RUCKSVILLE

Mary Lou Bucan and Dorothy Grif- ers. fiths. Others attending were: Mes- Mr. and Mrs. Carl Dewitt and

liams and the hostess. Thomas Hillyer, Davis Street, at- Mrs. Frances Tuary, Harris Hill tended the sports car convention Road, is recuperating at her home held in Philadelphia recently. Mr. after being a surgical patient in Hillyer is regional execunorth stern division.

family, Springfield, N. J., were she fell in the kitchen of her home week end guests of his father, C. F. last week. Lewis, Orchard Street.

Carol Is Ten

ents, and the guest of honor. and family in Buffalo.

to her home on Harris Hill Road the group. Fifteen attended. from Lehman where she was guest of Mrs. William Hagenbaugh.

Richard Dymond, Collingswood, Idetown N. J., was guest of his brother-in- The beautiful rosebud at the Sun-

in Lindenhurst, N. J.

General Hospital.

Mrs. Alan Sulyk and daughter Deborah, Brockton, Mass., are spending the week with Mr. and Mrs. Fred Fitser, Staub Road. Mrs. where they attended a wedding.

Has Birthday

Ruth Anne Nixon, daughter of Mr. and Mrs. James Nixon, Elm Terrace, celebrated her tenth birthday with a party at her home on Saturday, February 12. Guests were: Bonnie Baird, Debra Breakstone Jill Chernin, Barbara Long, Nancy Mathers, Ruth Owens, Do-

Mr. and Mrs. John Rydzewski morning at 7:30 A. M. and family, New York City, spent God's Church in Cincinnati, Ohio, mother, Mrs. Johanna Rydzewski, Staub Road.

Harveys Lake

"Need a New Spring Hat?" Come Shavertown to the many lamines to the Alderson Methodist Church last Sunday with a note saying the Stanley Cook has purchased the prior to a regular meeting of the sair railroad or highway, or a paramake your choice. Refreshments given their permission to solicit rish. will be served, and delicious members and any such wider than interior lots to permit between the highway and such wider than made baked goods will be on sale operations. The note went on to say General Hospital.

dore Heness is chairman, and all Dallas is also on the way with their end with his mother, Mrs. John women are invited.

Mr. Garingers' birthday.

passed away on Monday and Mrs. are all volunteers dedicated to do

Kelley on Tuesday. Mr. and Mrs. Arnold Garinger down their own life to save someand family of Berwyn spent the one's else. mond Garinger.

Mr. and Mrs. Howard Higgins Demunds Road. have been ill with virus the last Little June Mary Ostrum, Deweek. Their daughter and family munds Road, returned home from Mr. and Mrs. Lee Shepperson and Nesbitt Hospital last week. Peggy of Danville have been here to attend the funeral of Mrs. Keener. Mr. and Mrs. George Shaver, Jr. Kingston celebrating our grand- Shaver's mother on her birthday daughter Brendas' second birthday, with a combined Valentine and

bereavement.

on Sunday night Mrs. Frank Math-Mrs. Donald Sherry, Spring Gar- ers III and children Michael and den Street, entertained her card Frank IV, and Mrs. Suzane Lohn, AN ORDINANCE AND RESOLUclub at her home on Friday night. Carverton Road. The occasion TION OF FRANKLIN TOWNSHIP, Prize winners were Kate Newhart, marked the birthday of Mr. Math-

dames Margaret Dimmick, Florence family, Wilmington, Del., visited Fudge, Dorothy Tippitt, Pearl Wil- his father, Harry DeWitt, S. Pioneer Avenue, recently.

is regional executive of the Wilkes-Barre General Hospital.

