

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1219 Session of  
2001

INTRODUCED BY VANCE, HERMAN, NICKOL, McNAUGHTON, CAWLEY,  
M. BAKER, CALTAGIRONE, M. COHEN, CORRIGAN, CREIGHTON, DALLY,  
DeLUCA, J. EVANS, FLICK, FORCIER, GABIG, GODSHALL, HARHAI,  
HENNESSEY, HERSHEY, HUTCHINSON, LAUGHLIN, LEH, MACKERETH,  
MANDERINO, MARSICO, McCALL, MELIO, R. MILLER, MUNDY, NAILOR,  
ORIE, READSHAW, ROSS, RUBLEY, SATHER, SAYLOR, SCHULER,  
SCRIMENTI, SOLOBAY, STABACK, STEELMAN, STERN, STURLA,  
E. Z. TAYLOR, THOMAS, TIGUE, WALKO, WANSACZ, WOJNAROSKI AND  
YUDICHAK, MARCH 29, 2001

REFERRED TO COMMITTEE ON LOCAL GOVERNMENT, MARCH 29, 2001

AN ACT

1 Amending the act of July 31, 1968 (P.L.805, No.247), entitled,  
2 as amended, "An act to empower cities of the second class A,  
3 and third class, boroughs, incorporated towns, townships of  
4 the first and second classes including those within a county  
5 of the second class and counties of the second through eighth  
6 classes, individually or jointly, to plan their development  
7 and to govern the same by zoning, subdivision and land  
8 development ordinances, planned residential development and  
9 other ordinances, by official maps, by the reservation of  
10 certain land for future public purpose and by the acquisition  
11 of such land; to promote the conservation of energy through  
12 the use of planning practices and to promote the effective  
13 utilization of renewable energy sources; providing for the  
14 establishment of planning commissions, planning departments,  
15 planning committees and zoning hearing boards, authorizing  
16 them to charge fees, make inspections and hold public  
17 hearings; providing for mediation; providing for transferable  
18 development rights; providing for appropriations, appeals to  
19 courts and penalties for violations; and repealing acts and  
20 parts of acts," further providing for zoning ordinance  
21 amendments.

22 The General Assembly of the Commonwealth of Pennsylvania  
23 hereby enacts as follows:

24 Section 1. Section 609(b) of the act of July 31, 1968

1 (P.L.805, No.247), known as the Pennsylvania Municipalities  
2 Planning Code, reenacted and amended December 21, 1988  
3 (P.L.1329, No.170) and amended May 27, 1994 (P.L.251, No.38), is  
4 amended to read:

5 Section 609. Enactment of Zoning Ordinance Amendments.--\* \*  
6 \*

7 (b) (1) Before voting on the enactment of an amendment, the  
8 governing body shall hold a public hearing thereon, pursuant  
9 to public notice. In addition, if the proposed amendment  
10 involves a zoning map change, notice of said public hearing  
11 shall be conspicuously posted by the municipality at points  
12 deemed sufficient by the municipality along the tract to  
13 notify potentially interested citizens. The affected tract or  
14 area shall be posted at least one week prior to the date of  
15 the hearing.

16 (2) (i) In addition to the requirement that notice be  
17 posted under clause (1), where the proposed amendment  
18 involves a zoning map change, notice of the public  
19 hearing shall be mailed by the municipality at least ten  
20 days prior to the date of the hearing by first class mail  
21 to owners of record of all real property located within  
22 the area being rezoned and to owners of record of all  
23 real property contiguous to the area being rezoned.  
24 Notice under this clause shall be sent to owners of  
25 record at their addresses of record. The notice shall  
26 include the location, date and time of the public  
27 hearing.

28 (ii) This clause shall not apply when the rezoning  
29 constitutes a comprehensive rezoning.

30 \* \* \*

1       Section 2.   This act shall take effect in 60 days.