

lished or observed thereon, the extent of the use of any streets or highways, upon which the proposed subdivision abuts, by motor or other vehicles and pedestrians, and the effect of the proposed subdivision upon the public welfare, with particular reference to the district of which the proposed subdivision is a part; and, irrespective of the minimum requirements of any zoning regulations, shall disapprove any subdivision which would be detrimental to such public welfare.

Section 2. This act shall take effect immediately.

Act effective immediately.

APPROVED—The 4th day of April, A. D. 1956.

GEORGE M. LEADER

No. 458

AN ACT

Amending the act of June twenty-four, one thousand nine hundred thirty-one (Pamphlet Laws 1206), entitled "An act concerning townships of the first class; amending, revising, consolidating, and changing the law relating thereto," providing for the release of land subdivision improvement encumbrances in certain instances.

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

The First Class Township Code.

Section 1. Subsection (c) of section three thousand sixty-six, act of June twenty-four, one thousand nine hundred thirty-one (Pamphlet Laws 1206), known as "The First Class Township Code," re-enacted, amended and revised May twenty-seven, one thousand nine hundred forty-nine (Pamphlet Laws 1955), is amended to read:

Subsection (c), section 3066, act of June 24, 1931, P. L. 1206, re-enacted, amended and revised May 27, 1949, P. L. 1955, further amended.

Section 3066. Subdivisions Wherein Lots Abut Existing Streets of Insufficient Width or Proposed Streets.—

\* \* \* \* \*

(c) Improvements or Guarantee Thereof Prerequisite to Approval of Plan.—Before approving any subdivision plan for recording, the board of township commissioners shall either require that the necessary grading, paving and other street improvements, including where specified by the board, curbs, sidewalks, street lights, fire hydrants, water mains, sanitary sewers and storm sewers, shall have been installed in strict accordance with the standards and specifications of the township, or that the township be assured by means of a proper completion guarantee in the form of a bond or the deposit of funds or securities in escrow sufficient to cover the cost of the

required improvements, as estimated by the township engineer, that the said improvements will subsequently be installed by the owner. *Where the subdivision plan has been approved and recorded, either after the specified improvements have been completed and approved by the Board of Township Commissioners, or if prior to completion upon proper completion guarantee as aforesaid, purchasers and mortgagees of lots in the subdivision, with or without buildings thereon or on any of them, shall be relieved of any and all liability for any deficiency in lack of or failure to complete the improvements above mentioned as set out in said plan or required as a condition precedent to the approval of the plan of a subdivision, and any failure to complete or properly complete said improvements shall not encumber any or all of the lots in the subdivision.*

Act effective immediately.

Section 2. This act shall take effect immediately.

APPROVED—The 4th day of April, A. D. 1956.

GEORGE M. LEADER

No. 459

AN ACT

Amending the act of May four, one thousand nine hundred twenty-seven (Pamphlet Laws 519), entitled "An act concerning boroughs, and revising, amending, and consolidating the law relating to boroughs," providing for the release of land subdivision improvement encumbrances in certain instances.

The Borough Code.

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

Subsection (c), section 1676, act of May 4, 1927, P. L. 519, added July 19, 1951, P. L. 1026, further amended.

Section 1. Subsection (c) of section one thousand six hundred seventy-six, act of May four, one thousand nine hundred twenty-seven (Pamphlet Laws 519), known as "The Borough Code," added July nineteen, one thousand nine hundred fifty-one (Pamphlet Laws 1026), is amended to read:

Section 1676. Subdivisions Wherein Lots Abut Existing Streets of Insufficient Width or Proposed Streets.—

\* \* \* \* \*

(c) Improvements or Guarantee Thereof Prerequisite to Approval of Plan. Before approving any subdivision plan, council shall require, either that the necessary grading, paving, and other street improvements, including, where specified by council, curbs, sidewalks, street lights, fire hydrants, water mains, sanitary sewers and storm sewers, shall have been installed in strict accordance with the standards and specifications of the borough,