

Compliance shall be determined by the Zoning Officer for permitted uses, by the Zoning Hearing Board for special exception uses and by the Board of Township Supervisors for conditional uses. In order to determine whether a proposed use will conform to the requirements of this ordinance, the township may require evaluation by a qualified consultant, whose cost for services shall be borne by the applicant.

- 406.2 FIRE PROTECTION. Fire prevention and fighting equipment acceptable to the Board of Fire Underwriters shall be readily available when any activity involving the handling of flammable or explosive materials is carried on.
- 406.3 ELECTRICAL DISTURBANCES. No activity shall cause electrical disturbances adversely affecting radio, television or other equipment in the vicinity.
- 406.4 NOISE. Noise which is determined to be objectionable because of volume, frequency or beat shall be muffled or otherwise controlled.
- 406.5 VIBRATIONS. Excessive vibrations in any district shall be prohibited.
- 406.6 ODORS. No malodorous gas or matter which is discernable on any adjoining lot or property shall be permitted.
- 406.7 AIR POLLUTION. No pollution of air by flyash, dust, smoke, vapors, or any substance which is harmful to health, animals, vegetation or other property shall be permitted.
- 406.8 GLARE. Lighting devices which produce objectionable direct or reflected glare on adjoining properties or throughfares shall not be permitted.
- 406.9 EROSION. No erosion by wind or water which will carry objectionable substances onto neighboring properties shall be permitted.
- 406.10 WATER POLLUTION. Water pollution in violation of any standards established by the Pennsylvania Department of Environmental Resources shall not be permitted.
- 406.11 LIMITATION OF REGULATIONS IN THE AGRICULTURAL DISTRICT. The requirements of this section shall not apply to farming and agricultural activities which are permitted uses in any district, provided that such activities are in compliance with all other applicable local, state and federal laws.
- 407 SIGNS AND OUTDOOR ADVERTISING STRUCTURES. No sign shall be permitted in any district except as hereinafter provided:

407.1 GENERAL PROVISION

- (a) Signs not exceeding twelve (12) square feet in area and advertising the sale, rental or lease of the premises on which the sign is located shall be permitted on any property.
- (b) Announcement or professional signs for home occupations and professional activities where permitted shall not exceed two (2) square feet in area in an "R" District and not more than four (4) square feet in other districts.
- (c) Bulletin boards and signs for a church, school, community or other public or semipublic institutional building and permitted conditional uses shall be permitted provided the area of such bulletin board or sign shall not exceed fifteen (15) square feet in area.
- (d) Wall Signs pertaining to a non-conforming use shall be permitted on the same premises of such use, provided the area of such sign does not exceed twenty (20) square feet.
- (e) No building wall shall be used for display of advertising, except that pertaining to the use carried on with such building.
- (f) Temporary signs not exceeding in the aggregate fifty (50) square feet announcing the erection of a building, the architect, the builders, contractors, etc., may be erected for the period of sixty (60) days plus the construction period not to exceed one year after date of issuance of permit after which the sign shall be removed from the premises.

407.2 BUSINESS DISTRICT SIGNS

- (a) In a business district each business shall be permitted one flat or wall signs. Projections of wall signs shall not exceed two (2) measured from the face of the main wall of, the building.
- (b) The area of the permanent advertising sign for any single business enterprise shall be limited according to the widths of the building or part of building occupied by such enterprise. For the purpose of this section width shall be measured along the building face nearest parallel to the street line. In the case of a corner lot, either

frontage may be used in determining maximum area of the sign.

- (c) Free-standing signs not over twenty-five (25) feet in height having a maximum total sign area of one hundred (100) square feet and located not closer than ten (10) feet to any street right-of-way line and not closer than one hundred (100) feet to any adjoining lot line may be erected to serve a group of business establishments. There shall be only one free-standing sign for each building regardless of the number of business conducted in said building.

Pole signs of symbolic design shall be permitted for business establishments provided:

- 1. No part of such sign shall project into the right-of-way of any street or highway.
 - 2. The maximum area of any face of such sign shall not exceed twenty-five (25) square feet.
 - 3. The pole support of the sign shall not be less than fifty (50) feet from any lot in an "A/R" District.
- (d) The area of all permanent advertising signs for any single business enterprise may have an area equivalent to one and one-half square feet of sign area for each lineal foot of width of a building, or part of a building occupied by such enterprise, but shall not exceed a maximum area of one hundred (100) square feet. In computing the area of free-standing or protruding signs all faces on which advertising is displayed are considered sign area.

