

PUBLIC NOTICE

Notice is hereby given that on August 10, 2020 at 7:00 p.m., the Packer Township Board of Supervisors will conduct a public hearing in the Township Building, 2234 Hudson Drive, Weatherly, Pennsylvania.

The purpose of the public meeting is to discuss, inform and receive public comments on proposed revised Subdivision and Land Development Ordinance for Packer Township. The Township will be adopting a completely revised and amended Subdivision and Land Development Ordinance for Packer Township.

Notice is further given that the Packer Township Board of Supervisors, Carbon County, Pennsylvania, will conduct a special meeting for the sole purpose of acting upon the revised Subdivision and Land Development Ordinance on August 10, 2020 at 7:30 p.m. in the Township Building, 2234 Hudson Drive, Weatherly, Pennsylvania.

The purpose of the Special Meeting is to discuss, inform and receive public comments on proposed Subdivision and Land Development Ordinance for Packer Township. The Township will be adopting an amended and revised Subdivision and Land Ordinance for Packer Township.

The proposed revised Subdivision and Land Development Ordinance includes the following:

ARTICLE 1-GENERAL PROVISIONS

Section 100	Title
Section 101	Authority
Section 102	Policy of Objectives
Section 103	Application of Ordinance
Section 104	Availability of Ordinance
Section 105	Township Planning Commission
Section 106	Duties of the Planning Commission
Section 107	Status of Pending Subdivision and Land Development Applications
Section 108	Status of Approved Subdivision or Land Development Applications
Section 109	Phased Development Exceeding Five Years
Section 110	Resubdivision of Land
Section 111	Interpretation
Section 112	Modification of Required Standards
Section 113	Fees
Section 114	Penalties
Section 115	Amendment Procedure
Section 116	Conflict with other Ordinances
Section 117	Severability
Section 118	Effective Date

ARTICLE 2--DEFINITIONS

Section 200 General Interpretation

ARTICLE 3-- PROCEDURAL REQUIREMENTS

Section 301 Sketch and Review Process
Section 302 Sketch Plan Review
Section 303 Submission of Plans and Applications
Section 304 Distribution of Plans
Section 305 Carbon County Review
Section 306 Plan Review Process
Section 307 Subsequent Submittals
Section 308 Public Hearing
Section 309 Time Extensions
Section 310 Installation or Guarantee of Required Improvements
Section 311 Procedural Methods in Rendering Decisions
Section 312 Withdrawal and/or revisions to submitted plans
Section 313 Phasing Major Subdivision Plans
Section 314 Recording Final Plan

ARTICLE 4--PRELIMINARY PLAN

Section 401 Initial Review
Section 402 Review by Carbon County Planning Commission
Section 403 Review and Approval/Disapproval of Plan
Section 404 Preliminary Plan- Drafting Standards
Section 405 Preliminary Plan-Existing Conditions
Section 406 Preliminary Plan-- Proposed Development
Section 407 Additional Materials submitted with Preliminary Plan

ARTICLE 5--FINAL PLAN

Section 501 Submission and Review Procedure
Section 502 Review and Approval/Disapproval of Plan
Section 503 Final Plan-Drafting Standards
Section 504 Final Plan Requirements
Section 505 Additional Material Submitted with Final Plan
Section 506 Recording of Plan

ARTICLE 6--MINOR SUBDIVISION/LAND DEVELOPMENT

Section 601 Only Final Plan Required
Section 602 Submission Procedure
Section 603 Distribution of Plan

- Section 604 Drafting Standards for Minor Plan
- Section 605 Requirements for Minor Plans
- Section 606 Information to be Submitted with Plan
- Section 607 Recording of Final Plan

ARTICLE 7--ASSURANCES FOR COMPLETION OF IMPROVEMENTS

- Section 701 Installation or Guarantee of Improvements
- Section 702 Types of Financial Guarantee
- Section 703 Review by Township
- Section 704 Amount of Financial Security
- Section 705 Required Time Period for Completion
- Section 706 Phasing of Development
- Section 707 Start of Work Notice
- Section 708 Periodic Inspections During Construction
- Section 709 Release of Portions of Financial Security
- Section 710 Financial Security for Maintenance of Improvements
- Section 711 Financial Security for Improvements under Jurisdiction of a Public Utility or Municipal Authority
- Section 712 Issuance of Permits when Financial Security has been Posted.
- Section 713 Completion of Required Improvements
- Section 714 Responsibility of Applicant upon Disapproval of Improvements
- Section 715 Applicants Right to Contest Action
- Section 716 Remedies to Effect Completion of Improvements
- Section 717 Engineering and Consulting Fees
- Section 718 Procedure for Disputes over Consulting Fees

ARTICLE 8--DESIGN STANDARDS

- Section 800 Application
- Section 801 General Standards
- Section 802 Site Suitability for Development
- Section 803 Monuments and Markers
- Section 804 Residential Blocks
- Section 805 Lots and Parcels
- Section 806 Streets-General Requirements
- Section 807 Access Drives
- Section 808 Street Names
- Section 809 Street Signs
- Section 810 Street Lighting
- Section 811 Traffic Control Signs
- Section 812 Construction of Roads and Dead-End Roads
- Section 813 Dead-End Roads(Permanent)
- Section 814 Access to Arterial Streets
- Section 815 Street Intersections

Section 816	Street Design, Construction and Paving Standards
Section 817	Horizontal Visibility
Section 818	Cul-de-Sac
Section 819	Curbs
Section 820	Sidewalks
Section 821	Bridges and Stream Crossings
Section 822	Driveway Entrances
Section 823	Erosion and Sedimentation Control
Section 824	Water Supply Facilities
Section 825	Centralized Water System
Section 826	On-Lot Water System
Section 827	Sewage Disposal Facilities
Section 828	Centralized Sewers
Section 829	On-Lot Sewage Disposal System
Section 830	Storm Water Management
Section 831	Information on Storm Water Management Plan
Section 832	Design Features for Drainage Facilities
Section 833	Drainage Easements
Section 834	Stormwater detention
Section 835	Design of Storm Drainage System
Section 836	Groundwater Recharge
Section 837	Nonresidential Subdivision and Land Development
Section 838	Landscaping

ARTICLE 9-- MOBILE HOME PARKS

Section 901	General Requirements
Section 902	Site Location and Design Standards

APPENDIX

APPENDIX 1-	TOWNSHIP STREET LISTING
APPENDIX 2-	APPLICATION FORMS AND FEE SCHEDULES

Complete copies of the proposed Ordinance are available for public inspection without charge or a copy obtained for a charge not greater than the costs thereof at the Township Office located at 2234 Hudson Drive, Weatherly, Pennsylvania, the Carbon County Law Library, Carbon County Courthouse, Jim Thorpe, Pennsylvania and The Journal Herald, 211 Main Street, White Haven, Pennsylvania.

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