

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1764 Session of 2025

INTRODUCED BY MADDEN, FREEMAN, PROBST, T. DAVIS, WEBSTER, HILL-
EVANS, HOWARD, D. WILLIAMS, CIRESI, OTTEN, BRENNAN,
SCHLOSSBERG AND CURRY, JULY 24, 2025

REFERRED TO COMMITTEE ON LOCAL GOVERNMENT, JULY 24, 2025

AN ACT

1 Amending the act of July 31, 1968 (P.L.805, No.247), entitled
2 "An act to empower cities of the second class A, and third
3 class, boroughs, incorporated towns, townships of the first
4 and second classes including those within a county of the
5 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," in subdivision and land development,
21 providing for potentially impacted municipalities and further
22 providing for approval of plats and for completion of
23 improvements or guarantee thereof prerequisite to final plat
24 approval; providing for developments of regional significance
25 and impact; and, in zoning hearing board and other
26 administrative proceedings, further providing for
27 jurisdiction.

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

30 Section 1. The act of July 31, 1968 (P.L.805, No.247), known

as the Pennsylvania Municipalities Planning Code, is amended by adding a section to read:

Section 502.2. Potentially Impacted Municipalities.--(a) A person who proposes a subdivision or development of land shall, within 10 days of submitting an application for preliminary plat approval, inform the county or regional planning commission and the governing body of each contiguous municipality in writing that the person's application may constitute a development of regional significance and impact if the application proposes a development listed under section 506-B(b).

(b) Within 30 days of receiving a notification under subsection (a), a potentially impacted municipality or the county or regional planning commission may request an impact analysis under section 507-B.

Section 2. Section 508 of the act is amended by adding a paragraph to read:

Section 508. Approval of Plats.--All applications for approval of a plat (other than those governed by Article VII), whether preliminary or final, shall be acted upon by the governing body or the planning agency within such time limits as may be fixed in the subdivision and land development ordinance but the governing body or the planning agency shall render its decision and communicate it to the applicant not later than 90 days following the date of the regular meeting of the governing body or the planning agency (whichever first reviews the application) next following the date the application is filed or after a final order of court remanding an application, provided that should the said next regular meeting occur more than 30 days following the filing of the application or the final order of the court, the said 90-day period shall be measured from the

1 30th day following the day the application has been filed.

2 * * *

3 (8) If the governing body, or planning agency designated
4 to review applications under this article, requires an
5 applicant to prepare and remit an impact analysis under
6 Article V-B within 45 days of receipt of a preliminary
7 application for approval of a plat, the period for review
8 under this section shall not begin until the municipality
9 determines that the proposed development is not a development
10 of regional significance and impact or the applicant submits
11 a written mitigation plan under section 509-B. If a
12 municipality determines that the proposed development is not
13 a development of regional significance and impact, the period
14 of review shall be 90 days and begin on the date that the
15 decision is communicated to the applicant. If a mitigation
16 plan is required, the period of review shall be 120 days and
17 shall begin on the date that the applicant submits the
18 mitigation plan.

19 Section 3. Section 509(a) of the act is amended to read:

20 Section 509. Completion of Improvements or Guarantee Thereof
21 Prerequisite to Final Plat Approval.--(a) [No] In addition to
22 any condition imposed by a decision under section 511-B(d)(2),
23 no plat shall be finally approved unless the streets shown on
24 such plat have been improved to a mud-free or otherwise
25 permanently passable condition, or improved as may be required
26 by the subdivision and land development ordinance and any
27 walkways, curbs, gutters, street lights, fire hydrants, shade
28 trees, water mains, sanitary sewers, storm sewers and other
29 improvements as may be required by the subdivision and land
30 development ordinance have been installed in accordance with

1 such ordinance. In lieu of the completion of any improvements
2 required as a condition for the final approval of a plat,
3 including improvements or fees required pursuant to section
4 509(i), the subdivision and land development ordinance shall
5 provide for the deposit with the municipality of financial
6 security in an amount sufficient to cover the costs of such
7 improvements or common amenities including, but not limited to,
8 roads, storm water detention and/or retention basins and other
9 related drainage facilities, recreational facilities, open space
10 improvements, or buffer or screen plantings which may be
11 required. The applicant shall not be required to provide
12 financial security for the costs of any improvements for which
13 financial security is required by and provided to the Department
14 of Transportation in connection with the issuance of a highway
15 occupancy permit pursuant to section 420 of the act of June 1,
16 1945 (P.L.1242, No.428), known as the "State Highway Law."