Mrs. Myrtle Stromer, Harris Hill COUNTY, PENNSYLVANIA. Mr. and Mrs. Nelson Lewis and Road, sustained leg injuries when

Birthday Dinner

Mr. and Mrs. Donald Britt, Ather- tertained at Gus Genetti's Hotel on holt Drive, entertained at a party honoring the tenth birthday of their Evans, who celebrated her birthday daughter, Carol, on Saturday, Febthal that day. Guests were Mr. and Mrs. and ordinance is to assure sites ruary 13. Guests were Ruth Daley, Hillard Thomas and children, Jane suitable for building purposes and Carole Eddy, Doris Britt, Debra Britt, Bonnie Baird, Linda Fink, N. Y.; William Strange, the host-for the harmonious development of

Mrs. Bessie Olsen, Terrace Avenue, left Saturday to spend a month Mrs. Wilbur D. Morgan, Maple with her daughter, Mrs. Ida Stout Street, observed his ninth birthday on Saturday at his home. Games Mrs. Arline Bessmer has returned and refreshments were enjoyed by

law and sister, Mr. and Mrs. Calvin day morning worship service was Crane, and family, Meadowcrest, in honor of Andrea Jane, new Alan Wilkinson, Atherholt Drive, Anesi. At this same service Albert daughter of Mr. and Mrs. Donald A. has been confined to his home sev- Sweitzer 3rd, son of Mr. and Mrs. Mrs. Herbert R. Williams, Hill son of Mr. and Mrs. Roger White-Albert Sweitzer Jr., Matthew Todd, Streets entered Nesbitt Hospital on Tuesday for tests and treatment sell, were baptized by Rev. Winfield for tests and treatment. Kelley. In honor of the occasion Mr. and Mrs. Fred Case Carver- Mrs. Kenneth Calkins entertained ton Road, spent the week end with at a family dinner. Present were their and daughter-in-law, Mr. and Mrs. Roger Whitesell and Donald Case and family, son Matthew Todd, Mr. and Mrs. boulevard, court, expressway, high-Cicero, N. Y. They will spend this John Harris, Mr. and Mrs. Fred way, land and road. The word week end with another son, James, Whitesell, Janet, Freddy, Mr. and Mrs. Jerry Brown, Randy Calkins. Mrs. Wayne Long, Maple Street, Other callers were Mr. and Mrs. and stream. The word "may" is peris convalescing at home after being Kenneth Calkins and children, missive; the words "shall" and sidered by the Board to be unsuit
[Solution of the callers were Mr. and Mrs. and stream. The words "shall" and sidered by the Board to be unsuit
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[Solution of the callers were Mr. and Mrs. a surgical patient in Wilkes-Barre Marie Wright, Mrs. Clara McKenna and Bess Cooke.

Mr. and Mrs. Louis Laning Jr., with Margaret and Louis III spent the weekend in Plymouth Valley

Fernbrook

a patient in Nesbitt Hospital.

next Sunday.

atkin, Dorothy Summers and patient in Nesbitt Hospital. has returned home after being a sonnel involved in successive stages

Joan Barbuto and family, the Glenview P. M. Church, has a

days recently with his was taken ill while at school and returned home for some time

coin cards. It has been said it is up Crispell. Mr. and Mrs. Arthur Wagner to the individuals as to whom they Mrs. Norma Meeker was admitted spent Tuesday evening with Mr. give to, but Dallas feels that the re- to Geisinger Memorial Hospital, and Mrs. Raymond Garinger. It was sidents live in Dallas Township and Danville, for tests and possible should give to them, while Shaver- heart surgery. The community wishes to extend town feels they are much closer and Mr. and Mrs. James Sloan and

week-end with Mr. and Mrs. Ray- A welcome to Mr. and Mrs. Josef Reese and family of Meadowcrest to

their best, even if it means laying

Mrs. Shaver, Honored Albert and I spent Sunday in E. Overbrook Ave., entertained Mr. with her parents Mr. and Mrs. Orin birthday party. The large decorated Becken n and Mrs. Sadie Becker- cake was red and white with the

birthday candles. The family of the late Mrs. Mable | Enjoying the party were Mary Keener wish to thank all who as- Knorr, Wilkes-Barre, George Shaver sisted in any way during their Sr., Trucksville, Skip, Tom and Alan Shaver, the guest of honor and the host and hostess.

