

meeting .

2. Submission to the Luzerne County Planning Commission shall not be required per the Reverse Subdivision Policy of the said Commission.

F. Planning Commission Review and Action Period - The Planning Commission shall review the properly submitted reverse subdivision to determine compliance with this Ordinance and take action to reject, or recommend to the Board of Supervisors, denial, approval or approval with conditions and modifications as provided in this §304.5. The Planning Commission shall make its recommendation to the Board of Supervisors and communicate in writing such recommendations to the Applicant within fifteen (15) days of when the decision was made.

1. If approval is recommended, the reverse subdivision with the recommendation for approval shall be forwarded to the Board of Supervisors.
2. If approval with conditions is recommended, such approval recommendation shall be communicated to the Board of Supervisors and the Applicant in writing along with a statement of the conditions.
3. If denial is recommended, the specific reasons for such denial, citing specific provisions of this Ordinance or other applicable statute, and date shall be communicated to the Board of Supervisors and the Applicant in writing.

G. Board of Supervisors Review and Action Period - Upon the receipt of the Planning Commission's recommendation, the Board of Supervisors shall make its decision regarding the reverse subdivision and communicate in writing such decision to the Applicant within fifteen (15) days of when the decision is made. However, in no case shall the period for Township review and action, including written communication to the Applicant, exceed ninety (90) days from the date of the meeting when the reverse subdivision was submitted to the Township Planning Commission.

H. Board of Supervisors Approval with Conditions - When a reverse subdivision is approved with conditions, such conditions shall be expressly included in the minutes of the Board of Supervisors meeting at which the reverse subdivision is considered and communicated in writing to the Applicant as provided in §308.2.G. When a reverse subdivision has been approved subject to any conditions and/or modifications and the Applicant does not agree and accept the said conditions and/or modifications in writing within fifteen (15) days of receipt of said written notice, the said conditional approval of the reverse subdivision shall become an automatic disapproval and the said plan shall be resubmitted as required by this §308.2, including a new filing fee. The written notice to the Applicant shall include the specific terms of the approval and shall note that failure to agree and accept the conditions is the reason for denial.

I. Board of Supervisors Denials - When a reverse subdivision is denied, the reasons for such denial, citing specific provisions of this Ordinance or other applicable statute, shall be expressly included in the minutes of the Board of Supervisors meeting at which the reverse subdivision is considered and communicated in writing to the Applicant as provided in §308.2.G.

→ ITEM 3 - Amend §405 to read as follows:

**405 Plan Requirements for Lot Improvement Subdivisions and Reverse Subdivisions**

**405.1 Lot Improvement Subdivisions (See definition in §204.)**

The plan requirements set forth in §404 of this Ordinance for minor subdivisions shall also apply to lot improvement subdivisions. See also §308.1.