

LEHIGH TOWNSHIP
WAYNE COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE LEHIGH TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF APRIL 3, 2012, TO REVISE LOT IMPROVEMENT SUBDIVISION REQUIREMENTS.

BE IT HEREBY ORDAINED AND ENACTED by the Board of Supervisors of Lehigh Township, Wayne 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," that the Lehigh Township Subdivision and Land Development Ordinance of April 3, 2012, as amended, is hereby amended as follows:

☞ ITEM 1 - Replace §308 (Minor Plans for Lot Line Adjustments and Revisions to Previously Approved Plans) in its entirety with the following revised §308:

§308 Lot Improvement Subdivisions

1. Combination of Lots of Record

- A. Submission - Lot improvement subdivisions which involve the combination of adjoining lots of record under the same current ownership and which are shown on a map on file at the office of the Wayne County Recorder of Deeds and which do not involve the creation of any new lot lines, may be submitted directly to the Board of Supervisors.
- B. Certification of Recorded Map - The applicant shall certify to the Board that the subject map is, in fact, on record.
- C. Owners Affidavit - A new map for such lot improvements shall not be required; however, the combination shall be effected by the execution of an "Owners Affidavit" for same which shall be recorded with the Wayne County Recorder of Deeds upon the signature of the applicant and the Board of Supervisors.
- D. Form of Affidavit - The "Owner's Affidavit" shall be in such form as required by the Board of Supervisors upon the recommendation of the Township Solicitor and shall include a reference to the lot numbers of the subject lots and the Plat Book and page number where the map is recorded. The "Owners Affidavit" shall include the following language with the applicable lot designations included: "Lot/Parcel ___ shall be joined to and become an inseparable part of Lot/Parcel ___ and cannot be subdivided or sold separately or apart therefrom without prior Township approval. The combined lot shall be identified as Lot ___ R."

2. New Lot Lines

- A. Minor Subdivision Plan Required - Lot improvement subdivisions which involve the creation of new lot lines shall require a new subdivision map and shall be processed in the manner set forth in §305 of this Ordinance for Minor Subdivisions.
- B. Sewage Planning - Sewage planning modules may not be required unless additional, new sewage disposal areas are proposed.
- C. Plan Notes - The applicable notes listed in §405.2 shall be included on the map.

D. Combination Language - The lot combination language shall also be included in the deed from the grantor to the grantee, and shall also be made binding on the combined parcel(s) of the grantee via Articles of Restrictive Covenants.

3. Documents

All documents to be recorded to effect any lot improvement subdivision shall be in such form as approved by the Board of Supervisors with the recommendation of the Township Solicitor, and said documents shall be turned over to the Township Solicitor who shall record same.

4. Fee

The fee for lot improvement subdivisions shall be established by Resolution of the Board of Supervisors and shall include the costs of recording.

☞ ITEM 2 - Delete §406 (Plan Requirements for Lot Adjustment/Revision Subdivisions) in its entirety and mark the section “Reserved.”

SEVERABILITY

Should any section, subsection, clause, provision or other portion of this Ordinance be declared invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remainder of this Ordinance; the Board of Supervisors having adopted this Ordinance as if such invalid portions had not been included therein.

EFFECTIVE DATE

This Ordinance shall become effective immediately upon adoption.

BE IT HEREBY ENACTED AND ORDAINED this ____ day of _____, 2015 by the Board of Supervisors of Lehigh Township, Wayne County, Pennsylvania.

Glen Martin, Chairman

Richard Major, Vice-Chairman

Protus Phillips, Supervisor

ATTEST:

Deborah Gromlich, Secretary