17 * * *

18 Section 4. The act is amended by adding an article to read:

19 ARTICLE V-B

20 DEVELOPMENTS OF REGIONAL SIGNIFICANCE AND IMPACT

21 Section 501-B. Purposes.

22 The purposes of this article are:

23 (1) To authorize a comprehensive and coordinated review
24 by a municipality regarding a proposed development of
25 regional significance and impact.

26 (2) To evaluate and mitigate potentially adverse impacts
27 on community services, the economy, the environment,
28 community character, transportation and infrastructure as a
29 result of a development of regional significance and impact.

30 (3) To develop cost-effective and reasonable

accountability measures regarding a development of regional significance and impact.

(4) To encourage timely, well-communicated and well-coordinated procedures to consider and authorize a development of regional significance and impact.

(5) To encourage planning consistent with section 27 of Article I of the Constitution of Pennsylvania.

Section 502-B. Definitions.

The following words and phrases when used in this article shall have the meanings given to them in this section unless the context clearly indicates otherwise:

"Department." The Department of Transportation of the Commonwealth.

"Earth disturbance activity." A construction or other human activity, done for the purpose of land development, that disturbs the surface of land.

"Host municipality." A municipality in which a proposed land development will be located.

"Intermodal terminal." An area or building where the transportation mode for freight or passengers changes.

"Petroleum storage facility." A facility used to store gasoline, motor fuel or other petroleum products with a capacity of more than:

(1) fifty thousand barrels, if the facility is within 1,000 feet of a water supply; or

(2) two hundred thousand barrels.

"Quarry." An open excavation used for extracting minerals, rock, stone, sand, gravel or building materials.

"Truck stop facility." An establishment that provides fuel, parking and related goods and services to primarily support

1 truck transportation with at least:

2 (1) six diesel pumps;

3 (2) five acres of truck parking; or

4 (3) twenty truck parking spaces.

5 "Warehouse facility." A logistical, storage or distribution
6 facility, including a truck terminal, fulfillment center or
7 facility containing cross docking operations.

8 "Waste-handling facility." A structure or system designed
9 for the collection, processing or disposal of solid waste,
10 including hazardous wastes. The term includes a transfer
11 station, processing plant, recycling plant and disposal system.

12 Section 503-B. Applicability of article.

13 Unless this article specifically provides to the contrary,
14 this article supplements this act and does not supersede any
15 other provision of this act or other law.

16 Section 504-B. Scope of article.

17 (a) Nonapplicability.--This article shall not apply to a
18 person or legal entity that is regulated by any of the following
19 acts:

20 (1) The act of May 31, 1945 (P.L.1198, No.418), known as
21 the Surface Mining Conservation and Reclamation Act.

22 (2) The act of April 27, 1966 (1st Sp.Sess., P.L.31,
23 No.1), known as The Bituminous Mine Subsidence and Land
24 Conservation Act.

25 (3) The act of September 24, 1968 (P.L.1040, No.318),
26 known as the Coal Refuse Disposal Control Act.

27 (4) The act of December 18, 1984 (P.L.1069, No.214),
28 known as the Coal and Gas Resource Coordination Act.

29 (5) The act of December 19, 1984 (P.L.1093, No.219),
30 known as the Noncoal Surface Mining Conservation and

1 Reclamation Act.

2 (6) 58 Pa.C.S. Ch. 32 (relating to development).

3 (b) Construction.--

4 (1) If a land development specified in section 506-B
5 requires access to a State highway, nothing in this article
6 shall be construed to supersede the department's exclusive
7 jurisdiction over the State highway system or to modify the
8 requirements in the department's regulations relating to
9 highway occupancy permits.

10 (2) A developer seeking access to a State highway must
11 submit a complete highway occupancy permit application to the
12 department's electronic permitting system, including the
13 submission of a transportation impact study in accordance
14 with the department's guidelines.

