

TRUCKSVILLE

Card Club Meets Mrs. Donald Sherry, Spring Garden Street, entertained her card club at her home on Friday night.

Thomas Hillier, Davis Street, attended the sports car convention held in Philadelphia recently.

Mr. and Mrs. Nelson Lewis and family, Springfield, N. J., were weekend end guests of his father, C. F. Lewis, Orchard Street.

Mr. and Mrs. Donald Britt, Atherholt Drive, entertained at a party honoring the tenth birthday of their daughter, Carol, on Saturday.

Mr. and Mrs. Fred Case Carverton Road, spent the week end with their son and daughter-in-law, Mr. and Mrs. Donald Case and family.

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FRANKLIN TOWNSHIP SUBDIVISION ORDINANCE FRANKLIN TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA ORDINANCE NO. AN ORDINANCE AND RESOLUTION OF FRANKLIN TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA, REGULATING THE SUBDIVISION AND DEVELOPMENT OF LAND AND THE CONSTRUCTION, OPENING AND DEDICATION OF STREETS, ALLEYS, SEWER DRAINAGE, AND OTHER FACILITIES IN CONNECTION THEREWITH, IN FRANKLIN TOWNSHIP, LUZERNE COUNTY, PENNSYLVANIA.

SECTION I — SHORT TITLE This resolution and ordinance shall be known and may be cited as the "Franklin Township Subdivision Ordinance of 1965."

SECTION II — PURPOSE OF ORDINANCE The purpose of this resolution and ordinance is to assure sites suitable for building purposes and human habitation and to provide for the harmonious development of 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, words in the singular include the plural and those in the plural include the singular.

B. Access - Drainage - Geology - No land shall be subdivided for residential use (a) unless adequate access to the land over adequate streets or thoroughfares exists or will be provided by the subdividers, or (b) in case such land is considered by the Board to be unsuitable for such use by reason of flooding, drainage, objectionable earth and rock formation, topography or any other feature harmful to the health and safety of possible residents and the community as a whole.

C. The design standards, required improvements and plan requirements set forth in Sections V, VI and VII of this report shall be followed.

D. Advisory: In order to make the most of the opportunities related to the subdivision and to conserve time, effort, and expense, the subdivider should consult with the Board and other relevant public officials prior to the preparation of the tentative plan of the subdivision; this informal review should prevent unnecessary and costly revisions.

E. Applications for Approval 1. Preliminary Plan: a. Submission - A subdivider desiring approval of a plan of a subdivision of any land lying within the jurisdiction of the Board, shall submit a written application accompanied by six copies of the preliminary plan together with two copies of profiles, cross-sections, percolation data, and other necessary material at least two weeks prior to a regular meeting of the Board.

B. Approval - After an application for approval of a preliminary plan of a subdivision has been filed, the Board shall review the application and shall approve the plan proposed in the application subject to its receipt of an acceptable Final Plan, or shall conditionally approve or disapprove the plan, setting forth its reasons in its own records and providing the applicant with a copy. If it be disapproved, the subdivider shall submit a new preliminary plan.

C. Improvements - The subdivider, after the approval of the preliminary plan, shall secure from the appropriate authorities, the necessary permits to proceed with streets and other improvements. Streets shall be graded, surfaced and improved as required by the Board. Water and sewer lines (if any there be) shall be installed to the extent that such improvements and facilities are available to any lot prior to the sale of such lot by the subdivider.

2. The Final Plan: a. Submission - The subdivider, upon completion of all improvements required by these Regulations, shall file with the Board the final or record plan of the subdivision for final approval, at least two weeks prior to a regularly scheduled meeting of the Board which plan shall conform in every respect with the requirements specified in Section IV of these Regulations. Three (3) black line or blue prints of the final or record plan shall be submitted accompanied by a deed to all lands to be dedicated to the public and a certificate that the title thereof is free and unencumbered.

b. Approval - The Board, after said copy of the final plan has been checked and provided that the final plan is found to conform with the preliminary plan as approved, will approve the final plan and enter such approval thereon in writing by its Chairman.

