preceding five (5) years.

6. The fee of the appointed professional engineer for determining the reasonable and necessary expenses shall be paid by the Applicant if the amount of payment required in the decision is equal to or greater than the original bill. If the amount of payment required in the decision is less than the original bill by one-thousand (\$1,000) dollars or more, Bloomfield Borough shall pay the fee of the professional engineer, but otherwise the Borough and the Applicant shall each pay one-half (1/2) of the fee of the appointed professional engineer.

(Ord. 375, 6/4/2024,§7-3)

§7-4. Dedication of Improvements

All improvements shall be deemed to be private improvements and only for the specific project until such time as the same have been offered for dedication and formally accepted by Bloomfield Borough. No responsibility of any kind with respect to improvements of the Final Plan shall be transferred until the improvements have been formally accepted. No improvements shall be accepted for dedication except upon submission of as-built drawings by the developer and inspection of the final construction by Bloomfield Borough in accordance with the provisions of this Ordinance.

(Ord. 375, 6/4/2024,§7-4)

§7-5. As Built Plans

Within ninety (90) of construction completion of all required improvements including facilities proposed for dedication to the Borough and prior to final inspection by Bloomfield Borough of all improvements and site grading for which an improvement guarantee has been posted, the developer shall submit a plan labeled "As- Built Plan," which shall depict the actual location, dimensions and elevations of all existing improvements and site grading. In addition, the plan shall indicate that the existing grading, drainage structures and/or drainage systems and erosion and sediment control practices, including vegetative measures, are in substantial conformance with the previously approved drawings and required specifications. The plan shall note all deviations from the previously approved drawings. The applicant's engineer shall certify that the construction of the storm water management facility was completed in accordance with the plans and specifications as originally submitted and approved by Bloomfield Borough. Three copies of the As- Built Plan (two paper and one transparency) and one digital set shall be submitted to the Borough, which shall distribute a paper copy to the Borough engineer and retain two (2) copies for Borough files for future reference.

(Ord. 375, 6/4/2024,§7-5)

§7-6. Maintenance Guarantee

A. Where the Bloomfield Borough Council accepts dedication of all or some of the required improvements following completion, Bloomfield Borough may require the posting of financial security to secure the structural integrity of said improvements as well as the functioning of said improvements in accordance with the design and specifications as depicted on the final plan for a term not to exceed eighteen (18) months from the date of acceptance of dedication unless phased development is ongoing, in which case a longer term may be required. This financial security shall be of the same type as otherwise required in this Part regarding installation of such improvements, and the amount of the financial security shall not exceed fifteen (15%) percent of the actual cost of installation of said improvements unless phased development is ongoing.

B. For the water supply system, financial security to assure proper completion and maintenance thereof shall be posted in accordance with the regulations of the Borough Water Authority and shall not be included within the financial security as otherwise required by this Ordinance.

(Ord. 375, 6/4/2024,§7-6)

Part 8**MANUFACTURED/ MOBILE HOME PARKS****§8-1. Grant of Power**

A. Modular homes which meet HUD and State requirements for dwellings are permitted in any zoning district in accordance with the rules of each district. Mobile homes, and any manufactured home designed to be relocated, or otherwise non-conforming dwellings are only permitted in approved mobile home parks and shall be in accordance with the requirements as provided by this Ordinance and those in Bloomfield Borough Code of Ordinances Chapter 13, Mobile Homes and Mobile Home Parks and Chapter 26, Zoning (§130)

B. Provisions regulating Manufactured/ Mobile home parks shall be set forth in separate and distinct articles of any subdivision and land development ordinance adopted pursuant to the "Pennsylvania Municipalities Planning Code" Act 247, as reenacted and amended, Article V, §501, as reenacted and amended.

(Ord. 375, 6/4/2024,§8-1)

§8-2. Purpose, Authority, and Jurisdiction The purpose, authority, and jurisdiction for land development as a Manufactured/ Mobile home park are the same as contained in this ordinance.

