

ARTICLE III

PLAN PROCESSING PROCEDURES

SECTION 301 GENERAL

This article sets forth the application requirements for obtaining approval of subdivision and land developments and improvement construction plans. The form of the various plans referred to in this Article and information required to be forwarded with such plans shall be as specified in Article IV.

SECTION 302 PRE-APPLICATION REVIEW (SKETCH PLAN)

Applicants are urged to discuss possible development sites and plan with the staff of the Township prior to submission of any plan. The purpose of the pre-application meeting or sketch plan review is to afford the applicant an opportunity to receive the advice and assistance of the Township Planning Commission. Any advice or assistance shall be given solely at the discretion of the Planning Commission or Board of Supervisors. Submission of a sketch plan is optional and will not constitute formal filing of a plan with the Township.

- A. Pre-Application Plans and Data Procedure. Prior to the preparation and filing of the preliminary plan for subdivision or land development, the applicant may submit to the Township the following plans and data, which shall be forwarded to the Planning Commission for consideration. The plans shall include those elements that should be considered in the design of the subdivision or land development. These shall include any features of the Township's future land use plan, thoroughfares plan, community facilities plan, or of any plans of the Township, including but not limited to, proposed streets, recreation areas, drainage reservation, future schools sites and public areas. A specific site analysis shall be provided which highlights man-made and natural features. The analysis should include information pertaining to soil types and stability, wetlands, scenic vistas, water courses, drainage patterns, slope, and transportation patterns and systems including deficiencies of existing roadways, public utilities, recreational facilities, and any other features of the site and nearby areas which may be interlaced or impacted by the proposed development and land use.

- B. Submission of Pre-Application (Sketch) Plans. Prospective applicants submitting a pre-application plan for review by the Planning Commission shall include those items listed in Section 401 of this Ordinance. Plans shall be considered for informal review and discussion and shall not constitute formal filing of the plan with the Township. Plans shall be submitted ten (10) days prior to the regularly scheduled monthly meeting of the Planning Commission. All plan submittals shall be accompanied by a completed Appendix 23.

SECTION 303 FORMAL APPLICATION.

All applications for approval of a subdivision plan, land development plan, or improvement construction plan shall be made by the developer filing an application form, to be supplied by the Township, together with the appropriate plans, studies, reports, supporting data, and required filing fee, with the Township.

SECTION 304 ACCEPTANCE FOR FILING.

- A. Initial Application. The Township shall have fourteen (14) days from the date of submission of an application to check the plans and documents to determine if on their face they are in proper form and contain all information required by this Ordinance. No application shall be considered complete if the required filing fee is not paid. If defective, the application may be returned to the applicant with a statement of rejection, within the fourteen (14) day period; otherwise, it shall be deemed accepted for filing as of the date of submission. Acceptance for filing shall not, however, constitute a waiver of any requirement of this Ordinance.

- B. Amendments or Corrections to an Application. The Township shall have fourteen (14) days from the date of submission to examine amended or corrected applications filed to determine whether such amended or corrected application results in a substantial amendment to the plan or in the filing of a plan so changed as to be considered a new plan. If the Township determines that the amended or corrected application constitutes a substantial amendment, it shall so inform the applicant and shall inform the applicant that the Township shall consider the ninety (90) day review procedure to have been restarted as of the date of the filing of the substantial amendment. If the Township determines that the amended or corrected application constitutes a new plan it shall so inform the applicant and shall inform the applicant that a new application and new fees are required

SECTION 305 PRELIMINARY PLAN APPLICATION.

- A. Preliminary Plan Application. With the exceptions noted in Section 308 of this Ordinance, a preliminary plan is required for all land development plans and all subdivisions.
 - 1. Preliminary plans may be filed with the Township on any Township business day; however, the Planning Commission may review a plan at a particular meeting only if the plan was filed at least fourteen (14) calendar days prior to that meeting.
 - 2. In addition to submitting the required material in accordance with Section 305(B), the applicant shall file with the Township the required number of copies of plans, supporting information and all filing fees as required by the Township.

- B. Application Requirements. All preliminary plan applications shall include the following:
 - 1. Twelve (12) copies of the preliminary plan. All plans shall be either black on white, blue on white, or color on white paper prints.
 - 2. Three (3) copies of all notifications and certifications which are not provided on the preliminary plan.
 - 3. Three (3) copies of the application form (see Appendix No. 10).
 - 4. Two (2) copies of a completed fee schedule and the appropriate filing fee and deposit account.
 - 5. Four (4) copies of all reports required by Section 402.E.3.

