

→ ITEM 2 - Amend §308 to read as follows:

308 Lot Improvement Subdivisions and Reverse Subdivisions (Also known as *add-on subdivisions*.)

308.1 Lot Improvement Subdivisions (See definition in §204.)

This §308.1 shall apply to 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.

- A. New Map - Lot improvement subdivisions 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; Deed - The applicable notes listed in §404.3, B of this Ordinance shall be included on the map; and the 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.
- D. Form of Documents; Recording - All documents to be recorded to effect any lot improvement subdivision shall be in such form as approved by the Township with the recommendation of the Township Solicitor, and shall be recorded in accord with §305.8
- E. Fee - The fee for lot improvement subdivisions shall be established by Resolution of the Board of Supervisors and shall include the costs of recording.

308.2 Reverse Subdivisions (See definition in §204.)

This §308.2 shall apply to 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 not result in any other lot line changes to the lots involved.

- A. Combination by Deed - A new map for reverse subdivisions shall not be required; however, the reverse subdivision shall be effected by the filing of a new deed including the combination of the affected lots.
- B. Form of Deed; Recording - The combination language in the proposed deed shall be in such form as approved by the Township with the recommendation of the Township Solicitor. The Applicant shall file the deed with the Luzerne County Recorder of Deeds within ninety (90) days of the date of endorsement of the Waiver of Reverse Subdivision by the Board of Supervisors, and provide to the Township proof of such recording within fifteen (15) days of such recording. If the Applicant fails to record the deed in the Recorder's office within the required ninety (90) day period, the action of the Township shall be deemed null and void and a re-submission of the deed shall be made to the Township.
- C. Waiver of Reverse Subdivision - Using the form approved by the Township, the Applicant shall provide a Waiver of Reverse Subdivision completed for execution by the Board of Supervisors.
- D. Fee - The fee for lot improvement subdivisions shall be established by Resolution of the Board of Supervisors and shall include the costs of recording.
- E. Submission to Township and County
 1. The reverse subdivision may be submitted directly to the Township Planning Commission at a duly convened