(Ord. 375, 6/4/2024,§8-2)

§8-3. Plat Requirements and Processing Procedure

The plat requirements and processing procedure for land development as a Manufactured/ Mobile Home Park shall be in accordance with the requirements contained in Part 4 of this Chapter 21.

(Ord. 375, 6/4/2024, §8-3)

§8-4. Design Standards

A. Manufactured/ Mobile Home Parks shall meet the design standards in Part 5 of this Chapter 21.

B. Roadways.

1. All streets in the Mobile Home Park shall be designed and constructed in accordance with Part 5 and 6 of this Ordinance. All street will be offered for dedication.

2. Access Limitations. Manufactured/ Mobile Home lots may have direct access only onto streets internal to the development. Direct access from a Manufactured/ Mobile Home lot shall not be permitted onto the streets surrounding the Manufactured/ Mobile Home Park.

C. Pedestrian Circulation.

1. General Requirements. All Manufactured/ Mobile Home Parks shall provide safe, convenient, all-season pedestrian walkways of adequate width for intended use, durable, and convenient by connecting individual Manufactured/ Mobile Homes, other Manufactured/ Mobile Home Park features, all community facilities provided for the residents, and offsite facilities, such as schools, bus stops, commercial centers, etc. These pedestrian walkways may parallel vehicular roadways, where they shall be required on one side, or they may form a separate but coordinated system away from streets. Walkways must be provided wherever pedestrian traffic is concentrated and where school children congregate, but may be waived elsewhere if the applicant successfully demonstrates a lack of need.

2. Common Walk System. Where a common walk system is provided and maintained between locations, such common walks shall have a minimum width of five (5) feet. Where these walks parallel roadways they shall be separated from the road pavement by a distance of at least four (4) feet.

3. Individual Walks. Walkways from all dwellings shall be connected to common walkways, or to streets, or to driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of two (2) feet.

D. Parking.

1. Spaces Required. A minimum of two (2) paved off-street parking spaces shall be provided for each dwelling on the same lot. Parking for any commercial or other nonresidential use shall follow the requirements otherwise applicable for such uses.

2. Common Parking Areas. All common parking areas shall conform to the dimensional requirements in this ordinance.

E. Manufactured/ Mobile Home Parks in Floodplain Areas

All Manufactured/ Mobile Homes and any additions thereto shall be prohibited within any identified floodplain area.

F. Lots

Minimum lot widths and areas shall conform to applicable provisions of the Borough zoning ordinance. (see Chapter 26, Paragraph 130)

(Ord. 375, 6/4/2024, §8-4)

§8-5. Common Open Space

A. In addition to any requirements of the Zoning Ordinance, the following regulations shall also apply.

B. Open Space System.

1. Arrangement. The common space shall be designed as a contiguous area unless the applicant demonstrates to the satisfaction of the Bloomfield Borough Council that two (2) or more separate areas would be preferable. The open space shall also have easily identifiable pedestrian and visual accessibility for all residents of the Manufactured/ Mobile Home Park, although all units do not have to abut the common open space.

2. Recreation. Recreation areas and facilities shall be provided to meet the anticipated needs of the residents of the Manufactured/ Mobile Home Park. Not less than twenty-five (25) percent of the required open space area exclusive of lands within the required buffers, shall be devoted to recreation use. Recreation areas should be of a size, shape, and topography that is conducive to active and passive recreation, in compliance with applicable zoning requirements.

C. Buffers.

1. General Requirements. A permanent buffer shall be provided along all exterior property boundary lines pursuant to the requirements of this ordinance

2. Existing Buffers. In cases where the property line of a Manufactured/ Mobile Home Park occurs along natural features which function as buffers, including but not limited to mature vegetation, significant grade changes or stream valleys which are likely to be permanently preserved, buffering may be waived along that property line with approval by Bloomfield Borough.

3. Buffer Landscape Plan. A landscaping plan shall be submitted.

(Ord. 375, 6/4/2024,§8-5)

§8-6. Common Elements

A. Ownership. Common open space and roadways shall be offered for dedication to Bloomfield Borough or open for public use through easements or other appropriate means in any Manufactured/ Mobile Home Park where all lots will be sold, or where the Governing Body determines those areas to be key elements in the open space and/or circulation systems of Bloomfield Borough. In all other cases, these and other common elements may be retained in private ownership or may be owned jointly by the residents of the development.