15 Section 505-B. (Reserved).

16 Section 506-B. Impact analysis.

17 (a) Duty to prepare.--The governing body of a host
18 municipality, or the planning agency designated to review
19 applications under Article V on behalf of a host municipality,
20 shall require an applicant to prepare and submit an impact
21 analysis under section 507-B as a condition of receiving
22 preliminary approval for land development if the governing body
23 or planning agency determines that it is reasonably likely that
24 subsection (b) applies or the governing body or planning agency
25 has received a notification from a county or regional planning
26 agency under section 502.2(b).

27 (b) Types of development.--An impact analysis under section
28 507-B shall be required if a proposed land development consists
29 of any of the following:

30 (1) an airport;

1 (2) an intermodal terminal;

2 (3) a petroleum storage facility;

3 (4) a waste-handling facility or the cumulative
4 expansion of an existing waste-handling facility that occurs
5 during any three-year period and creates a significant
6 degradation in the level of service with respect to traffic
7 impact, as determined by regulations established by the
8 department;

9 (5) a quarry or the cumulative expansion of an existing
10 quarry that occurs during any three-year period and creates a
11 significant degradation in the level of service with respect
12 to traffic impact, as determined by regulations established
13 by the department;

14 (6) a truck stop facility that creates a significant
15 degradation in the level of service with respect to traffic
16 impact, as determined by regulations established by the
17 department;

18 (7) a warehouse facility that creates a significant
19 degradation in the level of service with respect to traffic
20 impact as determined by regulations established by the
21 department;

22 (8) a land development in a watershed that is unstudied
23 under the act of October 4, 1978 (P.L.864, No.167), known as
24 the Storm Water Management Act, and involves at least 100
25 acres of contributory watershed that is upstream from the
26 land development and at least 25 acres in total land area of
27 earth disturbance activity associated with the land
28 development;

29 (9) a land development in which the permittees of the
30 receiving sewerage facilities for the development have

1 submitted information that documents that the existing
2 collection, conveyance and treatment system have an existing
3 hydraulic or organic overload or five-year projected
4 overload;

5 (10) a land development in which the permittees of the
6 collection, conveyance and treatment system receiving
7 facilities have certified to the host municipality that there
8 is not capacity to receive and treat sewage flows from the
9 development or that the additional wasteload from the
10 development will create a hydraulic or organic overload or
11 five-year projected overload; or

12 (11) a land development within a host municipality that
13 will result in:

14 (i) In the case of a municipality with a population
15 of 10,000 or more as determined by the most current
16 decennial census:

17 (A) the generation of 3,000 or more average
18 daily trips or 1,500 vehicles per day; or

19 (B) a significant impact on highway safety or
20 traffic flow, as determined by standards established
21 by the department.

22 (ii) In the case of a municipality with a population
23 of less than 10,000 as determined by the most current
24 decennial census:

25 (A) a significant impact on highway safety or
26 traffic flow, as determined by standards established
27 by the department;

28 (B) the generation of 3,000 or more average
29 daily trips or 1,500 vehicles per day;

30 (C) the generation of 100 or more vehicle trips

1 entering or exiting the development during any one-
2 hour time period of any day of the week; or

3 (D) for an existing site being redeveloped, the
4 generation of 100 or more additional vehicle trips
5 entering or exiting the development during any one-
6 hour time period of any day of the week.

7 Section 507-B. Contents of impact analysis.

8 (a) Submission.--An applicant shall submit an impact
9 analysis to the host municipality as required by section 506-B.

10 (b) Costs.--An applicant shall be responsible for all costs
11 involving the preparation and review of the impact analysis.

12 (c) Contents.--An impact analysis under this section shall
13 analyze the effect of the proposed land development on the host
14 municipality and other affected municipalities and shall address
15 all of the following:

16 (1) A list of contiguous and affected municipalities and
17 counties as determined by the applicant.

18 (2) The financial impact regarding any expanded
19 emergency and infrastructure services, including services
20 regarding police, fire, ambulance, medical care, sewer,
21 water, transportation and utilities.

22 (3) The disturbance of agricultural areas, forested
23 areas and greenfields.

24 (4) The effect on natural resources, historic resources
25 and tourism, including parks, open spaces, historic
26 structures, ethnic heritage sites, the character of
27 neighborhoods and areas, historic landscapes, scenic views
28 and wildlife habitats.