- C. Planning Commission Review Process. At the first meeting of the Planning Commission no action will be taken for most applications. The plan will be considered as a briefing item for general

comments and introduction by the Township staff. The Planning Commission may elect to take action on any subdivision or land development if deemed to be in order and all review comments from the Township staff, Township Engineer, and County Planning Commission are available.

The Planning Commission may discuss the preliminary plan application with the developer or his agent at the next regular meeting and will review the application to determine if it meets the standards set forth in this Ordinance. The preliminary plan shall then be submitted by the Planning Commission together with its analysis and recommendations, including those of the Township staff and Engineer to the Board.

D. Review by the Township Staff.

1. The Township Zoning Officer and any Township personnel as directed by the Board shall review the application documents to determine if they are in compliance with this Ordinance, the Zoning Ordinance, the comprehensive plan, and the Township planning objectives and accepted planning standards. These personnel shall provide comments and recommendations, including written findings when directed by the Board.
2. The Township Engineer shall review the application documents to determine compliance with this Ordinance, the Township Storm Water Management Ordinance, and any other applicable Township Ordinances, Township standards and good engineering practices. He shall prepare a written report of his findings and recommendations.

E. Board Review Process.

1. All applications for approval of a plan shall be acted upon by the Board. The Board shall render its decision and communicate it to the applicant as required by law.
2. The Board of Supervisors shall not approve any Plan until the County Planning Commission report is received or until the expiration of thirty (30) days from the date the application was forwarded to the County.

F. Notification of Board of Supervisors Action. The decision of the Board shall be in writing and shall be communicated to the applicant in the manner and within the time period required by the MPC.

1. When the application is not approved in terms as filed, the decision shall specify the defects found in the application and describe the requirements which have not been met and shall, in each case, cite the provisions of the Ordinance relied upon.
2. Failure of the Board to render a decision and communicate it to the applicant within the time and in the manner required herein, unless a greater period of time has been authorized by the Municipalities Planning Code, shall be deemed an approval of the application in terms as presented, unless the applicant has agreed in writing to an extension of time or change in the prescribed manner or presentation of communication of the decision; in which case, failure to meet the extended time or change in manner of presentation of communication shall have like effect.

G. Compliance with the Board of Supervisors Action. If the Board conditions its preliminary plan approval upon receipt of additional information, changes and/or notifications, such data shall be submitted and/or alterations noted on two (2) copies of the plan to be submitted to the Township for

approval. Such data shall be submitted to the Board within ninety (90) days of their conditional approval, unless the Board grants a waiver by extending the effective time period.

The Board of Supervisors' approval of the plan shall be rescinded automatically should the developer fail to accept or reject the conditions as permitted by the MPC.

- H. Board of Supervisors Approval and Certification. The Board will acknowledge the satisfactory compliance with all conditions, if any, of the preliminary plan approval at a regularly scheduled public meeting. Additionally, at the option of the applicant, after receipt of preliminary plan approval and compliance with all conditions of approval, a preliminary plan may be presented to the Township for acknowledgment through a formal statement on the plan (See Appendix No. 5).

Approval of a preliminary application shall constitute approval of the proposed subdivision and/or land development as to the character and intensity of development and the general arrangement of streets, lots, structures, and other planned facilities, but shall not constitute final plan approval. The preliminary plan may not be recorded in the office of the Recorder of Deeds.

- I. Submission of Final Plan after Preliminary Approval:

Final plans shall be submitted within one (1) year of approval of a preliminary plan. Failure to submit a final plan within one (1) year of the preliminary approval of the plan shall automatically rescind the preliminary approval and any subsequent plan submission shall be treated as a new preliminary plan subject to all ordinances existing at the time of the submission.

SECTION 306 FINAL PLAN APPLICATION.

- A. Prerequisites to Filing Final Plan Application. An application for final plan approval can be submitted only after the receipt of an unconditional preliminary plan approval in accordance with Section 305 of this Ordinance, when a preliminary plan approval is required.

- B. Final Plan Applications.