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FRANKLIN TOWNSHIP SUBDIVISION ORDINANCE FRANKLIN TOWNSHIP, LUZERNE COUNTY, PENNSYL-

LUZERNE COUNTY. PENNSYL-VANIA, REGULATING THE SUB-DIVISION AND DEVELOPMENT OF LAND AND THE CONSTRUCTION,

SECTION I — SHORT TITLE This resolution and ordinance shall be known and may be cited as the "Franklin Township Sub-Janet Evans, Holly Street, en- division Ordinance of 1965.'

SECTION II — PURPOSE OF

ORDINANCE The purpose of this resolution for the harmonious development of Ann Friedman, Patti Kush, the par- ess and the guest of honor, Trucks- Franklin Township and to provide for adequate open spaces for traffic recreation, light and air and for the proper distribution of population, thereby creating conditions favorable to the health, safety, morals and general welfare of the citizens of Franklin Township.

SECTION III — SCOPE

A. Inclusions As used in these Regulations. plural and those in the plural include the singular. The word "person" includes a corporation, unincorporated association and a partnership, as well as an individual. The word "building" inlowed by the phrase "or part thereof." The word "building" includes structure and shall be construed as if followed by the phrase "or part thereof." The word "street" includes avenue, "water-course" includes channel. creek, ditch, drain, dry run, spring "will" are mandatory.

Any individual, partnership or undertakes to plan, lay out and/ or develop a piece, parcel or tract of land as a residential industrial Willard Covert, Harris Street, is or commercial area or community. Rev. Robert Sutton, Harris Street, is merely a necessary means to the followed. will be the guest speaker at the end of assuring a satisfactory de-First Welsh Church in Plymouth velopment, the term "subdivider" is intended to include the term Andrew Opalicki, Harris Street, "developer" even though the perof the project may vary.

2. Subdivision: Holly Street, spent the week end with her brother-in-law and sister with her brother-in-law and sister weekly radio broadcast "Springs of two years, of any part, parcel or plan of the subdivision; this infor-section of two streets is less than a public water supply system, but dimensions and bearings, which pro-traffic to reach access points on the subdivision; the Glenview P. M. Church, has a public water supply system, but dimensions and bearings, which pro-traffic to reach access points on the subdivision; the subdivision in any period of the division in any period of the subdivision; the subdivision; the subdivision in any period of the subdivision; the subdivision in any period of the subdivision in any period of the subdivision in any period of the subdivision; the subdivision in any period of the subdivision in any period of the subdivision; the subdivision in any period of the subdivision in any period of the subdivision in any period of the subdivision; the subdivision in any period of the subdivisi Mr. and Mrs. John Brady, Wind- Living Water" over WNAK, Nanticare area of land by the owner or agent, coke, 730 on the dial on Wednesday either by lots or by metes and R Applications for Approximations. bounds, into lots or parcels, three or B. Applications for Approval

Beaumont

tomorrow night (Feb. 26) at 7 and Dallas Township supervisors had property of the late Mrs. Calla Par-Board.

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Home Fuel Co. 324 Dennison St.

Swoyersville Phone - 287-1117 or sale, having appurtenant roads, shown on said plan. streets, lanes, alleys and ways ded- SECTION V—DESIGN STANDARDS icated or intended to be dedicated

Notwithstanding the foregoing, the following types of transactions OPENING AND DEDICATION OF are exempt from these Regulations: ground, school, or other public use a. Any division of land into par-AGE, AND OTHER FACILITIES IN cels of two acres or more not in-CONNECTION THEREWITH, IN volving any new street, even

b. Any division of property decided by court action.

c. The sale, exchange, or other create additional building sites or year. make existing lots of lesser with or area than required by these Reginsted to the contour of the land so

d. Any sale or other transfer of a parcel upon any part of which improvements have been made prior streets shall be extended to the ulations.

3. Board: The Board of Supervisors of Franklin Township.

SECTION IV — PROCEDURE A. Preliminary Considerations 1. Regulatory:

ulations shall proceed with any affect the proposed subdivision. posed subdivision.

idential use (a) unless adequate twenty (20) feet in radii. streets or thoroughfares exists or commercial and industrial areas for or (b) in case such land is con- poses and shall be at least twenty B. Subdivider and Subdivision De- flooding drainage, objectionable intersect as nearly at right angles earth and rock formation, topogra- as possible. phy or any other feature harmful to 7. At intersections of streets the whole.

ments set forth in Sections V, VI require a larger radius. Inasmuch as the subdivision plan and VII of this report shall be

2. Advisory:

In order to make the most of property lines. the opportunities related to the subother relevant public officials prior such arcs.