29 (5) The effect on residential housing opportunities,
30 including property values and the potential number and

1 character of new housing units.

2 (6) The redevelopment of brownfields or greyfields.

3 (7) The likelihood that the proposed land development
4 will spur other land development in the area.

5 (8) Subject to traffic impact guidelines developed by
6 the department, the effect on transportation and
7 transportation infrastructure. Consideration shall be given
8 to trip generation, trip distribution and area
9 municipalities.

10 (9) Any other matter that is required by an applicable
11 provision in the municipal or multimunicipal ordinance that
12 governs the host municipality or that is covered by an
13 applicable provision in the municipal, multimunicipal or
14 county comprehensive plan for the host municipality.

15 (d) Distribution.--The impact analysis shall be distributed
16 to all contiguous and affected municipalities and counties as
17 described in subsection (c) (1) at least 10 days prior to the
18 public hearing in section 508-B.

19 Section 508-B. Classification as development of regional
20 significance and impact.

21 (a) Notice of public hearing.--

22 (1) In addition to any other notice requirement under
23 this act, a host municipality shall provide timely written
24 notice of the public hearing under this section to:

25 (i) each contiguous municipality; and

26 (ii) each municipality that is potentially impacted
27 by the proposed land development and identified in the
28 impact analysis under section 507-B.

29 (2) The notice shall specify that the host municipality
30 is considering whether to classify the proposed land

1 development as a development of regional significance and
2 impact.

3 (b) Public hearing.--

4 (1) A host municipality shall conduct a public hearing
5 to review the impact analysis under section 507-B and
6 determine whether the proposed land development is a
7 development of regional significance and impact.

8 (2) A representative from a municipality receiving
9 notice under subsection (a) may provide public comment to the
10 host municipality regarding the issue of whether to classify
11 the proposed land development as a development of regional
12 significance and impact.

13 (c) Decision.--The process by which a host municipality
14 decides whether to classify a proposed land development as a
15 development of regional significance and impact shall include
16 the following:

17 (1) The host municipality shall specifically consider
18 the potential direct impacts on other municipalities.

19 (2) The host municipality shall issue its decision in
20 writing and provide specific reasons supporting its decision.

21 (d) Effect.--Once a proposed land development is classified
22 as a development of regional significance and impact, the
23 proposed land development shall be subject to the provisions of
24 this article.

25 (e) Waiver.--The requirements of subsections (a), (b) and
26 (c) may be waived if the applicant agrees in writing with the
27 host municipality's proposed designation that the application
28 constitutes a development of regional significance and impact
29 for the purposes of this article.

30 Section 509-B. Mitigation plan.

1 (a) Submission.--An applicant must submit to the host
2 municipality a written mitigation plan that explains the nature
3 and extent of mitigation efforts to address any known or
4 potential harm or negative effect cited by the host municipality
5 in the classification of the proposed land development as a
6 development of regional significance and impact under section
7 508-B.

8 (b) Professional review.--An applicant must demonstrate that
9 the mitigation plan submitted under this section has been
10 reviewed and written comments have been prepared for the host
11 municipality regarding the effect of the proposed mitigation
12 measures on the public health, safety and welfare by:

13 (1) A traffic engineer.

14 (2) An individual who is:

15 (i) licensed in this Commonwealth to perform
16 services or activities related to the provisions of this
17 article; and

18 (ii) qualified by training and experience to perform
19 such services or activities with technical competence.

20 (c) Costs.--An applicant shall pay for all costs involving
21 the preparation and review of the mitigation plan.

22 Section 510-B. Coordinated and expedited review.

23 (a) Request.--An applicant may request a coordinated and
24 expedited review of any aspect of a proposed development of
25 regional significance and impact by the department, the
26 Department of Environmental Protection or any other governmental
27 entity whose approval is required for the proposed development.

28 (b) Governmental cooperation.--The department, the
29 Department of Environmental Protection or any other governmental
30 entity whose approval is required for the proposed land

1 development shall ensure adequate communication and cooperation
2 by and between the governmental entities.