1. The final or record plan of any portion of a larger subdivision, the preliminary plan of which has been approved by the Board, may be submitted for final approval.

2. The approval of the final or record plan by the Board shall not be deemed to constitute or effect an

acceptance by the public way, of the dedication of any street or other proposed public way, space, or area shown on said plan.

SECTION V — DESIGN STANDARDS The Preliminary Plan of the subdivision shall substantially conform to the following principles and standards of design: A. Public Sites and Open Spaces 1. Where a proposed park, playground, school, or other public use is located in whole or in part in a subdivision, the Board may require dedication or reservation of such area within the subdivision in those cases in which the Board deems such requirement to be reasonable. Where said area is not dedicated, it shall be reserved for acquisition by the Township for a period of one year.

B. Streets 1. Proposed streets shall be adjusted to the contour of the land so as to produce usable lots and streets of reasonable gradient.

2. Where appropriate, proposed streets shall be extended to the boundary line of the tract being subdivided so as to eventually provide for normal circulation of traffic within the vicinity.

3. Wherever there exists a dedicated or platted portion of a street or alley along a boundary of the tract being subdivided, the remainder of said street or alley to the prescribed width shall be plotted within the proposed subdivision, where this would not adversely affect the proposed subdivision.

4. The minimum right-of-way width of streets shall be thirty-three (33) feet. For cul-de-sac streets and with less than six (6) residential properties fronting on them, the pavement, where required, may be widened to the full right-of-way in a "T" or "Y" shaped background, twelve (12) feet wide, with the flared portions rounded by at least twenty (20) feet in radii.

5. Alleys shall be provided in commercial and industrial areas for loading and unloading or access purposes and shall be at least twenty (20) feet in width.

6. The center lines of streets shall intersect as nearly at right angles as possible.

7. At intersections of streets the property line corners shall be rounded by arcs with radii of not less than fifteen (15) feet, or by chords of such arcs. For streets other than residential streets, the Board may require a larger radius.

8. Street curbs or edges of pavement at street intersections shall be rounded off concentrically with property lines.

9. At intersections of streets and alleys, property line corners shall be rounded by arcs of at least twenty (20) feet radii or by chords of such arcs.

10. If the smaller angle of intersection of two streets is less than sixty (60) degrees, the radius of the arc at the intersection of property lines shall be increased as deemed advisable by the Board.

11. Intersections of more than two (2) streets at one point shall be avoided.

12. Whenever the proposed subdivision contains or is adjacent to a railroad, or a major highway and particularly a "Limited Access Highway," provision shall be made for a Marginal Access Street, properly buffered by a planting strip from said railroad or highway, or a parallel street at a distance acceptable for the appropriate use of the land between the highway and such street, or by a series of cul-de-sacs or short loops entered from and planned at right angles to such parallel street with the rear lines of their terminal lots abutting the highway.

13. Streets shall be so laid out that there will be unobstructed sight distances along the center lines thereof, measured from a point five (5) feet above the proposed grade line, to permit horizontal visibility as follows:

a. Limited Access Highways: To be determined by the Board but generally not less than six hundred (600) feet.

b. Arterial Streets and Parkways: Six hundred (600) feet.

c. Feeder and Residential Streets: Three hundred (300) feet.

d. Feeder Streets: Three hundred (300) feet.

e. Residential Streets: One Hundred (100) feet.

15. Between reversed curves on arterial streets, a tangent of not less than two hundred (200) feet shall be provided, and on feeder and residential streets such a tangent shall be not less than one hundred (100) feet.

16. Maximum Grades: a. Arterial Streets - preferably five (5) per cent but not greater than six (6) per cent.

b. Feeder Streets: - not greater than eight (8) per cent.

c. Residential Streets - not greater than twelve (12) per cent. In exceptional circumstances, sixteen (16) per cent may be permitted, at the discretion of the Board for short distances on straight roads.