1. Final plans may be filed with the Township on any business day; however, the Planning Commission will review a plan at a particular meeting only if the plan was filed at least fourteen (14) calendar days prior to that meeting.
2. In addition to submitting the required material in accordance with Subsection 306 C. of this Section, the applicant shall file with the Township the required number of copies of plans, supporting information and all filing fees required by the Township plus documentation that plans have been properly filed with the County Planning Commission.
3. The final plan may be submitted in sections, each section covering a reasonable portion of the entire proposed subdivision as shown on the approved preliminary plan; provided that each section, except for the last section, shall contain a minimum of twenty-five (25) percent of the total number of units of occupancy as depicted on the approved preliminary plan.
4. The Board may accept a final plan modified to reflect a change to the site or its surroundings, which occurs after the preliminary plan review. The Board shall determine whether a modified final plan will be accepted or whether a new preliminary plan shall be submitted. The Township Planning Commission may make recommendations to the Board of Supervisors.

- C. Application Requirements. All final plan applications shall include the following:
1. Thirteen (13) copies of the final plan. All plans shall be either black on white, blue on white, or color on white paper prints.
 2. Three (3) copies of all notifications and certificates which are not provided on the final plan.
 3. Three (3) copies of the application form (see Appendix No. 10).
 4. Two (2) copies of a completed fee schedule and the appropriate filing fee and deposit account.
 5. Four (4) copies of all reports required in Section 403.E.3. of this Ordinance.
 6. In the case of a plan which requires access to a highway under the jurisdiction of the Department of Transportation, two (2) copies of the plans submitted to support the application for Highway Occupancy Permit.
- D. Plan Requirements. All final plans shall be prepared in conformance with the provisions of Section 403 of this Ordinance.
- E. Township Action.
1. In general, the Planning Commission will schedule the final plan application for action at a regular meeting which is at least fourteen (14) calendar days following the filing of the application by the applicant. The Planning Commission will discuss the final plan application with the developer or his agent at a regular meeting and will review the application to determine if it meets the standards set forth in this Ordinance. The final plan application shall be submitted by the Planning Commission, together with this analysis and recommendations, to the Board for consideration.
 2. All applications for approval of a plan shall be acted upon by the Board who shall render its decision and communicate it to the applicant as required by law.

The Board of Supervisors shall not approve any Plan until the County Planning Commission report is received or until the expiration of thirty (30) days from the date the application was forwarded to the County.
 3. Final plan approval will be effective for ninety (90) days from the date of the Board's action on the final plan, unless the Board grants a waiver by extending the effective time period of the approval. Within this time period, the applicant must meet all conditions of approval, if any; certify plans as specified in Section 306.H of this Ordinance; and record plans as specified in Section 306.I of this Ordinance.
- F. Compliance with Board of Supervisors Action. If the Board conditions its final plan approval upon receipt of additional information, changes and/or notifications, such data shall be submitted and/or alterations noted on two (2) copies of the plan to be submitted to the Township for approval. Such data shall be submitted to the Board within ninety (90) days of their conditional approval, unless the Board grants a waiver by extending the effective time period.

The Board of Supervisors' final approval of the plan shall be rescinded automatically should the developer fail to accept or reject the conditions as permitted by the MPC.

G. Final Plan Certification. After the Board's approval of the final plan and the required changes, if any, are made, the applicant shall proceed to prepare two (2) sets of final plans which shall be either (a) black ink on tracing cloth or (b) transparent reproductions of the original plan with black line on cloth or stable plastic base film and one (1) set of final plans which shall be a paper copy for the Township's files. The two (2) transparent copies of the final plan shall be certified in the following manner: both final plans shall be presented to the Board for the signature of the Chairman and Vice Chairman or their designees (See Appendix No. 7). Final plans will not be signed by the Board if submitted more than ninety (90) days from the Board's final approval action unless the Board grants a waiver by extending the effective time period of the approval. The final plan or record plan shall not be signed nor recorded until the financial improvements agreement is executed by all parties.

