

ORDINANCE NO. 3 - 93

NORTH ABINGTON TOWNSHIP  
LACKAWANNA COUNTY, PENNSYLVANIA

AN ORDINANCE AMENDING THE NORTH ABINGTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF DECEMBER 3, 1991, TO REQUIRE THE SUBMISSION OF MYLAR COPIES OF SUBDIVISION AND LAND DEVELOPMENT PLANS, THE FILING OF A "CERTIFICATION OF RECORDING" FOR APPROVED PLANS, THE INSTALLATION OF FENCING FOR CERTAIN STORMWATER CONTROL FACILITIES, AND THE ISSUANCE OF A ROAD OCCUPANCY PERMIT AS A CONDITION OF SUBDIVISION PLAN APPROVAL.

NOW THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of North Abington Township, Lackawanna County, Pennsylvania, pursuant to the authority granted by the Pennsylvania Municipalities Planning Code, that the North Abington Township Subdivision and Land Development Ordinance of December 3, 1991, is hereby amended as follows:

**-- ITEM 1: Add the following sentence to Section 204 MINOR SUBDIVISION, Subsection a. SUBMISSION:**

When the minor subdivision plan is complete and contains all the information required for approval by the Supervisors, two (2) mylar prints of the plan shall be provided to the Township by the developer.

**--ITEM 2: Amend Section 204 MINOR SUBDIVISION, Subsection c. FILING, to read as follows:**

- c. **FILING.** Upon the approval of the final minor subdivision plan, the developer shall file the plan with the Lackawanna County Recorder of Deeds within ninety (90) days of the date of endorsement by the Township Supervisors, and return to the Township the mylar copy of the approved plan and a Certification of Recording, each of which shall be signed and sealed by the Recorder of Deeds. The Recorder of Deeds shall not accept any plan for recording unless such plan officially notes the Township Supervisors' approval and is dated and signed by at least two of the Township Supervisors.

If the Subdivider fails to record the approved plan with the Recorder of Deeds within the required ninety (90) day period, the action of the Township Supervisors shall be deemed null and void, and a resubmission of the plan shall be made to the Township. No building permits or sewage permits shall be issued by the Township for any property in the subdivision until such time as the mylar plan and Certification of Recording, signed and sealed by the Recorder of Deeds, are returned to the Township.

**-- ITEM 3: Add the following sentence to Section 206 FINAL APPLICATION PROCEDURE, Subsection a. FILING:**

When the final subdivision plan is complete and contains all the information required for approval by the Supervisors, two (2) mylar prints of the plan shall be provided to the Township by the developer.

**-- ITEM 4: Amend Section 206 FINAL APPLICATION PROCEDURE, Sub-section h. RECORDING PLAT, Sub-Section 1) to read as follows:**

- 1) Upon the approval of the final plan, the developer shall file the final record plan with the Lackawanna County Recorder of Deeds within ninety (90) days of the date of endorsement by the Township Supervisors, and return to the Township the mylar copy of the approved plan and a Certification of Recording, each of which shall be signed and sealed by the Recorder of Deeds. The Recorder of Deeds shall not accept any plat for recording unless such plat officially notes the Township Supervisors' approval and is dated and signed by at least two of the Township Supervisors.

If the Subdivider fails to record the approved plan with the Recorder of Deeds within the required ninety (90) day period, the action of the Township Supervisors shall be deemed null and void, and a resubmission of the plan shall be made to the Township. No building permits or sewage permits shall be issued by the Township for any property in the subdivision until such time as the mylar plan and Certification of Recording, signed and sealed by the Recorder of Deeds, are returned to the Township.

**-- ITEM 5: Add the following as Sub-Section d, HIGHWAY OCCUPANCY PERMIT, to Section 204 MINOR SUBDIVISIONS:**

- d. HIGHWAY OCCUPANCY PERMIT. In the case where any lot is proposed which will require access to a public road, approval of the minor plan for same shall be conditional upon the issuance of a highway occupancy permit for the proposed access(s) by the Pennsylvania Department of Transportation or North Abington Township, as applicable.

**-- ITEM 6: Replace Section 205 MAJOR SUBDIVISIONS AND LAND DEVELOPMENTS, Sub-Section b. INFORMATION TO BE PROVIDED WITH PRELIMINARY APPLICATION, Sub-Section 1) GENERAL INFORMATION, Sub-Section d) ADDITIONAL DATA, Sub-Section 2) with the following:**

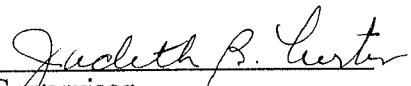
- 2) In the case where any new road or access is proposed as part of a major subdivision

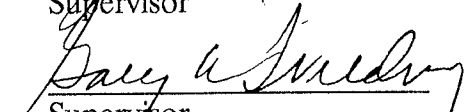
or land development, or where any lot which is part of the subdivision shall require access to a public road, approval of the preliminary plan for any such lot, subdivision or development shall be conditional upon the issuance of a highway occupancy permit for the proposed road(s) or access(s) by the Pennsylvania Department of Transportation or North Abington Township, as applicable.

**-- ITEM 7: Add the following as Subsection p) to Section 311 STORM DRAINAGE, Sub-Section b. DESIGN STANDARDS, Sub-Section 1) STORMWATER COLLECTION SYSTEM:**

- p) Fencing. The Board of Supervisors may, with the advice of the Township Planning Commission and the Township Engineer, require the developer to install fencing, of such design and height determined adequate by the Supervisors, around any stormwater detention basin, retention basin, drainage way, or other stormwater control facility which because of its location, size, slope of bank, depth or other design characteristic presents a threat to the public health, safety or welfare.


BE IT HEREBY ENACTED AND ORDAINED THIS 1st DAY OF JUNE 1993 by the Board of Supervisors of North Abington Township, Lackawanna County, Pennsylvania.

  
Supervisor

  
Supervisor

  
Supervisor

ATTEST:

  
Secretary