1. Preliminary Plan:

division of any land lying within be avoided.

in the Alderson Methodist Church ics on Lower Demunds Road and all on Mrs. Albert Crispen and on March 5 at 7:30 P.M. Mrs. Theo-homes east toward Shavertown.

In the application subject to its receipt of an acceptable Final Plan, their terminal lots abutting the high-loss of their terminal lots ab or shall conditionally approve or say.

disagreeve the plan, setting fortl | 13. Streets shall be so laid out its reasons it is own records and that there will be unobstructed (30) feet from any street which owners and subdivider. providing the applicant with a copy. sight distances along the center said lot abuts, and at least fifteen If it be disapproved, the subdivider lines thereof, measured from a point (15) feet from side or rear lines date. shall submit a new preliminary five (5) feet above the proposed of such lot.

c. Improvements - The subdivid- bility as follows: appropriate authorities, the necess- Generally not less than six hun- Such easements shall have miniary permits to proceed with streets dred (600) feet. shall be graded, surfaced and im- Six hundred (600) feet. proved as required by the Board. c. Feeder and Residential Streets: mining the location of easements, Water and sewer lines (if any there | Three hundred (300) feet.

2. The Final Plan: ions, shall file with the Board the interest: final or record plan of the subdivision for final approval, at least Eighteen Hundred (1800) feet. two weeks prior to a regularly scheduled meeting of the Board (1000) feet. which plan shall conform in every respect with the requirements spec- feet. ified in Section IV of these Regulations. Three (3) black line or blue (300) feet. prints of the final or record plan shall be submitted accompanied by dred (100) feet.

subdivider.

cumbered. said copy of the final plan has been be not less than one hundred (100) sewer system. checked and provided that the final feet. plan is found to conform with the 16. Maximum Grades: preliminary plan as approved, will

such approval thereon in writing by than six (6) per cent. its Chairman. 1. The final or record plan of any than eight (8) per cent.

mitted for final approval.

record plan by the Board shall not distances on straight roads. be deemed to constitute or effect an 17. Minimum Grade:

more in number, for the purpose, acceptance by the public way, of the | The minimum grade of any street and such amount shall be deposited or hardship; provided such relief whether immediate or future, of dedication of any street or other gutter shall not be less than five- to the account of the Township. may be granted without detriment conveyance, transfer, improvement proposed public way, space, or area tenths (0.5) of one (1) per cent. 2. The Preliminary Plan of the to the public good and without im-

to public use or the use of pur- division shall substantially conform The Preliminary Plan of the subchasers or owners of lots fronting to the following principles and standards of design:

A. Public Sites and Open Spaces is located in whole or in part in a subdivision, the Board may require FRANKLIN TOWNSHIP, LUZERNE though there be a private easement area within the subdivision in those cases in which the Board deems such requirement to be reasonable. Where said area is not dedicated, transfer of parcels between adjoin- by the Township for a period of one

> B. Streets as to produce usable lots and streets 2. Where appropriate, proposed

boundary line of the tract being subdivided so as to eventually prowithin the vicinity.

3. Wherever there exists a dedicated or platted portion of a street | the private street or lane. or alley along a boundary of the tract being subdivided, the remain- approximately right angles to a. Grading - Recording Deeds - No der of said street or alley to the straight streets and on radial lines point and date. subdivider proposing to make or prescribed width shall be plotted on curved streets. Some variation have made a subdivision, within the proposed subdivision, from this rule is permissible, but dimensions, bearings, and corners. ship or for development. words in the singular include the area or jurisdiction of these Reg- where this would not adversely

grading before obtaining from the 4. The minimum right-of-way

will be provided by the subdividers, loading and unloading or access pur-

the health and safety of possible property line corners shall be round- such establishments of lot size re- covenants or private restrictions to corporation (or agent thereof) who residents and the community as a ed by arcs with radii of not less than fifteen (15) feet, or by chords c. The design standards, required of such arcs. For streets other than improvements and plan require- residential streets, the Board may the lot at the building setback line the acreage of the subdivision and