B. Maintenance. Prior to development plan approval, provisions acceptable to the Bloomfield Borough Council after a review by the Borough Solicitor for the maintenance of all common elements which will not be owned and maintained by a governmental agency shall be established.

C. Service Building. The structure or structures containing the management office and other common facilities shall be conveniently located for the use intended

(Ord. 375, 6/4/2024,§8-6)

§8-7. Water Supply System

A. The water system for Bloomfield Borough is owned and operated by the Bloomfield Borough Water Authority. In accordance with the Bloomfield Code of Ordinances, Chapter 25 – Water, all properties are required to connect to this system.

B. All required improvements shall be designed and constructed in accordance with the specifications, plans and procedures established by the Authority in its “Water System Rules and Regulations.”

C. The plans for the installation of such water supply system must be prepared for the development with cooperation of the Authority and reviewed by the Borough Engineer.

D. Individual Water-Riser Pipes and Connection.

1. Individual water-riser pipes shall be located within the confined areas of the Manufactured/ Mobile Home sites at a point where the water connection will approximate a vertical position, thereby ensuring the shortest water connection possible and decreasing susceptibility to water pipe freezing.

2. The water-riser pipe shall have a minimum inside diameter consistent with the standards of the servicing public utility, or in lack thereof, of the Borough Engineer, and terminate at least four (4) inches above the ground surface. The water outlet shall be provided with a cap when a Manufactured/ Mobile Home does not occupy the lot.

3. Adequate provisions shall be made to prevent freezing of service lines, valves, and riser pipes and to protect risers from heaving and thawing actions of ground during freezing weather. Surface drainage shall be diverted from the location of the riser pipe.

4. Fire Protection. All Manufactured/ Mobile Home Parks shall be provided with fire hydrants to meet the specifications of the National Fire Protection Association. In addition, those hydrants shall be in sufficient numbers to be within six-hundred (600) feet of all existing and proposed Manufactured Homes and other dwellings and structures, measured by way of accessible streets or common areas.

(Ord. 375, 6/4/2024,§8-7)

§8-8. Sewage Service Facilities

A. Each new Manufactured/ Mobile Home shall connect to the Bloomfield Borough Sewer system in accordance with Bloomfield Code of Ordinances, Chapter 17: Sewers and Sewage Disposal.

B. Individual Connections.

1. Each Manufactured/ Mobile Home shall have a sewer riser pipe consistent with the standards of Bloomfield Borough. The sewer riser pipe shall be located on each stand to connect vertically with the Manufactured/ Mobile Home.

2. The connection shall have a minimum insides diameter and slope as required by the Bloomfield Borough. All joints shall be watertight.

3. All material used for sewer connections shall be semi-rigid, corrosive resistant, nonabsorbent, and durable. The inner surface shall be smooth.

4. Provision shall be made for plugging the sewer riser pipe when a Manufactured/ Mobile Home does not occupy the lot. Surface drainage shall be diverted away from the riser. The rim of the riser pipe shall extend at least half inch above ground elevation.

(Ord. 375, 6/4/2024,§8-8)

§8-9. Underground Utilities

All electric, natural gas, telephone, cable television and any other utility lines shall be placed underground in all Manufactured/ Mobile Home Parks and each shall have the necessary shut-off valves and other safety requirements normally associated with safe operations. All utility connections shall be appropriately capped for safety purposes whenever a Manufactured/ Mobile Home site is not occupied.

(Ord. 375, 6/4/2024,§8-9)

§8-10. Additional Requirements

A. Manufactured/ Mobile Home Foundations and Support Systems. A concrete Manufactured/ Mobile Home pad shall be properly graded, placed, and compacted to be durable and adequate for the support of the maximum anticipated loads during all seasons.

