

ORDINANCE NO. 2013 - 4

**TOWNSHIP OF HILLTOWN
BUCKS COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF HILLTOWN TOWNSHIP AMENDING THE
ZONING MAP INCLUDED AS PART OF THE TOWNSHIP
ZONING ORDINANCE**

WHEREAS, Section 66601 of the Second Class Township Code, 53 P.S. § 66601, authorizes the Hilltown Township Board of supervisors to adopt, amend, repeal or revise existing ordinances,

WHEREAS, Section 609 of the Pennsylvania Municipalities Planning Code, 52 P.S. § 106909, authorizes the Hilltown Township Board of Supervisors to enact amendments to the Hilltown Township Zoning Ordinance and amendments involving a Zoning Map change,

WHEREAS, the Hilltown Township Board of Supervisors has determined that it is in the best interests of the municipality to adopt this Ordinance amending the Hilltown Township Zoning Map,

WHEREAS, a public hearing was held for the purpose of considering an amendment to the Hilltown Township Zoning Map included as part of the Hilltown Township Zoning Ordinance, and

WHEREAS, the Hilltown Township Board of Supervisors, after the public hearing and after receipt of recommendations from the Hilltown Township Planning Commission and the Bucks County Planning Commission, deems it appropriate and proper that the zoning classification of the parcels of real estate hereafter described be changed, as hereinafter more particularly set forth, and so noted on the Hilltown Township Zoning Map.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Hilltown Township, Bucks County, Pennsylvania, that the Zoning Map of Hilltown Township is hereby amended as follows:

SECTION 1. MAP AMENDMENT: The Zoning Map of Hilltown Township is hereby amended as follows:

a. To rezone Tax Parcel No. 15-1-8 located on Bethlehem Pike, consisting of a tract area of approximately 18.78 acres and currently zoned Light Industrial (LI) to Heavy Industrial (HI) Zoning District.

SECTION 2. SEVERABILITY: It is hereby declared to be the legislative intent that if a court of competent jurisdiction declares any provision of this Amendment to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly state in the decision to be invalid or ineffective, and all other provisions of this Amendment shall continue to be separately and fully effective. The Board of Supervisors hereby declares that it would have passed this Amendment and each Section or part thereof, other than the part declared invalid, if the Board of Supervisors had advanced knowledge that any part would be declared invalid.

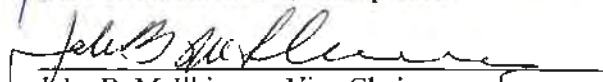
SECTION 3. REPEALER: Any Resolution, Ordinance or part of any Ordinance or Resolution inconsistent herewith, and any amendments thereof, are hereby expressly repealed and the provisions of this Ordinance shall prevail.

SECTION 4. RATIFICATION: In all other respects, the provisions of the Hilltown Township Zoning Map, as amended, shall remain in full force and effect.

SECTION 5. EFFECTIVE DATE: This Ordinance shall become effective five (5) days after adoption thereof immediately after ENACTED AND ORDAINED this 9th day of December, 2013.

HILLTOWN TOWNSHIP BOARD OF
SUPERVISORS


Barbara A. Salvadore, Chairperson


John B. McIlhinney, Vice Chairperson

James C. Groff, Supervisor