8. Street curbs or edges of pavebe rounded off concentrically with 9. At intersections of streets and

should consult with the Board and ty (20) feet radii or by chords of ments shall apply in the following The division in any period of to the preparation of the tentative 10. If the smaller angle of inter-

with her brother-in-law and sister, weekly radio broadcast "Springs of two years, of any part, parcel or mal review should prevent unneces- sixty (60) degrees, the radius of not a sanitary sewer system: width vide a survey of the tract.

The sum of the strong of two years, of any part, parcel or mal review should prevent unneces- sixty (60) degrees, the radius of not a sanitary sewer system: width vide a survey of the tract. erty lines shall be increased as one hundred (100) feet: area-twen- ions to the nearest established deemed advisable by the Board. ty thousand (20,000) square feet. street corners of official monuments.

siring approval of a plan of a sub- two (2) streets at one point shall neither a sanitary sewer system nor ly described of the plan.

Mr. and Mrs. David Mathers, over East Overbrook Ave., Degenerously when Sandra Goodwin submit a written application accomdivision contains or is adjacent to a one hundred (100) feet; area — ing the boundaries of the tract. Staub Road, entertained at dinner over East Overbrook Ave., De- generously when Sandia Goodwan submit a written application accoming division contains or is adjacent to a makes her call for the Heart Fund! pained by six copies of the preli- railroad, or a major highway and twenty thousand (20,000) square d. Street names. Coalshute Hill as to the coverage by Merle Newberry, son of the Don- minary plan together with two cop particularly a "Limited Access High- feet, subject to the approval of the coverage by lateral and the coverage by particularly a "Limited Access High- feet, subject to the approval of the coverage by lateral and the coverage by lateral the ambulances and fire companies. ald Newberrys, remains a patient lies of profiles, cross-sections, way," provision shall be made for State Health Department based on curves included in the plan. Coin Cards were distributed by at the General Hospital where he percolation data, and other necess- a Marginal Access Street, properly percolation tests. lled street at a distance acceptable be at a minimum of 2.0 to 1.0. b. Approval - After an application for the appropriate use of the land by the W.S.C.S.

The World Day of Prayer for the Alderson-Noven Charge will be held

Alderson-Noven Charge will be held

of a subdivision has been filed, the service will be provided to all residence of a subdivision has been filed, the Board shall review the application of any property to be dedicated or reservation.

of a subdivision has been filed, the Board shall review the application of any property to be dedicated or reservation.

Of a subdivision has been filed, the Board shall review the application of any property to be dedicated or reservation.

Of a subdivision has been filed, the Board shall review the application of any property to be dedicated or reservation.

Of a subdivision has been filed, the Board shall review the application of any property to be dedicated or reservation. in the application subject to its reallel street with the rear lines of 7. Area subject to periodic flooded for public, semi-public, or com-

grade line, to permit horizontal visi- E. Easements:

facilities are available to any lot minimum radius as follows, unless the installation of such service. prior to the sale of such lot by the topographic or other conditions are such that, in the circumstances of the particular case, the indicated a. Submission - The subdivider, radius is not feasible and the Board shall conform to the following stanupon completion of all improve- is of the opinion that a lesser radius dard of improvements: ments required by these Regulat- would adequately protect the public A. Streets

b. Arterial Streets: One Thousand | ways for township roads.

d. Feeder Streets: Three Hundred Board.

a. Arterial Streets - preferably approve the final plan and enter five (5) per cent but not greater

(16) per cent may be permitted, at proposed subdivision, with a mini- exceptional and undue hardship, the 196..... 2. The approval of the final or the discretion of the Board for short mum total charge of fifteen dollars Board may relax such requirements | Supervisors of Franklin Township

C. Blocks: arily not exceed twelve hundred one hundred (100) feet to one inch. general development of the neighcial blocks, six hundred (600) feet, except for unit shopping centers.

