

**PROCEDURE FOR FILING APPLICATION
FOR APPROVAL OF SUBDIVISION or LAND DEVELOPMENT**

**Preliminary Plans
Borough of West Hazleton
Revised December 2022**

You are presently making an application for subdivision or land development approval before the West Hazleton Planning Commission. Under the law in the Commonwealth of Pennsylvania, the Municipalities Planning Code, the West Hazleton Planning Commission has ninety (90) days to review your application from the date of filing.

Accordingly, the first monthly meeting after the application has been filed will be for review of the plans and recommendations by the Planning Commission. The next regularly scheduled meeting after will be for decision of said Commission. No decision will be rendered until comments are received by Luzerne County Planning, Luzerne County Engineer and the Borough Engineer.

NUMBER OF COPIES REQUIRED: Twelve (12) complete sets of plans and supporting documents.

SUBDIVISION & LAND DEVELOPMENT FEES

COMMISSION REVIEW: Payment to: Borough of West Hazleton

Residential: \$800.00 Commercial: \$800.00 Storm Water Report: See Page 3
Industrial: \$800.00

Applicant will also be responsible to pay all of the West Hazleton Borough professional engineer fees for review of all plans and submissions

ADMINISTRATIVE REVIEW: Payment to: LUZERNE COUNTY PLANNING COMMISSION

Subdivision/Land Development: \$180.00 plus \$30.00 per lot. (\$240.00 minimum)*

Land Development: \$300.00 plus \$30.00 per unit (\$330.00 Minimum)

Stormwater Plan: \$200.00**

Zoning text, map or Subdivision
Amendment \$80.00

Component 4B of Planning Land Module or PADEP County Land Use Letter \$25.00

TECHNICAL REVIEW FEES: Payment to: LUZERNE COUNTY ENGINEER'S OFFICE

Subdivision: \$200.00 plus \$50.00 per lot/unit (\$300 Minimum)*

Land Development: \$460.00 up to 40,000 sq. ft. of new impervious cover,*** plus
\$80.00 for each additional 10,000 sq. ft. of impervious cover
or part thereof. ***

Storm Drainage: \$750.00 **

SCALE and SIZE: The Preliminary Plan shall be at a scale of one (1) inch to one hundred (100) feet or larger and shall be drawn by a licensed Pennsylvania Land Surveyor. Plans shall be held to the overall size of 22 x 36 inches. When necessary, in order to avoid sheets larger than above, plans should be drawn in two or more segments accompanied by a key diagram showing relative location of the segments.

- * Fees determined by the number of lots created, including the residual lot.
- ** Review of either Act 167 Stormwater Plan, or a Stormwater Report based upon the requirements of the local Subdivision Ordinance, as determined by the local municipal government.
- *** Impervious cover includes but not limited to structure, roadways, sidewalks, parking areas, stone or gravel areas, etc. The amount of impervious cover must be provided to verify requirements.