H. Final Plan Recordation.

1. After approval by Board of Supervisors and the Township Planning Commission, and with all endorsements indicated on three copies, the subdivider or developer shall record his plan. No subdivision/land development plan may be legally recorded unless it bears the Township approval and seal, and an indication that review by the County has taken place. The subdivider shall submit the following:
 - a. One signed copy to the Recorder of Deeds
 - b. Two copies to the County Planning Commission
2. All Subdivision and Land Development Plans shall be recorded within ninety (90) days of the date of final approval. At the time of recording at the County, an additional copy of the plan shall be presented to the Berks County Planning Commission to be stamped and the Berks County Recorder of Deeds to be time stamped, and this copy shall be returned to the Township for the Township's records. The Recorder's Certificate that the approved plan has been recorded with Plan Book and page numbers indicated shall be submitted to the Township. If the developer fails to properly record the plan with the Berks County Recorder of Deeds then the final approval of the plan given by the Board of supervisors shall be rescinded automatically
3. All lots for annexation shall require that a copy of the new deeds, time stamped by the Berks County Recorder of Deeds, will be presented to the Township within ninety (90) days of final approval of the plan. This will include the property that the lot is being annexed to as well as the property that the lot is being annexed from. If copies of time stamped deeds are presented to the Township within ninety (90) days, the Township will proceed with this process and the subdivider will be billed for all expenses including administrative fees. Should the developer not act within the ninety (90) day period the final approval of the plan given by the Board of Supervisors shall be rescinded automatically.
4. Proof of recording of the final plan with the Recorder of Deeds shall be provided to the Township before proceeding with the sale of lots. If a lot is sold before proof of the recording of the final plan was submitted to the Township the final approval of the plan given by the Board of Supervisors shall be rescinded automatically.

5. Proof of recording of the final plan with the Recorder of Deeds shall be provided to the Township before proceeding with the construction of any improvement except as provided for in Section 307 of this Ordinance.
- I. Effect of Recording of Final Plan. Recording the final plan, after approval of the Board, shall have the effect of an irrevocable offer to dedicate all streets and other areas designated for public use, unless reserved by the landowner as provided in Section 403.E.2.e of this Ordinance. However, the approval of the Board shall not impose any duty upon the Commonwealth, County or Township concerning acceptance, maintenance or improvement of any such dedicated areas or portion of same until the proper authorities of the Commonwealth, County or Township actually accept same by ordinance.

SECTION 307 IMPROVEMENT CONSTRUCTION PLAN.

- A. Improvement Construction Plan Application. After an applicant has received official notification that the preliminary plan has been approved, an application may be processed for an improvement construction plan.
 1. Improvement construction plans may be filed with the Township on any business day; however, the Board will review a plan at a particular meeting only if the plan was filed at least fourteen (14) calendar days prior to that meeting.
 2. The improvement construction plan may be submitted in sections, each section covering a reasonable portion of the entire proposed subdivision as shown on the approved preliminary plan.
 3. The Board may accept an improvement construction plan modified to reflect a change to the site or its surrounds, which occurs after the preliminary plan review. The Board shall determine when a modification will require a revised preliminary plan.
- B. Application Requirements. All improvement construction plan applications shall include the following:
 1. Three (3) copies of the improvement construction plan. All plans shall be either black on white, blue on white, or color on white paper prints.
 2. Three (3) copies of all reports, notifications and certificates that are not provided on the improvement construction plan.
 3. Three (3) copies of the application form (See Appendix No. 11).
 4. Two (2) copies of a completed fee schedule and the appropriate filing fee and deposit account.
- C. Plan Requirements. All improvement construction plans shall be prepared in conformance with the provisions of Section 403 of this Ordinance, with the exception of Section 403.E.2 (d) and Section 403.E.1 (c). The Improvement Construction Plan shall not be approved by the Board of Supervisors until a Financial Improvements Agreement, in a form acceptable to the Township, is executed by the parties.

- D. Compliance with the Board of Supervisors Action. If the Board conditions improvement construction plan approval upon receipt of additional information, changes and/or notification, such data shall be submitted and/or alterations noted on two (2) copies of the plan to be submitted to the Board within ninety (90) days of their conditional approval, unless the Board grants a waiver by extending the effective time period. If the developer fails to act within such time period, the approval of the Improvement Construction Plan given by the Board of supervisors shall be rescinded automatically.
- E. Improvement Construction Plan Certificate and Construction Authorization. After the Board's approval of the improvement construction plan and the required changes, if any, are made, the applicant shall proceed to prepare two (2) plans which shall be either (a) black ink on tracing cloth or (b) transparent reproductions of the original plan with black line on cloth or stable plastic base film. These plans shall be certified in the following manner:
1. Both improvement construction plans shall be presented to the Board for the signature of the Chairman and Vice Chairman or their designees (See Appendix No. 6). Improvement construction plans will not be signed by the Township if submitted more than ninety (90) days from the Board's approval action unless the Board grants a waiver by extending the effective time period of the approval. If the developer fails to act within such time period, the approval of the Improvement Construction Plan given by the Board of Supervisors shall be rescinded automatically.
 2. Approval and certification of an improvement construction plan shall not constitute final plan approval of the proposal, nor shall this plan be recorded with the Recorder of Deeds, but shall, when combined with the necessary municipal and/or Commonwealth approvals and permits, grant the authority to install the improvements required as part of this Ordinance.
 3. Following the Board's certification of the improvement construction plan, one (1) copy of the plan will be retained by the Board and the remaining copy will be available to the firm that prepared the plan.

