

NESCOPECK TOWNSHIP
LUZERNE COUNTY, PENNSYLVANIA

ORDINANCE NO. 14-1

AN ORDINANCE AMENDING THE NESCOPECK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE TO PROVIDE A WAIVER FOR REVERSE SUBDIVISIONS.

BE IT HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Nescopeck Township, Luzerne County, Pennsylvania, by authority of and pursuant to the provisions of Act of 1968, P.L. 805, No. 247 of the General Assembly of the Commonwealth of Pennsylvania, approved July 31, 1968, as reenacted and amended, known and cited as the "Pennsylvania Municipalities Planning Code," as follows:

The Nescopeck Township Subdivision and Land Development Ordinance of January 10, 2007, As amended, is hereby amended as follows:

→ **ITEM 1 - Amend and add the following definitions in §204 to read as follows:**

A. Amend:

ADD-ON SUBDIVISION - See *lot improvement subdivision* and *reverse subdivision*.

LOT IMPROVEMENT SUBDIVISION - The realignment of lot lines or the transfer of land to increase the size of an existing lot provided the grantor's remaining parcel complies with all provisions of this Ordinance AND no new lots are created. This does not include a *reverse subdivision*.

SUBDIVISION - The division or redivision of a lot, tract, or parcel of land by any means into two (2) or more lots, tracts, parcels or other divisions of land including changes in existing lot lines for the purpose, whether immediate or future, of lease, partition by the court for distribution to heirs or devisees, transfer of ownership or building or lot development: Provided however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten (10) acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

A. MINOR SUBDIVISION - A subdivision that creates five (5) lots or less, or the cumulative development on a lot by lot basis for a total of five (5) lots or less of any original tract of record (i.e. not subdivided or developed subsequent to the effective date of the original Township Subdivision Ordinance); and which does not require the construction or extension of any streets or municipal facilities and creates no public or private community facilities such as, but not limited to, stormwater control facilities, a central water supply, a central sewage disposal system, streets or other improvements.

B. MAJOR SUBDIVISION - Any subdivision that is not a minor subdivision as defined in Subsection A above..

B. Add:

REVERSE SUBDIVISION: The combination of contiguous parcels which are described in a deed on file with the Luzerne County Recorder of Deeds and which results in the negation or removal of a previous existing lot line, but does result in any other lot line changes to the lots involved.

SUBDIVISION, LOT IMPROVEMENT - See *lot improvement subdivision*.

SUBDIVISION, REVERSE - See *reverse subdivision*.