

Section 22.3 Vested Right

A. General. Nothing in this Ordinance shall be interpreted or construed to give rise to any permanent vested rights in the continuation of any particular use, District, zoning classification or any permissible activities therein, and they are hereby declared to be subject to subsequent amendment, change or modification as may be necessary to the preservation or protection of public health, safety, and welfare, except as otherwise provided in Article 6, Nonconforming Lots, Uses and Structures.

B. Construction in Progress. Nothing in this Ordinance shall be interpreted or construed to give rise to any permanent vested rights in the continuation of the construction of a building, structure or use unless and until all of the following occurs:

1. Any and all applicable Township zoning, building codes, and other applicable approvals and permits have been obtained.
2. Excavation and site plan preparation work have occurred, and the buildings and structures involved have been lawfully commenced and are at a point of substantial construction. If no building or substantial structure is involved, site preparation and excavation have occurred, and the use has been substantially and lawfully commenced.