

**PROCEDURES FOR REVISIONS/CHANGES
IN A PLANNED RESIDENTIAL DEVELOPMENT (PRD)**

In Chong Kane and Richard Baumbach v. Supervisors of Township of Spring, 776 A.2d 324 (2001), the Pennsylvania Commonwealth Court held that the underlying zoning for a property no longer applies to the property once a PRD Plan is approved and is recorded in the Office of the Recorder of Deeds of the County. Therefore, the Middletown Township Zoning Hearing Board does not have jurisdiction to grant any zoning relief to properties located in an approved PRD.

If a property owner in a PRD desires to make any use or dimensional changes to his or her property located in the PRD, the owner must comply with the procedures, if any, contained in the PRD Declaration and related documents.

The four PRD developments in Middletown Township are:

- Alverno Valley Farms
- Glen Loch
- Mews at Darlington Valley
- Old Mill Pointe