

ORDINANCE NO. 8-01 OF 2014

**PITTSTON TOWNSHIP
LUZERNE COUNTY, PENNSYLVANIA
AN ORDINANCE AMENDING
THE ZONING ORDINANCE OF PITTSTON TOWNSHIP**

WHEREAS, the Pittston Township Board of Supervisors desires to amend the Zoning Ordinance of Pittston Township (adopted in 2013) to amend the official Township Zoning Map pursuant to Section 402 and Article 14 of the Ordinance;

WHEREAS, the Pittston Township Board of Supervisors desires to amend the official Township Zoning Map to amend the zoning district of an area currently designated as a Single Family Residential District (R-1) to an Industrial District (I-1);

WHEREAS, the Pittston Township Board of Supervisors desires to amend the zoning district of the subject area from an R-1 District to an I-1 District as all properties located therein are located within the Grimes Industrial Park;

WHEREAS, the Pittston Township Board of Supervisors' amendment of the zoning district of the subject area from an R-1 District to an I-1 District will make the area conducive to industrial development as originally planned and contemplated by all parties;


WHEREAS, the Pittston Township Board of Supervisors' amendment of the zoning district of the subject area from an R-1 District to an I-1 District will promote development of the subject area, resulting in an economic gain for the Township in the form of jobs, taxes and related revenues.

NOW, THEREFORE, it is hereby Ordained and Enacted by the Board of Supervisors of Pittston Township as follows:

1. The official Township Zoning Map is hereby amended as reflected in Exhibit "A", and said revised Map is hereby adopted and declared to be the Township's new official Zoning Map, and the Map is declared to be part of the Zoning Ordinance of Pittston Township (adopted in 2013).
2. By amending the official Township Zoning Map, the Board of Supervisors is amending the zoning district of an area previously designated as a Single Family Residential District (R-1) to an Industrial District (I-1).
3. The area being amended from an R-1 District to an I-1 District encompasses approximately 88 acres of land, and the boundaries of the subject area are set forth in the legal description attached hereto and incorporated herein as Exhibit "B". (The attached legal description actually encompasses 138 acres as parcel one is a total of 100 acres, but 50 acres thereof is already zoned industrial so the amendment only encompasses the remaining 50 acres of parcel one).
4. In the event of any discrepancy regarding the zoning district boundaries depicted in Exhibit "A" and the zoning district boundaries described in Exhibit "B", Exhibit "B" shall govern as the official true and correct boundaries of the area that is the subject of the zoning district amendment contained in this Ordinance.

5. If any provision, article, section, subsection, paragraph, sentence or phrase of this Ordinance is for any reason declared to be invalid, illegal or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any other part thereof.
6. All other ordinances, or parts thereof, which are in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.
7. This Ordinance shall become effective as of the date of its approval and adoption as provided by law.

ENACTED and ORDAINED BY THE PITTSTON TOWNSHIP BOARD OF SUPERVISORS, THIS 29th
DAY OF August, 2014.



Joseph Adams

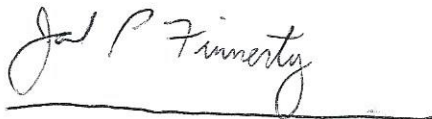


Steve Rinaldi



Barbara Attardo

Witness:



ATTEST:

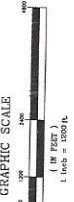
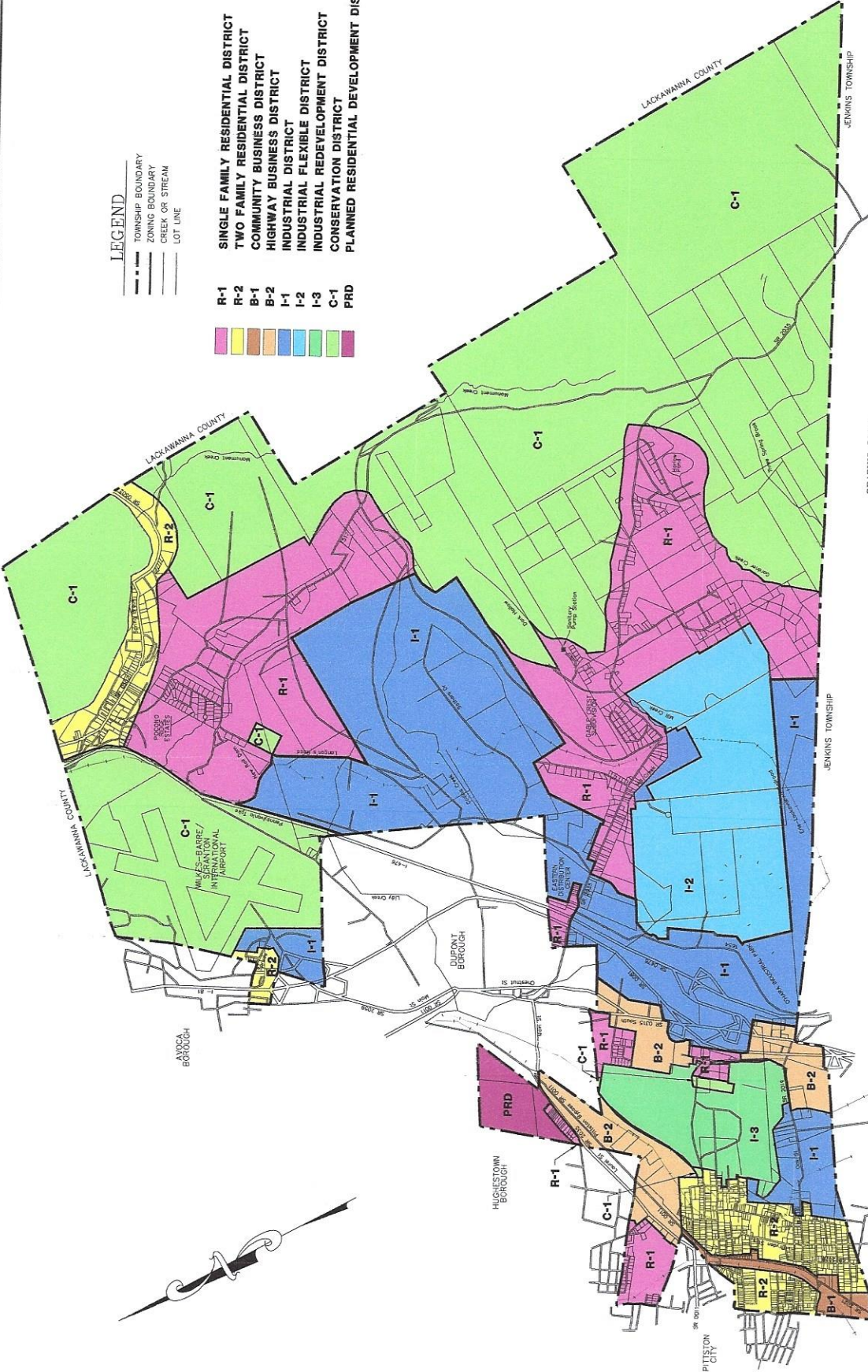
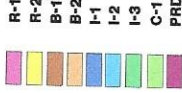


Township Secretary

LEGEND

- TOWNSHIP BOUNDARY
- ZONING BOUNDARY
- CREEK OR STREAM
- LOT LINE

- R-1 SINGLE FAMILY RESIDENTIAL DISTRICT
- R-2 TWO FAMILY RESIDENTIAL DISTRICT
- B-1 COMMUNITY BUSINESS DISTRICT
- B-2 HIGHWAY BUSINESS DISTRICT
- I-1 INDUSTRIAL DISTRICT
- I-2 INDUSTRIAL FLEXIBLE DISTRICT
- I-3 INDUSTRIAL REDEVELOPMENT DISTRICT
- C-1 CONSERVATION DISTRICT
- PRD PLANNED RESIDENTIAL DEVELOPMENT DISTRICT



THE ZONING LOCATIONS ON THIS MAP HAVE NOT BEEN FIELD LOCATED, NOTED, OR BLOCK LISTED. THE ZONING MAP IS FOR INFORMATION AND CARTOGRAPHIC PURPOSES ONLY. THE ZONING MAP IS NOT TO BE USED TO DETERMINE THE EXACT BOUNDARIES OF ANY ZONING DISTRICT OR TO DETERMINE THE EXACT BOUNDARIES OF ANY LOT OR TO DETERMINE THE EXACT BOUNDARIES OF ANY ZONING DISTRICT.

