

Citizen and Developer's Guide to the Permitting and Approval Process for Land Development in **Locust Township**, Columbia County, Pennsylvania



Contact Information

Locust Township
1223A Numidia Dr.
Catawissa, PA 17820
Phone: (570)799-5710
Fax: (570)799-0703

Township Supervisors *(Meets the First Thursday after the first Monday of each month at 6:00 PM at the Municipal Building located at 1233A Numidia Dr. Catawissa, PA.)*

Thomas Runge, Chair	(570)799-0402
Greg Graboski	(570)799-0423
James Karnes	(570)799-5653

Township Secretary

Sue Adam (570)799-5710 (Township)
Hours: Tuesday/ Thursday (9:00-4:00 PM)

Building Permit & Zoning Officer

Larry Frace (570)387-0687

Sewage Enforcement Officer

James McDeavitt (570)784-9171

Solicitor

Schlesinger & Krestetter (570)648-6821

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Planning Commission

(Meets the First Monday of the month when necessary)

George Fetterman
Gregory Garboski (570)799-0423
Richard Gusick (570)799-0285
David Litwhiler
Bradley Kreischer (570)799-5247

Subdivision and Land Development

The following information is not all inclusive and is meant only to be a general guideline. For detailed requirements, applications and information consult the Locust Township Subdivision and Land Development Ordinance (SALDO) and speak with Zoning Officer

Definitions of “Subdivision” and “Land Development”

For a COMPLETE list of definitions of Subdivision and Land Development see the SALDO, Article 2, DEFINITIONS.)

Minor Subdivision: *A subdivision involving nine (9) or fewer lots, in which no public street or other public improvement is proposed.*

Major Subdivision: *A subdivision which proposes any of the following:*

- A. *Ten(10) or more lots are proposed;*
- B. *A public street(s) are proposed;*
- C. *Public Improvements are proposed: or*
- D. *Earth moving activities involve five or more acres.*

Land Development:

The development of property as specified below:

a. The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:

- 1. A group of two or more residential or nonresidential buildings whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots, regardless of the number of occupants or tenure; or*
- 2. The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.*

b. Any subdivision of land.

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(FOR EXCLUSIONS, see the definition of Land Development in the SALDO, Article 2, DEFINITIONS, Section 201 page 4-5 for definitions of Types of Land.)

Sketch Plan: *an informal plan, not necessarily to exact scale, indicating existing features of a tract and its surroundings and the general layout of a proposed subdivision.*

Submittal and Review Process

Submittal Requirements:

1. *Obtain a Subdivision and/or Land Development Application contained in Appendix B of the Subdivision and Land Development Ordinance.*
2. *Six (6 copies) shall be filed by the subdivider with the Township Secretary minimum of ten (10) days prior to the meeting of the governing body on commission at which consideration is desired. Distribution of plans shall be as defined in Section 601, with the application directly providing two (2) copies to the Columbia County Planning Commission.*
3. *Submit to the Columbia County Planning Commission: One (1) copy of the application along with three (3) copies of the plan and the Required fees outlined in County SALDO, Article 9, Sec. 906, FEE SCHEDULE, page 138. The Municipalities Planning Code, Act 247-1968 requires all municipalities with adopted SALDOs to allow the County Planning Commission a thirty (30) day review and comment period, prior to final approval. After this review a County representative will sign the plans and return them to the municipality. The plans can not be recorded without the County representative's signature.*

Review Process:

Subdivision plan shall be reviewed by the Planning Commission at its first regular meeting following the date of submittal, providing that such plans are submitted at least ten (10) days prior to the meeting. Applicants shall be giving reasonable notices of the time and place at which their plans are to be reviewed.

Zoning

For detailed requirements, applications and information consult the Locust Township Zoning Ordinance (at the web address given above) and speak with the Zoning Officer.

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State and Federal Requirements Associated With Subdivision and Land Development

State Contact Information

Department of Environmental Protection (DEP)

PA Dept of Environmental Protection
NC Regional Office
Office Hours 8 a.m. - 4 p.m.
Phone: 570 327-3636 (24 hours)



Department of Conservation and Natural Resources (DCNR)

State Park Region 4 (East)
Kevin Fazzini, Regional Park Manager
Phone - 215-453-5000

Department of Community and Economic Development (DCED)

Email: ra-dcedcs@pa.gov
Phone: 866-GO-NEWPA (866-466-3972)



Pennsylvania Department of Transportation (PennDOT)

PennDOT Engineering District 3-0
Jim Krise, Permit Manager
Telephone: 570-368-4277



Department of Labor and Industry

General information: 717-787-5279

Public Utility Commission (PUC)

General Information: 800-692-7380



Farm Bureau

General Information: 717-761-2740



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State Approval and Permits

1. NPDES Permits for Discharge of Stormwater Associated with Construction Activities

- Columbia County Conservation District (570-784-1310) should be contacted at any time that you are going to be causing Earth Disturbance to check to see if a permit is required.