17. Minimum Grade: The minimum grade of any street gutter shall not be less than five-tenths (0.5) of one (1) per cent.

C. Blocks: 1. Residential blocks shall ordinarily not exceed twelve hundred (1200) feet in length and commercial blocks, six hundred (600) feet, except for unit shopping centers.

2. Blocks shall be of sufficient width to permit two tiers of lots of appropriate depth except where an interior street parallels a Limited Access Highway or Arterial Street, or except where it backs up to a railroad, creek, or other natural barrier, or unsubdivided area.

3. Feeder or Minor Streets intersecting an Arterial Street and particularly a major highway shall have 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 lot shall have unlimited right of access (either solely or in common with others) to each such lot over the private street or lane.

2. Side lines of lots shall be at approximately right angles to straight streets and on radial lines on curved streets. Some variation from this rule is permissible, but pointed or very irregular lots shall be avoided.

3. Double frontage lots shall not be platted, except that where desired along Arterial Limited Access Highways or Streets, lots may face on an interior street, and back on such thoroughfares. In that event, a planting strip for a screen, at least twenty (20) feet in width, shall be provided along the back of the lot. Where the lots back on a railroad, the Board may also require a twenty (20) foot planting screen.

4. Lot Width and Area for Residential Lots - Within the area of jurisdiction of these Regulations, the widths and areas of lots shall be not less than provided in the Zoning Ordinance of Franklin Township for the district in which the subdivision is located, provided that, pending such establishments of lot size requirements, the following minimum lot widths and areas shall apply:

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

b. Regardless of any other provisions of these Regulations, the following lot width and area requirements shall apply in the following circumstances: (1) In subdivisions provided with a public water supply system, but not a sanitary sewer system: width at building setback line - minimum one hundred (100) feet; area - twenty thousand (20,000) square feet, subject to the approval of the State Health Department based on percolation tests.

Harveys Lake

"Need a New Spring Hat?" Come to the Alderson Methodist Church tomorrow night (Feb. 26) at 7 and make your choice.

Beaumont

Come on! Have a heart and give generously when Sandra Goodwin makes her call for the Heart Fund!

Idetown

The beautiful rosebud at the Sunday morning worship service was in honor of Andrea Jane, new daughter of Mr. and Mrs. Donald A. Anesi.

Fernbrook

Willard Covert, Harris Street, is a patient in Nesbitt Hospital.

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SECTION XI — VALIDITY If any section, clause, provision or portion of these Regulations shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not effect any other section, clause, provision or portion of these Regulations.

Electrical Appliances, Records, Cleaning Aids, Typewriters, Books, Sheets, Hair Dryers, Film and Cameras, Candy, Toiletries, Shavers

SECTION XII — PENALTY "Any person, copartnership or corporation who or which shall subdivide any lot, tract or parcel of land, lay out, construct, open or dedicate any street, sanitary sewer, storm sewer, or water main, for public use or travel or for the common use of occupants of building abutting thereon, sell any lot or erect any building in a subdivision without having first complied with the provisions hereof and the subdivision regulations adopted hereunder, shall be guilty of a misdemeanor, and, upon conviction thereof, such person, or the members of such copartnership, or the officers of such corporation, responsible for such violation, shall be sentenced to suffer imprisonment not exceeding two years, or pay a fine not exceeding one thousand dollars, or both, in the discretion of the court."

SECTION XIII — SUBMISSION OF PLANS OF PROPOSED SUBDIVISIONS TO PLANNING COMMISSION (a) When subdivision regulations have been adopted by the township supervisors under authority granted by Article XII-A of the Second Class Township Code, the supervisors, before approving plans for proposed subdivisions, shall refer such plans to the planning commission, if any, for its recommendation.