2. Blocks shall be of sufficient width to permit two tiers of lots and subdivider and registered sur- minutes of the Board setting forth of appropriate depth except where veyor or engineer who prepared the the reasons which, in the opinion an interior street parallels a Limit- plan. ed Access Highway or Arterial Street, or except where it backs up names (which, when not extensions to a railroad, creek, or other natural of existing streets, shall not duplibarrier, or unsubdivided area.

secting an Arterial Street and par- of-way of streets, and widths of tense include the furture tense; the ticularly a major highway shall have alleys. a minimum distance of seven hundred fifty (750) feet between center lines, and the angle of intersection shall not be less than seventy (70) degrees, or greater than one hundred ten (110) degrees. D. Lots:

1. All lots shall abut either -

a. A public street, or b. A private street or lane in which case the owner of each such vide for normal circulation of traffic lot shall have unlimited right of access (either solely or in common with others) to each such lot over

> 2. Side lines of lots shall be at pointed or very irregular lots shall be avoided.

3. Double frontage lots shall not cluding dedicated widths and road-division of land, intended, in its Board the approval of the prelimin- width of streets shall be thirty-three be platted, except that where de- way widths. ary plan of the proposed subdivision, (33) feet. For cul-de-sac streets sired along Arterial Limited Access and no deeds shall be recorded for with less than six (6) residential Highways or Streets, lots may face and purposes. lots in any subdivision, before obproperties fronting on them, the on an interior street, and back on m. Proposed utilities, including cess to abutting property. A street taining from the Board the appavement, where required, may be such thoroughfares. In that event, sanitary and storm sewers, other may be designated as a highway, provel of the final plan of the pro- widened to the full right-of-way in a planting strip for a screen, at drainage facilities; water lines; gas thoroughfare, parkway, boulevard, a "T" or "Y" shaped background, least twenty (20) feet in width, mains, electric utilities and other road, avenue, lane, drive, place, or b. Access - Drainage - Geology - twelve (12) feet wide, with the shall be provided along the back of facilities. Size or capacity of each other appropriate name. A street No land shall be subdivided for res- flared portions rounded by at least the lot. Where the lots back on a should be shown and the locations may also be identified according to railroad, the Board may also require of or distance to each existing type of use, as follows: access to the land over adequate 5. Alleys shall be provided in a twenty (20) foot planting screen. utility indicated. 4. Lot Width and Area for Residential Lots - Within the area of land. jurisdiction of these Regulations, the widths and areas of lots shall be ing. able for such use by reason of 6. The center lines of streets shall not less than provided in the Zoning Ordinance of Franklin Township for which would affect the subdivision the district in which the subdivision | favorably or adversely. is located, provided that, pending quirements, the following minimum | be incorporated in the deeds. lot widths and areas shall apply:

a. In no case shall the width of be less than one hundred (100) feet. nor the area of the lot be less than area. ment at street intersections shall twenty thousand (20,000) square feet. (i.e. Lots shall be minimum 100 x 200 feet).

> circumstances: (1) In subdivisions provided with | a. Accurate boundary lines, with

6. Corner residential lots shall be areas.

quired lot area of any lot. 8. Building shall be at least thirty

of a property line. Before deter- Board.

SECTION VI—REQUIRED IMPROVEMENTS The final plat of the subdivision

1. Streets shall have a base con-

Pennsylvania Department of High-2. Streets (and alleys where pro-

system, which is, in the judgment a deed to all lands to be dedicated | 15. Between reversed curves on of the Board, reasonably accessible to the public and a certificate that arterial streets, a tangent of not less to the subdivision, the subdivider the title thereof is free and unen- than two hundred (200) feet shall shall provide the subdivision with be provided, and on feeder and res- a complete sanitary sewer system b. Approval - The Board, after idential streets such a tangent shall to be connected to the sanitary

SECTION VII—PLAN

REQUIREMENTS A. Preliminary Plan:

B. Sewers:

b. Feeder Streets: - not greater the preliminary plan and shall be that, by reason of exceptional topaccompained by a certified check, ographic or other physical condit-preliminary plan of which has been er than twelve (12) per cent. In ten dollars (\$10.00) plus twenty- quirements of these Regulations Ordained and enacted into law approved by the Board, may be sub- exceptional circumstances, sixteen five cents (25c) for each lot in the would cause practical difficulty or the day of (\$15.00) to cover the cost of check- to the extent deemed just and prop- Attest; ing and verifying the proposed plat, er, so as to relieve such difficulty

(1200) feet in length and commer- The Preliminary Plan shall show: borhood and the community in acca. Proposed name of the sub- ordance with any adopted longdivision. b. Names and addresses of owner granted shall be entered in the

> c. Street layout, showing the ification. cate other names of streets in the

d. Layout of lots, showing dimensions and numbers.

e. Parcels of land proposed to be follows: dedicated or reserved for schools, parks, playgrounds or other public, way providing a secondary means semi-public or community pur-

f. Legend and notes.

lines. h. Graphic scale, north point and

date. i. A location map showing sub- Street) - A short street having one subdivision, including the distance therefrom; title, graphic scale, north

j. Tract boundary lines, showing ed as a unit for transfer of ownerk. Existing streets and rights-of-

1. Easements - locations, widths,

n. Existing platting of adjacent o. Areas subject to periodic flood-

p. Other features or conditions

q. A description of the protective

r. Site data including the number of residential lots, typical lot size, the acreage in proposed recreation

B. Final Plan: The final plan shall meet the fol-

lowing specifications: b. Regardless of any other pro-1. The final plan may include all division and to conserve time, ef- alleys, property line corners shall vision of these Regulations, the fol- or only a part of the preliminary tain Minor Streets may be cul-defort, and expense, the subdivider be rounded by arcs of at least twen- lowing lot width and area require- plan as proposed in the application. 2. The following basic information shall be shown:

the arc at the intersection of prop- at building setback line - minimum | b. Accurate distances and direct-

a public water supply system; width | c. Accurate locations of all exist-stitutional by any court of compe

f. Street lines with accurate di-"Need a New Spring Hat?" Come Shavertown to the many families would appreciate receiving cards. Shavertown to the many families buffered by a planting strip from 5. The depth-to-width ratio of the mensions in feet and hundredths of g. Lot numbers, dimensions, and

j. Name of the subdivision.

ified in the deed restrictions.

AND EXCEPTIONS sign and the minimum requirements § 1208-A, added 1951, May 24, P.L. for the laying out of subdivisions, 370, § 16. stipulated in Section IV of these a. Limited Access Highways: forming to specifications of the Regulations, may be varied by the Board in the case of a subdivision large enough to constitute a more or less self-contained neighborhood c. Parkways: Five Hundred (500) vided) shall be graded, surfaced, to be developed in accordance with and improved as required by the a comprehensive plan safeguarded by appropriate restrictions, which in granted by Article XII-A of the Secthe judgment of the Board, has ond Class Township Code, the super-

sential community requirements. B. In the case of a small sub- such plans to the planning comdivision of minor importance situat- mission, if any, for its recommened in a locality where conditions are dation. well defined, the Board may exempt (b) If the planning commission the subdivider from complying with shall not make its recommendation some of the requirements stipulated thereon within thirty (30) days in Section VII pertaining to, the after such reference, it shall be

preparation of the preliminary plan. deemed to consent thereto." C. In any particular case where Act of 1933, May 1, P.L. 103, art. 1. The application shall be sub- the subdivider or his engineer can XX-A, § 2055, added 1953, July 13, mitted in writing for approval of show by plan written statement P. L. 404, § 1. (53 P.S. 67055).

subdivision shall be drawn to scale pairing the intent and purpose of 1. Residential blocks shall ordin- of fifty (50) feet to one (1) inch or these Regulations or the desirable range plan. Any modification thus of the Board, justified the mod-

SECTION IX — DEFINITION OF TERMS

3. Feeder or Minor Streets inter- Township), and widths of rights- ulations, words used in the present term "shall" is always mandatory; other terms or words used herein shall be interpreted or defined as

of access to abutting lands. 2. Block - Property bounded on one side by a street, and the other g. Building setback or front yard three sides, by a street, railroad right-of-way, waterway, unsubdivided area, or other definite barrier.