B. Anchoring. Every Manufactured/ Mobile Home placed within a Manufactured/ Mobile Home Park shall be anchored to the Manufactured/ Mobile Home site where it is located prior to the unit being occupied or used in any other way, or the expiration of seven (7) days from the date that it was delivered to the site, whichever occurs first. The anchoring system shall be designed to resist a minimum wind velocity of ninety (90) miles per hour.

C. Stability. All Manufactured/ Mobile Homes placed within a Manufactured/ Mobile Home Park shall, prior to occupancy or other use, be affixed to their Manufactured/ Mobile Home site in such a way to prevent tilting of the unit. No Manufactured/ Mobile Home shall permanently rest on the wheels used to transport the unit.

D. Skirts. The Manufactured/ Mobile home shall be enclosed with skirting at the perimeter to meet the following requirements:

1. Individual Manufactured/ Mobile homes shall be skirted around the perimeter of the home to conceal the underbody from view in a manner compatible with the appearance and construction of the manufactured home.

2. Skirting shall be vented and be manufactured of certified fire-resistant material.

3. Skirting shall be installed in a manner to resist damage under normal weather conditions and shall be properly maintained.
 4. All skirting shall be installed before the issuance of a certificate of occupancy. If such installation is delayed due to weather, or for other similar reasons, a temporary certificate of occupancy may be issued for a period not to exceed ninety (90) days.
- E. Hitch. The hitch or tow bar attached to a Manufactured/ Mobile Home for transport purposes shall be removed and remain removed from the Manufactured/ Mobile Home when it is placed on its Manufactured/ Mobile Home site.
- F. Installation. Manufactured/ Mobile homes are to be installed in accordance with the Manufactured Housing Improvement Act (35 P.S. §§ 1658.1 – 1658.6). Note that federal and state law requires homes to be installed in a manner consistent with the manufacturer's specifications.

(Ord. 375, 6/4/2024,§8-10)

§8-11. Fees

A. Application Fees. At the time of filing the preliminary plat and final plat for the development of a tract of land for a mobile home park, the applicant shall be required to pay the applicable application fees, and review fees as determined annually by resolution of the Borough of Bloomfield.

(Ord. 375, 6/4/2024,§8-11)

§8-12. Enforcement, Penalties, Violations, Appeals, Severability, and Amendments

The enforcement, penalties, severability and amendments shall be in accordance with the provisions of ARTICLE 11 of this Ordinance.

(Ord. 375, 6/4/2024,§8-12)

**PART 9
FEES****§9-1. Filing Fee**

At the time of filing, all plats shall be accompanied by a check payable to Bloomfield Borough, in the amount specified to defray the cost of reviewing the proposed plats and required data. These fees include submission/application fees and an amount to be held in escrow for other costs such as engineering review, legal review, advertising, printing, etc.

(Ord. 375, 6/4/2024, §9-1)

§9-2. Administrative Fee Schedule

The fee schedule is established and is amended periodically by resolution of the Bloomfield Borough Council. Fee schedule is available at the Borough office and on the Borough website (bloomfieldboro.org).

(Ord. 375, 6/4/2024, §9-2)

§9-3. Borough Engineer Review Fee

A. As costs are incurred, escrowed funds shall be used to reimburse Engineering efforts. In the case of insufficient escrow funds, the Applicant shall pay by a check, payable to Bloomfield Borough for Engineer review. Said fee should be determined or approved by the Borough Engineer and sufficient to cover the costs of:

1. Reviewing the plat's engineering details.
2. Inspecting the site layout for conformance with the plat.
3. Reviewing cost estimates of required improvements (as applicable).
4. Inspecting required improvements during installation.
5. Final inspection on completion of installation of the required improvements.
6. Other engineering verifications required by this Ordinance and other Ordinances of the municipality.

B. The engineering fees required to be paid by this section shall be promptly paid to Bloomfield Borough by the Applicant, as such fees are billed to Bloomfield Borough or Borough Water Authority by its or their engineers. The applicant is required to pay said bill within 30-days of receipt.