Michael J. Pasonick, Jr., Inc.
 ENGINEERING
 CONSULTING ARCHITECTS AND SURVEYORS
 125 NORTH WASHINGTON STREET, SUITE 200
 PITTSBURGH, PENNSYLVANIA 15222
 PHONE: 412.324.1234 FAX: 412.324.1235

PITTSBURGH TOWNSHIP ZONING MAP

PITTSBURGH TOWNSHIP
 LUZERNE COUNTY, PENNSYLVANIA

DATE	NOV 2017	SHEET NO.	3
BY	MPJ	DATE	11/20/17
APP'D		DATE	

PARCEL ONE

ALL THAT CERTAIN piece, parcel and lot of land, situate in the Township of Pittston, County of Luzerne and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a corner of land now or late of Norman Lampman in the east line of David Young Warrant;

THENCE along said Warrant line North seventy and eight-tenths (70.8) rods to a stone corner;

THENCE East two hundred twenty six (226) rods to a stone corner;

THENCE South seventy and eight-tenths (70.8) rods to another corner of said Lampman's land; and

THENCE along the same West two hundred twenty-six (226) rods to the place of beginning. Containing one hundred (100) acres, strict measure, be the same more or less.

BEING the same premises awarded to Michael Fritz by Certificate of Award or Real Estate dated November 17, 1987 and recorded in Luzerne County Recorder of Deeds Office in Deed Book 2251 at Page 662. The said Michael Fritz died testate on October 10, 1996. On November 15, 1996 the Last Will and Testament of Michael Fritz, Deceased was probated in the Register of Wills Office of Luzerne County to No. 1916 of 1996 and on the same date Letters of Administration, c.t.a were granted to Lottie M. Sudol, Grantor herein. The within premises was not specifically devised.

PARCEL TWO

ALL that certain piece or parcel of land lying, being situate in the Township of Pittston, County of Luzerne, Commonwealth of Pennsylvania, more particularly described as follows:

BEGINNING at a point in the division line between the David Young and John Hancock Warrants, marking the Northeasterly corner of a parcel of surface describe as "PARCEL NO. 1" in deed from Hillside Coal and Iron Company to Pennsylvania Hide Company, Incorporated, dated November 26, 1938; thence along lines of said parcel of surface so conveyed, the following courses and distances; (1) North 85 degrees 35 minutes West 608.82 feet to a point and (2) North 45 degrees 30 minutes West 443.20 feet to a point in the Northeasterly right-of-way line of the Susquehanna Connecting Railroad Company's railroad, said point being 50 feet distant northeasterly, measured normal from the center line of said Railroad; thence in a generally

EXHIBIT B

northwesterly direction, along said right-of-way line, parallel with the 50 feet distant northeasterly measured normal from said center line, the following distances: (1) by a curve to the left having a radius of 528.34 feet a distance of 170 feet, more or less, to a point of tangent; (2) by said tangent, 150 feet to a point of curve; and (3) by a curve to the right, having a radius of 428.34 feet, a distance of 290 feet, more or less, to a point in the southerly line of a Township Road known as T-515 said point being 16.5 feet distant southerly measured normal from the center of said Road; thence in a general easterly direction, along the southerly line of said Township Road 177 feet, more or less, to a point, thence in a general northerly direction, crossing said Township Road 33 feet to a point in the northerly line of said Road; thence in a general Northeasterly direction along the northerly line of said Township road and the southeasterly line of a Township Road known as T-517, by a curve to the right, having a radius of 70 feet to a distance of 70 feet, more or less, to a point of curve in the southeasterly line of said Township Road known at T-517; thence along said southeasterly line of said last mentioned Road, in a general northeasterly direction, parallel with a 16.5 feet distant southeasterly measured normal from the center of said Road, the following distances: (1) by a curve to the right having a radius of 283.5 feet, a distance of 342 feet, more or less to a point of tangent and (2) by said tangent, 1,570 feet, more or less, to a point in the division line between the David Young and John Hancock Warrants aforementioned, thence south 4 degrees 53 minutes West along said division line, 2,017 feet, more or less, to the place of beginning.

EXCEPTING however, that portion of the Pittston Township Road known as T-515 crossing through the herein described premises.

CONTAINING exclusive of said exception an area of 38 acres, more or less, being part of the David Young Warrant, conveyed to said Pennsylvania Coal Company, party of the first part herein, by Hillside Coal and Iron Company, by deed dated March 1, 1945 recorded in Luzerne County Deed Book 861 at page 74 and being part of Item No. 7 described in said deed.

BEING 515 Freeport Road, Pittston Township, Pa.

Plate No. 51-C-44-R-D3

COUNTY TAX PARCEL NUMBER: E13B00AL04C

BEING THE SAME PREMISES which Pennsylvania Coal Company by Deed dated 10/2/73 and recorded 10/11/73 in the County of Luzerne in Deed Book 1800 page 593, granted and conveyed unto Frank Costantino and Emilene Costantino, His Wife, in fee.