2. Water Obstruction and Encroachment Permits

- Columbia County Conservation District (570-784-1310) should be contacted if you are to be doing anything involving waters of the Commonwealth, *Chapter 105 regulations define this as any watercourse, stream or bodies of waters and their floodway.*

3. Sewage (Act 537) Approvals

- Any subdivisions or land developments should involve contacting the local municipal Sewage Enforcement Officer to determine if sewage planning is needed for what you are proposing. For general information a person could also contact DEP Sewage Office at 570-327-3668

4. Public Water Supply Permits

- When a involves the creation of a public water facility which is intended to distribute water to individuals a Public water supply permit is needed from DEP. Any questions can be referred to the DEP Northcentral Water Supply Offices at 570-327-3490.

5. Pennsylvania Historic and Museum Commission (PHMC) Review

- The role of the Pennsylvania Bureau for Historic Preservation is to advise and assist state and federal agencies in complying with their responsibilities under various legislation, such as the National Historic Preservation Act and the PA History Code, that protect historic properties. To meet this goal, the Bureau has established the Environmental Review process, through which it reviews projects for their potential to affect historic properties. Any questions should be directed to Cheryl Nagle, (Central PA) 717.772.4519

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State Approval and Permits (continued)

6. Pennsylvania Natural Diversity Inventory (PNDI) Review

- PNDI stands for **P**ennsylvania **N**atural **D**iversity **I**nventory which is the Environmental Review (ER) function of the Pennsylvania Natural Heritage Program (PNHP). It is set up to help identify impacts to threatened, endangered or rare plants, animals, natural communities, and geologic features throughout Pennsylvania. Any questions or to conduct a PNDI search please visit: <http://www.naturalheritage.state.pa.us/HomePage.aspx>
- A PNDI search is needed for all subdivision and land developments. Additionally it is required in order to obtain several different types of permits from DEP including but not limited to a Sewage Permit.

7. Highway Occupancy Permits

- Any access, driveways or work to be done with in a State Right-of-Way requires a Highway Occupancy Permit to be obtained from The Pennsylvania Department of Transportation. Any and all questions regarding the need for a permit should be directed to the PennDOT Permit Manager Jim Krise at 570-368-4277

FEDERAL CONTACT INFORMATION

U. S. Environmental Protection Agency (EPA)

Call the Mid-Atlantic Region
(800) 438-2474 (from *within Region 3*)
(215) 814-5000 (from *outside Region 3*)



Department of Agriculture (USDA)

Bloomsburg Service Location
(570) 784-1062 ext 2



Federal Aviation Administration (FAA)

Harrisburg Region
(717) 774-8271

Army Corps of Engineers

General Questions
202-761-0011
Regulatory (Permits)
202-761-5903



U.S. Fish and Wildlife Service (USFWS)

Northeast Region- Pennsylvania's Field Office
814.234.4090

**US Army Corps
of Engineers®**

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FEDERAL APPROVAL AND PERMITS

1. **Section 404 Clean Water Act Permits** – If the applicant needed a state Chapter 105 Permit from DEP (concerning Water Obstruction and Encroachment) and additional federal permit may be needed (Section 404 Permit). Section 404 Permits are issued by the U.S. Army Corps of Engineers. This permit is required for any discharge of dredged or fill material into navigable waters of the United States.

Projects that impact less than 250 feet of a stream or less than one acre of wetlands may avoid Section 404 permit review by the Corps if they determine it qualifies for a joint permit review. This means that DEP will take the lead in reviewing the permit application. If the DEP feels the permit is acceptable they will issue a state Chapter 105 Permit and a federal Section 404 Permit known as the “Pennsylvania State Programmatic General Permit”.

If the proposed project does not qualify for a joint permit then DEP and the Corps will do independent permit reviews and issue separate decisions.

2. **National Environmental Policy Act (NEPA) Review** – The National Environmental Policy Act (NEPA) requires federal agencies to integrate environmental values into their decision making processes by considering the environmental impacts of their proposed actions and reasonable alternatives to those actions.

To meet NEPA requirements federal agencies prepare a detailed statement known as an Environmental Impact Statement (EIS). EPA reviews and comments on EISs prepared by other federal agencies, maintain a national filing system for all EISs, and assure that its own actions comply with NEPA.

3. **Endangered Species Act**-The applicant should contact Fish and Wildlife Service if they get a “hit” on the PNDI (Pennsylvania Natural Diversity Inventory) for a federally listed threatened or endangered species.
4. **Federal Aviation Administration**- Applicant should contact FAA if:
 - any construction or alteration exceeding 200 ft above ground level
 - any construction or alteration:
 - within 20,000 ft of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with its longest runway more than 3,200 ft
 - within 10,000 ft of a public use or military airport which exceeds a 50:1 surface from any point on the runway of each airport with its longest runway no more than 3,200 ft
 - within 5,000 ft of a public use heliport which exceeds a 25:1 surface
 - any highway, railroad or other traverse way whose prescribed adjusted height would exceed the above noted standards

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- when requested by the FAA
- any construction or alteration located on a public use airport or heliport regardless of height or location.

Disclaimer: *This guide is meant to be a general guideline for development in the Township of Locust. It should **NOT** be considered all-inclusive. For specific details and requirements concerning land development and subdivision contact the Locust Township Codes Enforcement Office.*

*Prepared by the Columbia County Planning Office staff.
Information contained within is relevant as of July, 2017.*