

ORDINANCE NO. 2022 - 05

**AN ORDINANCE OF THE BOROUGH OF JIM THORPE,
COUNTY OF CARBON, PENNSYLVANIA AMENDING THE
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE FOR
THE BOROUGH OF JIM THORPE**

WHEREAS, the Borough of Jim Thorpe has adopted a Subdivision and Land Development Ordinance, found in Chapter 390 of the Jim Thorpe Borough Code; and,

WHEREAS the Borough Council of Jim Thorpe wishes to amend this Ordinance.

NOW THEREFORE, the Borough Council of Jim Thorpe Borough hereby enacts and ordains as follows:

1. Section 390-23 regarding Definitions shall be amended to add the following two (2) definitions:

LOT CONSOLIDATION. The assemblage or combination of two (2) or more adjoining lots, tracts, or parcels of land to form a single larger parcel.

REVERSE SUBDIVISION. See lot consolidation.

2. Section 390-12 regarding Exemptions shall be amended to add the following paragraph:

D. Lot consolidation and/or reverse subdivision provided the Applicant/Developer comply with the requirements set forth in Section 390-21.1.

3. A new Section 390-21.1 shall be added and shall read as follows:

Lot consolidation and reverse subdivisions may be submitted directly to the Borough Planning Commission and Borough Council subject to the following procedure:

1. The Applicant shall certify to the Planning Commission and Borough Council that the subject map is, in fact, on record.
2. A new survey on that map shall not be required unless a Borough Planning Commission or Borough Council determine such map is required for any just cause in which case the subdivision process under the terms of this Ordinance shall be applicable.
3. The combination shall be executed by a deed from the lot owner(s) to themselves clearly stating the intent of the deed transfers to combine two (2) or more Lots into a single parcel.
4. The lot consolidation deed shall be in such form as required by the Borough Council upon the recommendation by the Borough Solicitor and shall include:
 - a) Reference to the lot numbers of the subject lots.
 - b) A Plat Book and page number where the map is recorded.
 - c) The new revised Lot numbers.
 - d) Language restricting the sale or transfer of the individual lots being combined. That is, the lots when combined shall not be later subdivided without application to the Borough Planning Commission and Borough Council in compliance with the Borough Subdivision and Land Development Ordinance.
 - e) At least one of the two (2) lots being combined must be vacant. Conversely, no more than one of the combined Lots shall be improved.
5. The approved deed shall be recorded in the Carbon County Recorder of Deeds within 90 days of the approval by Borough Council. If the approved deed is not recorded within 90 days as required, the Applicant shall not be permitted to record the deed without further approval from Borough Council.
6. The new lot revised tax parcel number assigned by the Tax Assessment and/or GIS Mapping Office should be referenced on the deed before recording in the Carbon County Recorder of Deeds Office.

7. In order to enable the Applicant to record the deed, the Applicant shall obtain a letter from the Borough Manager or Borough Secretary indicating that the Borough Planning Commission and Borough Council had approved the lot consolidation and the deed may be recorded without further Compliance with the Borough Subdivision and Land Development Ordinance.
8. Fees to defray the cost of this lot consolidation process shall be paid to the Order of the Borough of Jim Thorpe in accordance with a Schedule of fees and charges established by Resolution of the Borough of Jim Thorpe.
4. In all other respects the Subdivision and Land Development Ordinance as

amended shall remain the same and in full force and effect.

DULY ENACTED and ordained this 11th day of August 2022 by the Borough Council of Jim Thorpe Borough in lawful session duly assembled.

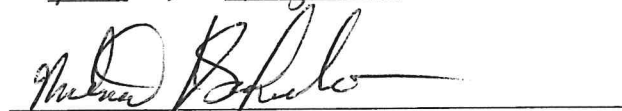
BOROUGH OF JIM THORPE


GREGORY STRUBINGER, PRESIDENT

ATTEST:


Secretary

EXAMINED AND APPROVED this 11th day of August 2022.


MICHAEL SOFRANKO, MAYOR

6/29/2022