SECTION 308 PLANS EXEMPTED FROM STANDARD PROCEDURES.

- A. Revised Subdivision and/or Land Development Plans. Any resubdivision of recorded plans, excluding lot grading plans in subdivisions, shall be considered as a new application and shall comply with all requirements of this Ordinance, except that plans may be changed, provided that in making such changes:
1. No lot or tract of land shall be created that does not meet the minimum design standards required by this Ordinance and existing Township regulations.
 2. No structure shall be relocated which does not meet the minimum design standards required by this Ordinance and existing Township regulations.
 3. No increase is made in the overall density (number of lots on the tract).
 4. The storm water management facilities are not altered in a manner that affects the discharge of storm water to an adjacent property or significantly relocates a major storm water management facility within the project.
 5. Street locations and block sizes shall not be changed.

6. The character and land use of the original application shall be maintained.
7. In every case where a plan alteration conforms to the above, the applicant shall:
 - a. Submit to the Board two (2) black on white or blue on white paper copies of the revised final plan and one application form (See Appendix No. 10). Upon review of the revision, the Board will, in writing, advise the applicant whether or not the revision complies with the above.
 - b. If the revision complies, the applicant shall prepare two (2) plans, which shall be either (a) black ink on tracing cloth or (b) a transparent reproduction of the original plan with black line on cloth or stable plastic base film, and which shall specifically identify the alteration(s) to the previously recorded plan.
 - c. The applicant shall then submit the plan to the Board for signature as specified in Section 306.H of this Ordinance (See Appendix No. 7).
 - d. The plans shall then be recorded as specified in Section 306.I of this Ordinance.
8. In addition to submitting the required material, in accordance with Subsection 308.A.7. of this section, the applicant shall file with the Township the required number of copies of plans, supporting information and all filing fees required by the Township plus documentation that plans have been properly submitted to the County Planning Commission.

B. Minor Subdivision Plans. A plan for subdivision qualifies as a minor subdivision plan if not more than three (3) lots are created and the improvement of a new street is not proposed or required. For the purpose of interpreting this Section of the Ordinance, a subdivision of not more than three (3) lots shall not include the remaining undeveloped tract of the minor subdivision, sometimes called the residue tract, which does not count as a numbered lot so long as said residue could not be further subdivided under this Subdivision and Land Development Ordinance. A minor subdivision plan may be submitted as a combined preliminary and final plan for approval. Minor subdivision plans shall follow the requirements for submission of a Final Plan in accordance with Sections 306 and 403 of this Ordinance, with the exceptions noted below.

1. A Water Feasibility Study as described in Section 405, subsections C through G, is not required for a minor residential development or subdivision. When the number of lots or dwelling units proposed to be subdivided and/or developed exceeds three (3), either initially or cumulatively, all requirements of Section 405 shall apply. For the purposes of this subsection, the cumulative number of lots or dwelling units to be subdivided or developed shall be based on the original tract of land, which can be referenced as the parent tract of land, the parent tract of land shall be all the land held in single and separate ownership by the applicant without regard to the actual land submitted by the applicant for development or subdivision. Single and separate ownership is defined as ownership which is separate and distinct from that of the adjoining property.
2. A Traffic Evaluation Study as described in Section 406 is not required for a minor residential development or subdivision.
3. The mapping of the existing natural features listed in Section 408, subsections A.3.g. through A.3.i. shall not be required for a minor subdivision plan.