3. Cul-de-sac (Court or Dead End division name and location; major end open to traffic and being perexisting thoroughfares related to the manently terminated by a vehicle turn-around. 4. Lot - A portion of a subdivis-

ion, or other parcel of land intend-

5. Plan - A map or chart indiway, on or adjoining the site, in- cating the subdivision or resub-

final stage, to be filed for record. 6. Street - A right-of-way which

tended for large volumes of traffic movement. Certain Arterial streets may be classified as Business Streets, Parkways, and Primary or Secondary Arterials, and other as Limited Access Highways to which entrances and exits are provided only at controlled intersections with no access to abutting properties.

a. Arterial Streets are those in-

b. Feeder Streets are important streets planned to facilitate the collection of traffic from Minor Streets, and to provide circulation with neighborhood areas and convenient ways for traffic to reach Arterial Streets.

c. Minor Streets are those intended primarily to provide access to abutting residential properties. Cersacs and others may be marginal Access Streets parallel to the Arterial Streets, which provide access to abutting property and ways for

Arterial Streets.

SECTION X - VALIDITY If any section, clause, provision a. Submission - A subdivider de- 11. Intersections of more than (2) In subdivisions provided with Reference corners shall be accurate- or portion of these Regulations shall be held to be invalid or uncon-There is quite a controversy Come on! Have a heart and give the jurisdiction of the Board, shall 12. Whenever the proposed sub- at building setback line - minimum ing and recorded streets intersect- tent jurisdiction, such decision shall not effect any other section, clause, provision or portion of these Reg-

> shall be in accordance with art. VII. 8 702 Cl XXV added to the Second Class Township Code by the Act of

SECTION XI — REVISION

AND AMENDMENT

Any amendment to this ordinance

SECTION XII - PENALTY "Any person, copartnership or k. Names and addresses of the corporation who or which shall subdivide any lot, tract or parcel of 1. North point, graphic scale, and land, lay out, construct, open or dedicate any street, sanitary sewer, m. Certification by a registered storm sewer, or water main, for professional engineer or registered public use or travel or for the comdeepest sympathy to the late Mrs. Mabel H. Keener and the late Mrs. Doris B. Kelley. Mrs. Keener and Mrs. James Sloan and deepest sympathy to the effect that the plot represents a survey abutting thereon, sell any lot or were with the Harry Clarks for the minary plan, shall secure from the be determined by the Board but having first complied with Where alleys are not provided, land surveyor to the effect that mon use of occupants of building n. Certificate of dedication of without having first complied with mum widths of twelve (12) feet, streets and other public property, the provisions hereof and the suband other improvements. Streets b. Arterial Streets and Parkways: generally six (6) feet on both sides o. Certificate for approval by the division regulations adopted here under, shall be guilty of a misdemep. Front yard setback lines, the anor, and, upon conviction thereof, the plan shall be discussed with the minimum as fixed by the applicable such person, or the members of such be) shall be installed to the ex- 14. Vertical curvature measured local public utilities to assure the Zoning Ordinance, and any other copartnership, or the officers of such tent that such improvements and along the center line shall have a proper location of easements for setback or street lines established corporation, responsible for such by these Regulations and those spec- violation, shall be sentenced to suffer imprisonment not exceeding two SECTION VIII - MODIFICATIONS years, or pay a fine not exceeding one thousand dollars, or both, in the discretion of the court." Act A. The general principles of de- of 1933, May 1, P.L. 103, art XII-A,

SECTION XIII — SUBMISSION OF PLANS OF PROPOSED SUBDIVISIONS TO PLANNING

COMMISSION "(a) When subdivision regulations have been adopted by the township supervisors under authority e. Residential Streets: One Hun
1. Within an area near a sewer made adequate provision for all esvisors, before approving plans for proposed subdivisions, shall refer

SECTION XIV — ENACTMENT This Ordinance shall become ef-