407.3 SETBACK REQUIREMENTS. Except as provided above, signs and outdoor advertising structures where permitted shall be set back from the established right-of-way line of any street or highway at least as far as the required front yard depth for a principal use in such district except for the following modifications:

- (a) For every square foot by which such sign or outdoor advertising structure exceeds eighty (80) square feet such setback shall be increased by one-half foot but need not exceed 100 feet.
- (b) At the intersection of any state or federal highway with a major or secondary street, the setback of any sign or outdoor advertising structure shall not be less than one hundred (100) feet from the

established right-of-way of each highway or street.

- (c) Real estate signs and bulletin boards for a church, school or other public or semipublic, religious or educational institution may be erected within the (10) feet of the established right-of-way line of any street or highway provided such sign or bulletin board does not obstruct traffic visibility at street or highway intersection.

407.4 SPECIAL YARD PROVISIONS. The following special provisions shall be observed in the erection or placement of signs and outdoor advertising structures:

- (a) No such sign or advertising structure in any A/R District shall be permitted which faces the front or side lot line of any lot in any "A/R" District within one hundred (100) feet of such lot line, or which faces any public parkway, public square, or entrance to any public park, public or parochial school, library, church, or similar institution, within three hundred (300) feet thereof.
- (b) Signs and advertising structures where permitted shall be erected or placed in conformity with the side and rear yard requirements of the district in which located except no sign or advertising structure shall be erected or placed closer than within fifty (50) feet to a side or rear lot line in any "A/R" District.

407.5 ILLUMINATION. The following provisions shall be observed in the illumination of signs and advertising structures:

- (a) All signs and advertising structures except as hereinafter modified may be illuminated internally or by reflected light provided the source of light is not directly visible and is so arranged to reflect away from the adjoining premises and provided that such illumination shall not be so placed as to cause confusion or a hazard to traffic or conflict with traffic control signs or lights.

407.6 SUBDIVISION SIGNS. Upon application to the Zoning Officer a permit may be issued as a special exception to the terms of this ordinance allowing a land-sales sign, provided that:

- (a) The sign shall not be illuminated.
- (b) The sign shall advertise the sale or development of a recorded lot subdivision.

- (c) The sign shall be erected only upon the property for sale or being developed.
- (d) The sign shall not be in excess of forty (40) square feet.
- (e) Not more than one such sign shall be placed along single road frontage of any property in single and separate ownership, provided that not more than two (2) such signs may be permitted in any single development.
- (f) A permit for the erection, construction, or maintenance of said sign shall expire within one year.

407.7 PERMIT.

- (a) A separate permit shall be required for the erection of signs regulated in this ordinance, except that no permit shall be required for temporary real estate signs with an area of twelve (12) square feet for the sale or lease of property and for small announcement signs with an area of less than two (2) square feet. Announcement signs shall be removed by the person or persons responsible for posting same within 30 days after erection.
- (b) each application for a sign permit shall be accompanied by a drawing showing the design proposed, the size, character and color of letters lines, and symbols, method of illumination; the exact location of the sign in relation to the building and property, and details and specifications for construction. A fee of three dollars (\$3.00) shall accompany each application for a sign permit.

407.8 EXEMPTIONS.

Public notices, traffic control signs and other official signs and notices are exempt from the provisions of this section.

408 TEMPORARY BUILDINGS.

Temporary buildings in conjunction with construction work only may be permitted in any district during the period that the construction work is in progress, but such temporary buildings shall be removed upon completion of the construction work.

409 SWIMMING POOLS.

409.1 PRIVATE SWIMMING POOLS. A private swimming pool, but not including farm ponds, shall be any pool, or open tank not located within a completely enclosed building, and containing or normally capable of containing water to a depth at any point greater than one and one-half (1-1/2) feet. No such swimming pool shall be allowed in an "A/R" District except as an accessory use and unless it complies with the following conditions and requirements.

