

CHAPTER 22

SUBDIVISION AND LAND DEVELOPMENT¹

Part 1

Application Procedures

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¹Editor's Note: Ord. 1-1994, 3/1/1994, VIII, ordained:

“The present North Lebanon Township Subdivision and Land Development Ordinance is hereby repealed. The affect (sic) of this repeal shall be that the Lebanon County Subdivision and Land Development Ordinance shall become the operative ordinance of North Lebanon Township, together with the additional ordinances herein specifically mentioned to be part of the new Subdivision and Land Development Ordinance.”

“[A]dditional ordinances herein specifically mentioned to be part of the new Subdivision and Land Development Ordinance” are as follows:

1. Ord. 1-1994, §V, adopting Ord. 1B-1994, by reference [Chapter 16, Part 2].
2. Ord. 1-1994, §VI [Chapter 18, 801].
3. Ord. 1-1994, §VII [Chapter 21, 501].

Part 1

Application Procedures

§101. Separate Application to North Lebanon Municipal Authority.

Whenever a subdivision plan or land development plan is submitted for approval by the Board of Supervisors of North Lebanon Township, a separate application shall be made to the North Lebanon Township Municipal Authority relating to on-lot or municipal sewer service for the plan. All construction standards shall be met as established by the specifications and resolutions of the Authority and the developer shall comply with the payment of all applicable fees and charges as established by the Authority including, but not limited to, review fees, tapping fees and sewer permit fees. (Res. 18-1999, 8/16/1999, §13)

§102. Notice to Surrounding Property Owners.

1. Within twenty (20) days after filing a subdivision plan and/or land development plan for property located in North Lebanon Township, the party submitting the plan shall submit proof to North Lebanon Township and the Lebanon County Planning Department a copy of a letter of transmittal that has been mailed to property owners within a radius of three hundred (300) feet of the subject property notifying such property owners of such filing and notifying such property owners that the filing is available for inspection at the North Lebanon Township Building on any Monday through Friday from 8:00 a.m. to 3:00 p.m., and the applicant shall also provide to Lebanon County Planning and North Lebanon Township with a list and a map containing the names and addresses of the property owners who have been notified.
2. If the preliminary plan has been approved after meeting the above requirements of notice to the property owners and if the final plan is submitted for approval within five (5) years of the date of the approval of the preliminary plan, the developer shall not be required to mail a notice to the surrounding property owners within three hundred (300) feet of the project for the final plan submission.

(Ord. 1-2001, 2/19/2001, §XVIII; as amended by Ord. 5-2005, 12/19/2005, §XII)

§103. Application Procedures.

A subdivision plan which provides for a lot addition shall not require a planning module by North Lebanon Township provided that the following requirements are met as part of the subdivision plan approval process:

- A. The lot addition and the tract of land to which it is joined shall be combined into one legal description.
- B. The new deed shall be prepared and executed by the appropriate parties, along

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with notary, describing the newly combined as one legal description.

- C. The duly executed notarized deed shall be presented to the Board of Supervisors North Lebanon Township for review and approval at the time of processing the subdivision plan.
- D. The party applying for the subdivision approval shall pay the Township's review fees and costs, including engineering and legal fees.
- E. A note shall be added to the subdivision plan and to the deed in the form as approved by Resolution of the Board of Supervisors of North Lebanon Township.
- F. The applicant for subdivision approval shall pay for the costs of recording the deed, and the deed shall be recorded at the time that the subdivision plan is recorded in the Recorder of Deeds office in and for Lebanon County.

(Ord. 1-2006, 4/17/2006, §I)

§104. Subdivision Plan and Deed Notes Concerning Planning Modules.

1. Each subdivision plan for lot additions without planning module shall contain a note in the form that follows:

“Lot Addition Waiver Note

“As of the date of this plot plan notice recording, [*lot addition “A”*] of this subdivision is dedicated for the express purpose of being added to [*Lot No. 1*]. No portion of [*lot addition “A”*] of this subdivision has been approved by the municipality or the approving agency for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing sewage facilities planning for the [*lot addition*] of the subdivision described herein in regulations promulgated thereunder. Prior to signing, execution, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this [*lot addition*] should contact the municipality which is charged with administering the Sewage Facilities Act to determine what type of sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approvals.

“Said lot addition **MUST BE** legally merged with the tract/lot to which it is being added to. They must be combined into one tract/lot and may **not** have multiple tracts on the same deed. Any future proposal to subdivide any portion of the newly created tract must obtain all approvals from the municipality and all approving agencies.

“Lot addition **MAY NOT** be used as a separate building lot.”

2. Each deed as required by *Ord. 1-2006, 4/17/2006* [§103], shall contain the following provision:

“Any future proposal to subdivide any portion of the above described tract of land must obtain all required approvals from North Lebanon Township and such other approving agencies as may be required.”

(Res. 6-2006, 4/17/2006)