- C. Lot Annexation Plans. The lease, conveyance, sale, or transfer of land for the sole purpose of increasing the lot size of an adjacent contiguous lot shall comply with the following lot annexation procedure, provided that the proposal does not alter a subdivision plan of record, create additional lots or result in a nonconformity with the design standards found in Article VI of this Ordinance. In every case where a proposal conforms to the above, the application shall comply with the following procedures:
1. The applicant shall submit to the Township thirteen (13) black on white, blue on white, or color on white paper prints of a lot add-on plan prepared to the standards specified in Section 404 of this Ordinance and one (1) application form (See Appendix No. 10). In addition to submitting the required material, the applicant shall provide all filing fees required by the Township plus documentation that plans have been properly submitted to the County Planning Commission. Upon review of the revision, the Board will, in writing, advise the applicant whether or not the proposal qualifies as a lot annexation.
 2. If the plan qualifies, the applicant shall prepare two (2) plans for recording, which shall be either (a) black ink on tracing cloth or (b) a transparent reproduction of the original plan with black line on cloth or stable plastic base film, and one (1) set of paper copies of the plan for the Board's files. The two (2) transparent copies of the plan shall be certified by the Board (See Appendix No. 8). The applicant shall record the plans with the Recorder of Deeds. These plans shall be filed with the Recorder of Deeds and proof of such recording provided to the Township before proceeding with the execution of a deed for the land.
- D. Natural Subdivisions. Whenever a portion of an applicant's land is divided into two or more portions by virtue of the location of a public road, either State or Township, it may be construed as having been "naturally" subdivided providing that the separate portions must meet all the requirements of the District Township zoning ordinance relating to the applicable zoning district. In cases where a "naturally subdivided" section of land does not meet the zoning requirements, it may be conveyed only for annexation to an adjoining parcel and not as a separate building lot. Natural subdivisions shall be processed in the same manner as Lot Annexation Plans.

**SECTION 309 PROCEDURE FOR REQUESTING CONSIDERATION OF A
MODIFICATION OF PROVISIONS OF THIS ORDINANCE.**

- A. A modification of the minimum standards contained in this Ordinance may be submitted for review where literal compliance with the mandatory provisions is shown by the applicant to be unreasonable and to cause undue hardship. The applicant shall have the burden to demonstrate by substantive evidence (i) that the applicant shall use an alternative method which shall achieve equal or better results or (ii) that due to the unique characteristics of the property, no development of the property would be possible without the requested modification. The applicant shall provide evidence that no practicable alternative is available which can meet overall project purposes. In considering whether an alternative is practicable, the applicant and the Board shall consider cost, existing technology, logistics, project purposes and restrictions imposed by federal, state and local statutes, laws and regulations.
- B. All requests for modification shall be in writing, and shall accompany and be a part of the application for Plan approval.
- C. The request shall state in full the grounds and facts of unreasonableness or hardship, and the provision or provisions of the ordinance involved, and the minimum modification necessary.

- D. In general, the Planning Commission will schedule a request for a modification for action at a regular meeting which is at least fifteen (15) calendar days following the filing of the application by the applicant. The Planning Commission will review the request to determine (1) if compliance with the provisions of the Ordinance creates an undue hardship or appears to be unreasonable as it applies to the particular property or (2) if the applicant demonstrates that an alternative proposal will allow for equal or better results, and take such action as it shall deem necessary or advisable in the public interest.
- E. The request for a modification and accompanying documentation shall be submitted by the Planning Commission, together with its analysis and recommendations, to the Board for consideration. All applications for approval of a waiver shall be acted upon by the Board who shall render its decision and communicate it to the applicant.
- F. Notification of Action of Board of Supervisors. After the meeting at which the waiver was reviewed, the Board shall send a written notice of the Board's action to the applicant.
- G. The granting of a modification shall not be contrary to the public interest and shall observe the intent and purpose of this remaining tract Ordinance.

SECTION 310 COMPLIANCE WITH ZONING ORDINANCE AND ZONING HEARING BOARD DECISIONS.

Whenever the Zoning Ordinance provides that the use proposed by the applicant for subdivision or land development approval shall constitute a use by special exception or conditional use, or when a variance from the terms of the Zoning Ordinance is required to develop in accordance with the plan, the applicant shall obtain such special exception, variance or conditional use approval from the Township Zoning Hearing Board or Board of Supervisors, as applicable, prior to the submission of the preliminary plan. The plan shall be designed and developed in accordance with any conditions which have been imposed upon the grant of such special exception, variance or conditional use by the Township Zoning Hearing Board or Board of Supervisors, as applicable.