- (a) The pool is intended and is to be used solely for the enjoyment of the occupants of the principal use of the property on which it is located.
- (b) It shall conform, including any walks, paved areas or accessory structures adjacent thereto, to the yard requirements of Section
- (c) The swimming pool shall be so walled or fenced so as to prevent uncontrolled access by children from the street or from adjacent properties. Said fence or wall to be not less than six (6) feet in height and maintained in good condition.

409.2 COMMUNITY OR CLUB SWIMMING POOLS. A community or club swimming pool shall be any pool constructed by an association of property owners, or by a private club for use and enjoyment by members of the Association or club and their families. Community and club swimming pools shall comply with the following conditions and requirements:

- (a) The pool is intended solely for the enjoyment of the members and families and guests of members of the association or club under whose membership or jurisdiction the pool is operated.
- (b) The pool and accessory structures thereto, including the area used by the bathers, shall not be closer than one hundred (100) feet to any property line on the property on which located.
- (c) The swimming pool and all of the area used by the bathers shall be so walled or fenced as to prevent uncontrolled access by children from the street or adjacent properties. The said fence or wall shall not be less than six (6) feet in height and maintained in good condition. The area surrounding the enclosure, except for the parking spaces, shall be suitably landscaped with grass, hardy shrubs, and trees and maintained in good condition.

- (d) One (1) parking space for every seventy-five (75) square feet of pool surface area.

410 TRAILERS, TRAILER COACHES, MOBILE HOMES AND TRAILER PARKS.

410.1 No travel trailer shall be used outside of a permitted trailer park to provide living quarters or space for the conduct of business, except that a travel trailer may be used as a temporary accessory building during the construction of a principal building on the issuance of a temporary permit by the Zoning Officer.

410.2 No mobile home shall be used or stored outside of a permitted trailer park to provide living quarters or space for the conduct of business, except that a mobile home is a permitted use in an "A/R" District provided that all set back requirements of Section 302.4 are met.

410.3 TRAILER PARKS WHERE PERMITTED SHALL OBSERVE THE FOLLOWING REQUIREMENTS.

- (a) No trailer park shall have an area less than five (5) acres.
- (b) Every trailer or mobile home shall be connected to a sanitary sewer and an approved sewage disposal system.
- (c) Shall provide an adequate supply of pure water.
- (d) Shall provide a clearly defined minimum area of twenty thousand (20,000) square feet including a minimum width of eighty (80) feet for each mobile home or trailer.
- (e) Shall provide a minimum of sixty (60) foot clearance between individual mobile homes, or trailer and travel trailers.
- (f) All mobile home or travel trailer spaces shall abut upon paved driveways of not less than twenty (20) feet in width, which shall have unobstructed access to a private or public street.
- (g) No trailer or mobile home shall be located less than thirty-five (35) feet from any abutting property.
- (h) The park shall be permanently landscaped and maintained in good condition.

- (i) A safe, usable recreation area shall be conveniently located in every trailer park and shall not be less in area than ten percent (10%) of the gross area of the trailer park.

411 JUNK AND SALVAGE YARDS.

- (a) License Required. No person shall use any building or premises for the buying, selling, gathering, delivery, shipping storing or salvaging of old iron, bottles, paper, rags, farm machinery, vehicles or other material commonly included in the term "junk" without obtaining a license for the operation of a junk or salvage yard. Storage of three or more unlicensed vehicles on the same premises shall be prima facie evidence of operation of a junk or salvage yard.
- (b) Application. Application for a license hereunder shall be made in writing to the Zoning Officer stating:
 - 1. The location and description of the premises to be licensed.
 - 2. The nature of the business to be conducted on the premises.
 - 3. The type of construction of any building to be used in connection with the business.
 - 4. The applicant's name and address, and, if a firm or corporation, the names and addresses of all officers thereof.
- (c) Fee, Term. The fee for a license issued hereunder shall be _____ dollars per year. License shall expire on July 1, but may be renewed if the Zoning Officer is satisfied that the license and the premises comply with this section.
- (d) Location. No junk or salvage yard shall be located within one thousand (1,000) feet of any residence other than the owner of the premises or any residential or business district or one thousand (1,000) feet from a lake, three hundred (300) feet from a river or stream unless otherwise out of the view of the public. No junk or salvage operations shall be carried on within one hundred (100)

feet of any highway right-of-way.

