

55-128. FINAL APPROVAL PREREQUISITES.

Prior to the granting of final approval of any subdivision or cluster development and prior to the issuance of any building permits for any land use, including land uses which require site plan approval pursuant to this chapter, and any residence or other use of property on an unimproved street or where any off-tract improvements have not then been installed, the developer shall pay his pro rata share of the cost of providing any reasonable and necessary street improvements and water, sewerage and drainage facilities and easements therefor located outside the property limits of the development but necessitated or required by construction or improvements within the development. All payments shall be in the manner provided in § 55-130 below, it being the intent of this section that the developer bear that portion of the cost which bears a rational nexus between the needs created by the development and/or the benefits conferred upon such development.