

- Commission, Drain Commission, and the Department of Environmental Quality, have been met.
- e) The spirit and intent of all ordinances and standards adopted by the Township, including this Ordinance, have been complied with.
  - f) All buildings and structures shall be designed, constructed, operated and maintained so as to be harmonious, compatible, and appropriate in appearance, with the existing or intended character of the general vicinity.
  - g) The proposed use will not change the essential character of the area in which it is proposed.
  - h) The buildings, structures and entryway thereto proposed are situated, designed and screened/buffered as to minimize any adverse effects upon owners and occupants of adjacent properties and the neighborhood.
  - i) Complete and safe pedestrian and vehicular circulation is provided.
  - j) All buildings and structures are accessible to emergency vehicles.
  - k) The percentage of impervious surface has been limited on the site to the extent practical.
  - l) Efforts have been made to protect the natural environment to the greatest extent possible.
  - m) The proposal is not in conflict with the goals and objectives of the Township Master Plan.

#### **14.10 REQUIRED COMPLIANCE**

Property that is the subject of an approved site plan shall be developed in full compliance with the approved site plan and any approved amendments thereto. Failure to conform to the approved site plan shall constitute a violation of this Ordinance.

#### **14.11 EXPIRATION OF SITE PLAN APPROVAL**

- A. An approved site plan shall be valid for a period of one (1) year from the date of approval. If construction or the permitted use has not commenced and proceeded meaningfully toward completion by the end of this one (1) year, the site plan approval shall expire. The Planning Commission may, at its discretion, extend the approved site plan for one (1) additional year if requested to do so in writing by the applicant and if there is good reason to believe that the applicant will in fact commence construction of the permitted use and proceed meaningfully toward completion by the end of the second year. Such extension must be requested in writing by the applicant and granted by the Planning Commission prior to the site plan approval expiring pursuant to this section. No extension of approval shall be granted to a site plan approval that has expired.
- B. Once construction has been completed and the site plan has been complied with, an approved site plan shall be valid for as long as the approved site plan continues to be complied with in accordance with the terms and conditions of the approval. The site plan will remain in full force and effect until replaced or superseded by a subsequent site plan.

#### **14.12 AMENDMENTS**