- (e) Screening Requirements. A junk yard shall be contained within an opaque fence or wall eight (8) feet high, or a visual screen consisting of evergreen or evergreen type hedges or shrubs, spaced at intervals of not more than six (6) feet, located and maintained in good condition at least fifteen (15) feet from the property line; or in some other fashion hidden from public view.

ARTICLE 5

ADMINISTRATION AND ENFORCEMENT

501 ENACTMENT OF THE ZONING ORDINANCE.

This Ordinance is hereby enacted pursuant to the provisions of the Pennsylvania Municipalities Planning Code, 53 P.S. Sub-section 10101 et seq.

502 AMENDMENT OF ZONING ORDINANCE.

- 502.1. The Morris Township Supervisors may from time to time amend, supplement, or repeal any of the regulations and provisions of this Ordinance. The procedure for the preparation of a proposed Zoning Ordinance as set forth in 607 of the Pennsylvania Municipalities Planning Code, 53 P.S. 10607, is hereby declared optional.
- 502.2. Before voting on the enactment of an amendment, the Morris Township Supervisors shall hold a public hearing thereon, pursuant to public notice. In addition, if the proposed amendment involves a zoning map change, notice of said public hearing shall be conspicuously posted by the Township at points deemed sufficient by the Township along the perimeter of the tract to notify potentially interested citizens. The affected tract or area shall be posted at least one (1) week prior to the date of the hearing.
- 502.3. In the case of an amendment other than that prepared by the Township Planning Commission the Township Supervisors shall submit each such amendment to the Greene County Planning Commission at least thirty (30) days prior to the hearing on such proposed amendment to provide the Greene County Planning Commission an opportunity to submit recommendations.
- 502.4 If, after any public hearing held upon an amendment, the proposed amendment is changed substantially, or is revised, to include land previously not affected by it, the

Township Supervisors shall hold another public hearing, pursuant to public notice, before proceeding to vote on the amendment.

502.5 At least thirty (30) days prior to the public hearing on the amendment by the Township Supervisors, the Township shall submit the proposed amendment to the Greene County Planning Commission for recommendations.

502.6. Within thirty (30) days after enactment, a copy of the amendment to this Ordinance shall be forwarded to the Greene County Planning Commission.

503 PROCEDURES FOR LANDOWNER CURATIVE AMENDMENTS.

503.1. A landowner who desired to challenge on substantive grounds the validity of this Ordinance or the Zoning Map or any provision thereof, which prohibits or restricts the use of development of land in which he has an interest may submit a curative amendment to the Township Supervisors with a written request that his challenge and proposed amendment be heard and decided as provided in 916.1 of the Pennsylvania Municipalities Planning Code, (hereinafter "MPC"), 53 P.S. sub-section 10916.1. The curative amendment and challenge shall be referred to the Township Planning Commission County Planning Commission as provided in 609 and notice of the hearing thereon shall be given as provided in 610 and 916.1 of the MPC, 53 P.S. Sub-Section 10609, 10610, and 10916.1.

503.2. The hearing shall be conducted in accordance with 908 of the MPC, 53 P.S. 10908, and all references therein to the Zoning Hearing Board shall, for purpose of this Section be references to the Township Supervisors. If the township does not accept a landowner's curative amendment brought in accordance with this Subsection and a court subsequently rules that the challenge has merit, the court's decision shall not result in a declaration of invalidity for this entire Ordinance and Zoning Map, but only for those provisions which specifically relate to the landowner's curative amendment and challenge.

503.3. The Township Supervisors, if it determines that a validity challenge has merit, may accept a landowner's curative amendments, with or without revision, or may adopt an alternative amendment which will cure the challenge defects. The Township Supervisors shall consider the curative amendments, plans and explanatory material submitted by the landowner and shall also consider:

- (a) The impact of the proposal upon roads, sewer facilities, water supplies, schools and other public service facilities;
- (b) If the proposal is for a residential use, the impact of the proposal upon regional housing needs and the effectiveness of the proposal in providing housing units of

a type actually available to and affordable by classes of persons otherwise unlawfully excluded by the challenged provisions of this Ordinance or Zoning Map.

- (c) The suitability of the site for the intensity of use proposed by the site's soils, slopes, woodlands, wetland; floodplains, aquifers, natural resources and other natural features;
- (d) The impact of the proposed use on the site's soils, slopes, woodlands, wetlands, floodplains, natural resources and natural features, the degree to which these are protected or destroyed, the tolerance of the resources to development and any adverse environmental impacts; and
- (e) The impact of the proposal on the preservation of agriculture and other land uses which are essential to public health and welfare.