3 (c) Submission of information.--In consultation with the
4 department, the Department of Environmental Protection or any
5 other governmental entity whose approval is required for the
6 proposed land development, an applicant shall submit to each
7 governmental entity the necessary information for review of the
8 proposed land development.

9 (d) Report.--Within 45 days after submission of all the
10 necessary information under subsection (c) for a coordinated and
11 expedited review, a governmental entity receiving the
12 information shall prepare a written report of findings, comments
13 and recommendations regarding the proposed land development and
14 send the report to the applicant and host municipality.

15 (e) Discretion of governmental entity.--

16 (1) Nothing in this section shall be construed to
17 require the department, the Department of Environmental
18 Protection or any other governmental entity whose approval is
19 required for the proposed land development to conduct a
20 coordinated and expedited review.

21 (2) Upon the written consent of the applicant, the
22 department, the Department of Environmental Protection or
23 other governmental entity whose approval is required for the
24 proposed land development may extend the time period under
25 subsection (d).

26 (f) Fees.--

27 (1) An applicant shall pay for all fees involving
28 coordinated and expedited review of a proposed development of
29 regional significance and impact under this section.

30 (2) Unless the applicant agrees otherwise, if the

department, the Department of Environmental Protection or any other governmental entity whose approval is required for the proposed land development cannot complete the coordinated and expedited review and submit the report within the time period under subsection (d), the governmental entity shall return to the applicant the full amount of the fee collected under this section.

Section 511-B. Municipal review and decision.

(a) Hearing required.--The host municipality shall conduct a hearing to review a proposed development of regional significance and impact.

(b) Considerations.--At the hearing the host municipality shall consider all of the following:

(1) Subject to subsection (c), testimony and other information from:

(i) The department.

(ii) The Department of Environmental Protection.

(iii) Other governmental entities whose approval is required for the proposed land development.

(iv) The county in which the host municipality is located.

(v) Contiguous municipalities.

(vi) Municipalities that are potentially impacted by the proposed land development.

(vii) Area school districts potentially impacted by the proposed land development.

(viii) Concerned individuals, municipal and regional planners, engineers, persons potentially impacted by the proposed land development and other persons as determined by the host municipality.

1 (2) The impact analysis under section 507-B and other
2 reports concerning the proposed land development.

3 (3) The mitigation plan under section 509-B.

4 (4) Whether the proposed land development is consistent
5 with an applicable provision in:

6 (i) a municipal, multimunicipal or county
7 comprehensive plan; and

8 (ii) a municipal or multimunicipal ordinance or
9 regulation.

10 (5) The totality of impacts regarding the proposed land
11 development and the cumulative effect of development on the
12 host municipality and affected municipalities.

13 (c) Testimony.--The host municipality may limit the
14 testimony to be presented at the hearing if the testimony is
15 repetitive.

16 (d) Decision.--Based on the testimony and other information
17 received with respect to a proposed development of regional
18 significance and impact, the host municipality shall render a
19 written decision under this section within 120 days of the
20 submission of the mitigation plan. The host municipality's
21 decision may:

22 (1) Approve the proposed development.

23 (2) Approve the proposed development with conditions
24 attached. A condition shall be reasonably fashioned to
25 mitigate any impact or additional impact attributable to the
26 proposed development and shall bear a direct relationship to
27 the burden being imposed by the proposed development. A
28 condition may include offsite improvements to public
29 facilities. A condition may not involve any of the following:

30 (i) The correction of an existing deficiency in the

1 environment or public infrastructure.

2 (ii) A contribution or payment for the acquisition
3 of land or expansion of public facilities, unless the
4 host municipality's municipal ordinance contains the same
5 or a similar condition for development that is not
6 subject to this article.

7 (iii) The contribution or payment associated with
8 the cost of a municipal improvement that exceeds the
9 proposed development's proportionate share of the cost
10 established under this article or any applicable
11 provision of this act or other law or ordinance. By
12 accepting the proposed development's proportionate share,
13 the host municipality assures that the municipal
14 improvement will be made without any additional
15 contribution or payment from the applicant for that
16 purpose.

17 (3) Disapprove the proposed development.

18 (e) Reasons.--The host municipality shall provide specific
19 reasons that support its decision under subsection (d).

