

ORDINANCE NO. 2019- 1

**JEFFERSON TOWNSHIP
LACKAWANNA COUNTY, PENNSYLVANIA**

**AN ORDINANCE ADDING A SECTION TO THE JEFFERSON TOWNSHIP
SUBDIVISION & LAND DEVELOPMENT REGULATIONS 1990 REGARDING LOT
IMPROVEMENT SUBDIVISIONS**

5.301 Lot Improvement Subdivisions

Lot Improvement Subdivisions which involve the combination of lots of record which are shown on a map on file with the Lackawanna County Recorder of Deeds Office shall be certified to by the applicant. A new map for such lot improvements shall not be required; however, the combination shall be effected by the execution of an owner's affidavit for the lot combination which shall be recorded with the Lackawanna County Recorder of Deeds Office upon the signature of the applicant and the approval of the Board of Supervisors. The owner's affidavit shall be in such form as required by the Board of Supervisors upon recommendation of the Township Solicitor; and shall include references to the lot numbers of the subject lots and the plat book and page where the subdivision map is recorded.

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 the Subdivision and Land Development Ordinance in Section 5.400 et seq.

All documents required to complete any lot improvement subdivision shall be in such form as approved by the Board of Supervisors with the recommendation of the Township Solicitor. The fee for lot improvement subdivisions shall be established by resolution of the Board of Supervisors and the applicant shall be responsible for any and all costs attributable to review of the plan.

All deeds shall contain the following provision: Lot ___ shall be joined to and become an inseparable part of Lot ___ as recorded in Deed Book Volume ___, Page ___, and cannot be further subdivided, conveyed or sold separately or apart therefrom without prior Township approval. Township approval is being granted for recording purposes only. The applicant shall be responsible for recording the lot combination improvement deed.

This Ordinance was duly adopted on the ___ day of _____, 2019. This Ordinance shall take effect immediately upon passage by the Board of Supervisors.

Jason Hollister, Chairman

Matthew Pendrak, Supervisor

ATTEST:

John Patterson, Supervisor

Coleen Watt, Secretary