504 PROCEDURES FOR TOWNSHIP CURATIVE AMENDMENTS.

If the township determines that this Ordinance, or any portion thereof, is substantially invalid, it shall take the following actions:

504.1 The Township shall declare by formal action, this Ordinance or portions hereof substantially invalid and propose to prepare a curative amendment to overcome such invalidity. Within thirty (30) days of such declaration and proposal the Township shall:

- (a) By resolution present specific findings setting forth the declared invalidity of this Ordinance which may include:
 - 1. References to specific uses which are either not permitted or not permitted in sufficient quantity;
 - 2. References to a class of use or uses which requires revision; or,
 - 3. References to this entire ordinance which requires revisions.
- (b) Begin to prepare and consider a curative amendment to this Ordinance to correct the declared invalidity.

504.2. Within one hundred eighty (180) days from the date of the declaration and proposal, the Township shall enact a curative amendment to validate, or reaffirm the validity of, this Ordinance pursuant to the provisions of Subsection 609 of the Pennsylvania

Municipalities Planning Code, 53 P.S. Subsection 10609, in order to cure the declared invalidity of this Ordinance.

- 504.3 Upon the initiation of the procedures as set forth in Subsection (1), the Township Supervisors shall not be required to entertain or consider any landowner's curative amendment filed under Subsection 609.1 of the MPC, 53 P.S. Subsection 10609.1, nor shall the Zoning Board be required to give a report requested under Subsection 909.1 or 916.1 of the MPC, 53 P.S. Subsection 909.1, 10916.1, subsequent to the declaration and proposal based upon the grounds identical or substantially similar to those specified by the resolution required by Subsection (1): (A). Upon completion of the procedures set forth in Subsections (1) and (2), no rights to a cure pursuant to the provisions of Subsection 609.1 and 916.1 of the MPC, 53 P.S. Subsection 10609.1, 10916.1, shall, from the date of the declaration and proposal, accrue to any landowner on the basis of the substantive invalidity of this Ordinance for which there has been a curative amendment pursuant to this Section.

ARTICLE 6

ENFORCEMENT PROVISIONS

601 APPOINTMENT AND POWERS OF ZONING OFFICER.

- 601.1. For the administration of this Ordinance, a Zoning Officer, who shall not hold any elective office in the township, shall be appointed.
- 601.2. The Zoning Officer shall meet the qualification established by the Township and shall be able to demonstrate to the satisfaction of the Township a working knowledge of municipal zoning.
- 601.3. The Zoning Officer shall administer this Ordinance in accordance with its literal terms, and shall not have the power to permit any construction or any use or change of use which does not conform to this Ordinance.
- 601.4. The Zoning Officer is hereby authorized to institute civil enforcement proceedings as a means of enforcement when acting within the scope of his employment.

602 ENFORCEMENT NOTICE.

- 602.1. If it appears to the Zoning Officer that a violation of this Ordinance has occurred, the

Zoning Officer shall initiate enforcement proceedings by sending an enforcement notice as provided in this Section.

602.2 The enforcement notice shall be sent to the owner of record of the parcel on which the violation has occurred, to any person who has filed a written request to receive enforcement notices regarding that parcel, and to any other person requested in writing by the owner of record.

602.3 An enforcement notice shall state at least the following:

- (a) The name of the owner of record and any other person against whom the Zoning Officer intends to take action.
- (b) The location of the property in violation.
- (c) The specific violation with a description of the requirements which have not been met, citing in each instance the applicable provisions of this Ordinance.
- (d) The date before which the steps for compliance must be commenced and the date before which the steps must be completed.
- (e) That the recipient of the notice has the right to appeal to the Zoning Hearing Board within a period of ten (10) days.
- (f) That failure to comply with the notice within the time specified, unless extended by appeal to the Zoning Hearing Board, constitutes a violation, with possible sanctions clearly described.