(Ord. 375, 6/4/2024, §9-3)

§9-4. Other Fees

A. Fees for all other permits required for and by Bloomfield Borough for opening roads, connecting to Borough sewers, building construction, etc. shall also be paid by a check payable to the Borough or Borough Water Authority.

B. The Applicant at the time of application shall agree to cover the cost of advertising the Ordinance accepting the deed of dedication of applicable required improvements and its recording costs.

C. At the time of filing, all plats shall be accompanied by a check payable to Perry County, in the amount specified by the County, to cover the costs of County Planning Commission review and County Planning report.

(Ord. 375, 6/4/2024, §9-4)

Part 10**Modification Of Requirements****§10-1. Application of Modification Provisions**

Where, owing to special conditions, a literal enforcement of the provisions of these regulations will result in unreasonable hardship, the Bloomfield Borough Council, on recommendation of the Planning Commission, may make such reasonable modification thereto as will not be contrary to the public interest and so that the spirit of these regulations shall be observed and substantial justice done.

(Ord. 375, 6/4/2024,§10-1)

§10-2. Request for Modification

A. Applications for a modification of requirements shall be submitted in writing by the applicant at the time the Preliminary Plat or Final Plat is filed with the Planning Commission.

B. The written modification request shall include the following:

1. The paragraph number(s) for which the modification(s) is/are being requested.
2. The written request shall state in full the grounds and facts of unreasonableness or hardship on which the request is based. The request is required to cite the conditions associated with the land in question.
3. An explanation of how this constitutes the minimum modification necessary and how the modification is not contrary to the public interest. Note: a 'modification' may be a 'waiver', a 'deferral', or a specific modification of a provision.

(Ord. 375, 6/4/2024,§10-2)

§10-3. Granting of Modification

In granting any alteration of requirements, the Bloomfield Borough Council shall record its action in its meeting minutes and the grounds for granting any modification to the applicant.

(Ord. 375, 6/4/2024,§10-3)

§10-4. Denial of Modification

Whenever a request for a modification of requirements is denied, the Bloomfield Borough Council shall record its action and the grounds for such denial in its minutes. The Bloomfield Borough Council shall transmit a copy of its action and the grounds for such denial of any modification to the applicant.

(Ord. 375, 6/4/2024,§10-4)

§10-5. Displaying of Plans

All subdivision or land development plans must display all granted modifications prior to their approval.

(Ord. 375, 6/4/2024,§10-5)

Part 11**Administration and Enforcement, Amendments, Violations, Appeals, Penalties, Severability, Repealer, Codification Statement, Effective Date, Enactment****§11-1. Administration and Enforcement**

A. The Bloomfield Borough Council and the Planning Commission 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 Bloomfield Borough having regulatory duties and authorities connected with or appurtenant to the subdivision, use, or development of land shall have the duty and authority for the controlling enforcement of the provisions of this Ordinance, as specified or implied herein or in other Ordinances of Bloomfield Borough

B. Permits required by Bloomfield Borough for the erection or alteration of buildings, the installation of sewers or sewage disposal systems, or for other appurtenant improvements to, or use of the land, shall not be issued by any Borough official responsible for such issuance until it has been ascertained that the site for such building, alteration, improvement or use is contained in a subdivision or land development plat approved and publicly recorded in accordance with the provisions of this Ordinance.

C. 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 Plat or other land description acceptable in accordance with the provisions of this Ordinance, and that it is in compliance with all applicable provisions of this Ordinance.

D. The approval of a subdivision and/or land development plat or of any improvement installed, or the granting of a permit for the erection and/or use of a building or land therein, shall not constitute a representation, guarantee or warranty of any kind or nature by the Borough or any official, employee, or appointee thereof, of the safety of any land, improvement, property or use from any cause whatsoever, and shall create no liability upon, or a cause of action against the Borough or such official, employee or appointee for any damage that may result pursuant thereto.