20 (f) Conditions of approval.--A condition imposed under
21 subsection (d)(2) shall be deemed an improvement or other
22 condition necessary for final approval under section 509.

23 Section 512-B. Additional standards and criteria.

24 (a) Ordinance.--Nothing in this article shall be construed
25 to restrict a municipality from establishing additional
26 standards and criteria under this article by ordinance, in
27 conformity with this act, including:

28 (1) thresholds under subsection 506-B;

29 (2) the contents of an impact analysis under section
30 507-B(c);

1 (3) the classification of a development of regional
2 significance and impact under section 508-B; and

3 (4) considerations under section 511-B(b).

4 (b) Adoption of ordinance.--

5 (1) Before voting on the enactment or amendment of a
6 proposed ordinance under this section, the governing body
7 shall hold a public hearing on the proposed ordinance
8 pursuant to public notice. A brief summary stating the
9 principal provisions of the proposed ordinance and a
10 reference to the place within the municipality where copies
11 of the proposed ordinance may be secured or examined shall be
12 incorporated in the public notice.

13 (2) Unless the proposed ordinance was prepared by the
14 planning agency, the governing body shall submit the
15 ordinance to the planning agency at least 30 days prior to
16 the hearing on the ordinance to provide the planning agency
17 an opportunity to submit recommendations.

18 (3) If a county or regional planning agency exists for
19 the county in which the municipality adopting the ordinance
20 is located, the municipality shall submit, at least 30 days
21 prior to the public hearing on the ordinance, the proposed
22 ordinance to the county or regional planning agency for
23 recommendations.

24 (4) Within 30 days after adoption, the governing body of
25 a municipality, other than a county, shall forward a
26 certified copy of the ordinance to the county planning agency
27 or, in a county where no planning agency exists, to the
28 governing body of the county in which the municipality is
29 located.

30 (c) Changes.--Changes in the ordinance shall affect

1 applications as provided in section 508(4).

2 Section 513-B. Financial considerations.

3 (a) Applicant costs.--The host municipality or the county in
4 which the host municipality is located may provide financial
5 incentives to an applicant to mitigate the costs regarding an
6 impact analysis, a mitigation plan or a coordinated and
7 expedited review of a proposed development of regional
8 significance and impact.

9 (b) Revenue sharing.--The host municipality shall develop a
10 revenue sharing plan for contiguous municipalities adversely
11 affected by an approved development of regional significance and
12 impact as a result of additional expenses incurred for police
13 and fire protection, medical services, road maintenance and
14 infrastructure.

15 (c) Professional review.--If a host municipality lacks
16 capacity regarding the professional review of the proposed land
17 development plans, the impact analysis or the mitigation plan,
18 the county in which the host municipality is located shall
19 determine whether and the extent to which the county can assist
20 the host municipality with the professional review.

21 Section 514-B. Notice generally.

22 Except as otherwise provided in this article, this act shall
23 govern notice of a public hearing, hearing or decision. Written
24 notice shall be given to the applicant, an owner of property
25 that is contiguous to the proposed land development and other
26 person requesting a copy of the notice. A municipality shall
27 provide, as appropriate, timely written notification to a
28 contiguous municipality, municipality or area school district
29 potentially impacted by the proposed land development.

30 Section 515-B. Appeals.

1 (a) Jurisdiction.--An appeal of a decision under section
2 511-B must be filed with the court of common pleas of the county
3 in which the host municipality which made the decision is
4 located.

5 (b) Parties.--An appeal under this section shall be limited
6 to those parties that appeared before the host municipality at
7 the hearing.

8 (c) Review.--The review of the decision under section 511-B
9 shall be governed by Article X-A.

10 (d) Mediation.--Parties to a contested case may use
11 mediation as an aid to a formal appeal, in which case the
12 provisions of section 908.1 shall govern.

13 Section 5. Section 909.1(b) of the act is amended by adding
14 a paragraph to read:

15 Section 909.1. Jurisdiction.--* * *

16 (b) The governing body or, except as to clauses (3), (4) and
17 (5), the planning agency, if designated, shall have exclusive
18 jurisdiction to hear and render final adjudications in the
19 following matters:

20 * * *

21 (8) Applications for a proposed land development under
22 Article V-B.

23 Section 6. This act shall take effect in six months.