

Subdivision & Land Development

SUBDIVISION PLANS

<i>Sketch plans (Section 401)</i>	No fee
<i>Minor plans (Section 305)</i>	\$250 Plus each lot \$25
<i>Preliminary plans (Section 501)</i>	\$450 Plus each lot \$35
<i>Final plans (Section 601)</i>	\$250 Plus each lot \$25
<i>Combined Preliminary/Final Plan</i>	Preliminary & Final Fees will be charged

LAND DEVELOPMENT PLANS

<i>Sketch plans (Section 401)</i>	No fee
<i>Minor plans (Section 305)/Final PRD</i> Includes Lot Alteration/Lot Addition	\$350 Residential use: Plus \$25/each unit All other uses: Plus \$35/each acre
<i>Preliminary plans/Tentative PRD</i>	\$450 Residential use: Plus \$35/each unit All other uses: Plus \$50/each acre
<i>Final plans</i> Only if preceded by Preliminary Plan	\$250 Residential use: Plus \$25/each unit All other uses: Plus \$35/each acre
<i>Combined Preliminary/Final Plan</i>	Preliminary & Final Fees will be charged
<i>Request for Waiver of Land Development</i>	\$100

OTHER FEES

<i>Recording fees</i>	Fees determined by Recorder of Deeds Fee Schedule - Appendix A
<i>Traffic impact study (Section 713)</i>	Actual cost*
<i>Environmental Impact Assessment (Section 714)</i>	Actual cost*
<i>Professional Consultation Fees (Section 308)</i>	Actual cost*

* Applicants for subdivision and/or land development shall reimburse the Township 100% of the actual cost for engineering and professional consultation reasonable and necessary to the review, processing, revision, inspection, testing, and preparation of required security and improvement documentation. Professional consultation fees shall include, but not be limited to, engineering review fees and costs, legal fees for preparation, and/or review of security and improvement guaranty documents and any other necessary documentation, cost of required site inspection and field checks, sewage module review and transmittal, and any necessary review, testing, or reported by the SEO. Professional consultation fees shall be based upon the actual rate or cost charged to the Township by such consultants or personnel.

Subdivision & Land Development

ESCROW FEES

<i>Professional consultation escrow</i>	As determined**
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*Applicants for subdivision and/or land development shall deposit with the Township a specified sum, payable in advance, to cover and secure payment of the actual of reasonable and necessary professional consultation and review fees.

The amount of the escrow fund shall be the one set forth in Schedule A, attached hereto, or as otherwise determined by the Township Engineer. In the event actual costs exceed the sum determined, then the escrow shall be increased upon further determination and noticed of the Township Engineer.

<i>Pre-submittal consultation or any other Engineer Consultant Fees</i>	\$1,000 plus any additional fees plus actual costs submitted by consultant
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<i>All other consultant review fees</i>	Actual cost as submitted by consultant
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SUBDIVISION PLANS

<i>Preliminary Plan</i>	One Lot: \$1,500 Plus \$150/each additional lot
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<i>Final Plan</i>	One Lot: \$4,000 Plus \$150/each additional lot
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<i>Final/Minor Plan</i>	Without public improvements - \$1,500 With public improvements - \$4,000
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LAND DEVELOPMENT PLANS

<i>Number of Disturbed Acres</i>	1-2: \$2,000 2-5: \$2,500 5-10: \$3,500 10-25: \$5,000 25-50: \$8,000 50-100: \$12,000 < 100: \$20,000
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FEES IN-LIEU-OF LAND DEDICATION (SECTION 606)

RESIDENTIAL

All applicants or developers:

- (1) Shall pay 90% of the after-development fair market value of the amount of land which must be dedicated pursuant to the to the formula set forth in Section 606(c)(3) of the SALDO. The after-development fair market value shall be the value of all lands included in the land development application. Said value shall be determined by a land appraisal from a certified appraiser. Said appraisal shall be at the expense of the applicant or developer and submitted as requirement of preliminary plan approval. The Board of Supervisors shall have the right to reject said appraisal and select another appraiser who shall then submit an appraisal determining the after- development fair market value and the fee to be paid. The cost of this appraisal shall be paid by the applicant or developer; or
- (2) May, at their option, elect not to submit an appraisal as set forth in the preceding paragraph. In such event, the fee to be paid in- lieu-of land dedication shall be determined on the basis of the number of dwelling units proposed in the application. The fee shall be in the amount of \$1,000 per dwelling unit.

NON-RESIDENTIAL

The fee to be paid by applicants or developers of non-residential lands shall be set at \$1,000 per acre of disturbed land or a minimum of \$1,000 for subdivision or land development less than one acre.

All fees shall be due and payable upon approval of the land development or subdivision plan and as a condition thereof. No building, construction, transfer, or subdivision shall be permitted or done until the required fees are paid in full.