(Ord. 375, 6/4/2024,§11-1)

§11-2. Amendments

Amendments to the subdivision and land development ordinance shall become effective only after a public hearing held pursuant to public notice as defined herein and in accordance with the Pennsylvania Municipalities Planning Code of 1968 as amended, Act 247, Article V, Section 505, (Ord. 132, July 8, 1975, Art. X, §1002)

(Ord. 375, 6/4/2024,§11-2)

§11-3. Violations

Any person being the owner or agent of the owner of any lot, tract or parcel of land shall layout, 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 enters 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 erect any building thereon, unless and until a final plat 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 deemed in violation of this Ordinance.

(Ord. 375, 6/4/2024,§11-3)

§11-4. Appeals

A. Any applicant aggrieved by a finding, decision or recommendation of the Bloomfield Borough Planning Commission, may within thirty (30) days, request and receive opportunity to appear before the Commission, present additional relevant information and request reconsideration of the original finding, decision or recommendation, provided an appropriate extension of time is granted by the applicant, to the Borough, to insure adequate time is available for the governing body to act on the application.

B. Any applicant aggrieved by a finding, decision, or recommendation of the Bloomfield Borough Council, may appeal to the Court of Common Pleas. All appeals shall be filed not later than thirty (30) days after the issuance of notice of the decision or report of the County Planning Commission.

(Ord. 375, 6/4/2024,§11-4)

§11-5. Penalties

A. Any person, partnership, or corporation who or which has violated the provisions of this ordinance, upon being found liable therefore in a civil enforcement proceeding commenced by Bloomfield Borough, pay a judgment of not more than five hundred dollars (\$500.00) plus all court costs, including reasonable attorney's fees incurred by Bloomfield Borough as a result thereof.

B. No judgment shall commence or be imposed, levied, or payable until the date of the determination of a violation by the district justice. If the defendant neither pays nor timely appeals the judgment, the Borough may enforce the judgment pursuant to the applicable rules of civil procedure. Each day that a violation continues shall constitute a separate violation, unless the district justice determining that there has been a violation further determines that there was a good faith basis for the person, partnership, or corporation violating the Ordinance to have believed that there was no such violation, in which event there shall be deemed to have been only one such violation until the fifth day following the date of the determination of the violation by the district justice and thereafter each day that a violation continues shall constitute a separate violation.

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

(Ord. 375, 6/4/2024,§11-5)

§11-6. Severability

If any section, clause, provision, or portion of these regulations shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect any other section, clause, provision, or portion of these regulations. It is hereby declared to be the intent of the Bloomfield Borough Council that this Ordinance would have been adopted if such invalid or unconstitutional section, clause, provision, or portion had not been included herein.

(Ord. 375, 6/4/2024,§11-6)

§11-7. Repealer

A. Any Ordinance or part thereof inconsistent herewith is hereby repealed to the extent of such inconsistency.

B. Subdivision and Land Development Ordinance (Ord. 132, 07/08/1975, as amended by Ord. 274, 06/05/2009, as amended by Ord. 296, 07/05/2011, as amended by Ord. 343, 06/04/2019), is hereby repealed and replaced.

C. Nothing in this Ordinance hereby adopted shall be construed to affect any suit or legal proceeding now pending in any court, or any rights accrued or liability incurred, or any cause of action accrued or existing under any Ordinance hereby repealed; nor shall any right or remedy of any character be lost, impaired, or affected

(Ord. 375, 6/4/2024,§11-7)

§11-8. Codification Statement

It is the intention of Bloomfield Borough and it is ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of, Bloomfield Borough and the sections of this Ordinance may be re-numbered to accomplish this intention.

(Ord. 375, 6/4/2024,§11-8)

§11-9. Effective Date

This Ordinance (#375) shall take effect on the _____ day of _____ 20_____.

(Ord. 375, 6/4/2024,§11-9)

§11-10. Enactment

DULY ENACTED AND ORDAINED by the Borough Council of the Borough of Bloomfield, Perry County, Pennsylvania, in lawful session duly assembled.

THIS 4th DAY OF JUNE , 2024.

ATTEST :

Bloomfield Borough

(Secretary)

(President or Chairperson)

(SEAL)

APPROVED this 4th DAY OF JUNE , 2024.

By: _____

Mayor

(SEAL)

(Ord. 375, 6/4/2024,§11-10)