603 CAUSES OF ACTION.

In case any building, structure, landscaping or land is, or is proposed to be, erected, constructed, reconstructed, altered, converted, maintained or used in violation of this Ordinance, the Township Supervisors or, with the approval of the Township Supervisors, an officer of the Township, or any aggrieved owner or tenant of real property who shows that his property or person will be substantially affected by the alleged violation, in addition to other remedies, may institute any appropriated action or proceeding to prevent, restrain, correct or abate such building, structure, landscaping or land, or to prevent, in or about such premises, any act, conduct, business or use constituting a violation. When any such action is instituted by a landowner or tenant, notice of that action shall be served upon the Township at least thirty (30) days prior to the time the action is begun by serving a copy of the complaint on the Township Supervisors. No such action may be maintained until such notice has been given.

604 ENFORCEMENT REMEDIES.

604.1. Any person, partnership or corporation who or which has violated or permitted the violation of the provisions of this Ordinance shall, upon being found liable therefore in a civil enforcement proceeding commenced by the Township, pay judgment of not more than five hundred (\$500.00) plus all court costs, including reasonable attorney fees incurred by the Township as a result thereof.

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 neighbor pays nor timely appeals the judgment, the Township 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 this Ordinance to have believed that there was no such violation, in which event there shall be deemed to have only one (1) such violation until the fifth (5) day following the date of the determination of a violation by the District Justice and thereafter each day that a violation continues shall constitute a separate violation.

604.2 The Court of Common Pleas, upon petition, may grant an Order of Stay, upon cause shown, tolling the per diem fine pending a final adjudication of the violation and judgment.

604.3 Nothing contained in this Section shall be construed or interpreted to grant to any person or entity other than the Township the right to commence any action for enforcement pursuant to this Section.

604.4. District Justices shall have initial jurisdiction over proceedings brought under this Section.

ARTICLE 7

APPEAL PROVISIONS

701 ZONING HEARING BOARD.

701.1 There is hereby created for the Township a Zoning Hearing Board in accordance with the provisions of Article IX of the Pennsylvania Municipalities Planning Code, 53 P.S. Subsection 10901 et. seq.

701.2 The membership of the Board shall consist of five (5) residents of the Township appointed by resolution by the Township Supervisors. The terms of office shall be five (5) years and shall be fixed that the term of office of one (1) member shall expire each year. The Board shall promptly notify the Township Supervisors of any vacancies which occur. Appointments to fill vacancies shall be only for the unexpired portion. Members of the Board shall hold no other office in the Township.

The Governing Body may appoint by resolution at least one but no more than three residents of the Township to serve as alternate members of the Board. The term of office of an alternate member shall be three years. When seated pursuant to the provisions of this Sub-section, an alternate shall be entitled to participate in all proceedings and discussions of the Board to the same and full extent as provided by law for Board Members, including specifically the right to cast a vote as a voting member during the proceeding, and shall have all the powers and duties set forth in this Ordinance and as otherwise provided by law. Alternates shall hold no other office in the Township including membership on the Planning Commission and Zoning Officer. Any alternate may participate in any proceeding or discussion of the Board but shall not be entitled to vote as a member of the Board nor be compensated pursuant to Subsection 6 unless designated as a voting alternate member pursuant to this Section. If, by reason of absence or disqualification of a member, a quorum is not reached, the Chairman of the Board shall designate as many alternate members of the board to sit on the Board as may be needed to provide a quorum. Any alternate member of the Board shall continue to serve on the Board in all proceedings involving the matter or case for which the alternate was initially appointed until the Board has made a final determination of the matter or case. Designation of an alternate pursuant to this Section shall be made on a case-by-case basis in rotation according to declining seniority among all alternates.

701.3 Any Board member may be removed for malfeasance, misfeasance or nonfeasance in office or for other just cause by a majority vote of the Township Supervisors which appointed the member, taken after the member has received fifteen (15) days' advance notice of the intent to take such a vote. A hearing shall be held in connection with the vote if the member shall request it in writing.

701.4 The board shall elect from its own membership its officers, who shall serve annual terms as such and may succeed themselves. For the conduct of any hearing and the taking of any action a quorum shall be not less than a majority of all members of the Board, but the Board may appoint a Hearing Officer from its own membership to conduct any hearing on its behalf and the parties may waive further action by the Board as provided in this Ordinance.

701.5 The Board may make, alter and rescind rules and forms for its procedure, consistent with ordinance of the Township and laws of the Commonwealth. The Board shall keep full