

RESOLUTION 91-01

WHEREAS; the Pennsylvania Municipalities Planning Code states that a municipality may charge review fees for processing of subdivision and land development plans, and

WHEREAS; those fees may include reasonable and necessary charges by the municipality's professional consultants or engineer for report thereon to the municipality; and

WHEREAS; such review fees shall be set by ordinance or resolution, and

WHEREAS; the Board of Supervisors have determined that they will set these fees by resolution.

NOW, THEREFORE, this 26th day of March, 1991, it is hereby RESOLVED by the Board of Supervisors of West Bradford Township as follows:

I. Every applicant, at the time of filing an application for approval of a subdivision or land development plan, shall pay to the Township of West Bradford a basic filing fee and escrow deposits for reasonable and necessary charges by the township's professional consultants in accordance with the following schedule:

A. Subdivision Application

1. Plan showing from two (2) through and including three (3) lots:

Filing Fee - \$150.00

Escrow - \$800.00 initial deposit

- \$400.00 minimum balance

* In the case of a plan in this category, without new street or easement of access, the escrow requirement shall not apply.

2. Plan showing from four (4) through and including ten (10) lots:

Filing Fee - \$150.00 for first three (3) lots,
plus \$30.00 for each additional lot

Escrow - \$3,000.00 initial deposit
- \$1,000.00 minimum balance

3. Plan showing eleven (11) or more lots:

Filing fee - \$360.00 for first ten (10) lots,
plus \$30.00 for each additional lot.

Escrow - An initial deposit of \$3,000.00 for
the first ten (10) lots plus \$50.00
for each additional lot
- \$3,000.00 minimum balance

B. Land Development Plan

1. Plan showing less than ten (10) acres of development:

Filing Fee - \$500.00

Escrow - \$2,000.00 initial deposit
- \$1,000.00 minimum balance

2. Plan showing from ten (10) through and including

forty-nine (49) acres of development:

Filing Fee - \$500.00 for the first ten (10) acres
plus \$50.000 for each additional acre

Escrow - \$8,000.00 initial deposit
- \$2,000.00 minimum balance

3. Plan showing fifty (50) acres or more:

Filing Fee - ²¹⁶ ~~\$1,000.00~~ ^{\$2,500.00 JPD/mm} for first fifty (50) acres
plus \$50.00 for each additional acre

Escrow - \$10,000.00 for first (50) acres plus
\$200.00 for each additional acre
- \$2,500.00 minimum balance.

II. Every applicant, after receiving final approval of a subdivision or land development plan, but before any building permits may be issued or any construction commenced, shall pay to the Township escrow deposits in accordance with the following schedule:

A. Subdivision Application

1. The Township, in reviewing the amount to be escrowed as part of the Completion and Payment Bond, to guarantee construction of public improvements, shall among other things consider the anticipated engineer review costs to inspect the construction of the improvements, which fees will be incurred as said construction is undertaken. The township

engineer shall furnish to the township an estimate of the anticipated fees. The township shall then notify the developer and surety of the estimated amount of engineering review fees and voucher the same to developer and surety who shall pay the same to the township to be held by the township in escrow.

2. For other administrative and consultants in addition to all engineering fees:

Escrow - \$100.00 per lot

- \$100.00 minimum balance

B. Land Development

1. Plan showing less than ten (10) acres of development:

Escrow - \$5,000.00 initial deposit

- \$500.00 minimum balance

2. Plan showing from ten (10) through and including forty-nine (49) acres of development:

Escrow - \$15,000.00 initial deposit

- \$1,000.00 minimum balance

3. Plan showing fifty (50) acres or more:

Escrow - \$20,000.00 initial deposit

- \$1,000.00 minimum balance

III. The escrow deposit for site plan review referred to in Paragraph I herein shall be used to pay for engineering reviews, unusual administrative costs, consultant (including but not limited to legal) review of subdivision plans, agreements and performance guarantees and other miscellaneous costs of application review, but does not include a deposit for site inspections or other monitoring during development. The amounts for such review will in no event exceed the rate or cost charged by the township's consultants, for the township. When the amount of the initial escrow deposit falls below the appropriate minimum amount indicated above, the applicant shall be notified by the township secretary to file sufficient additional monies to bring the balance of the escrow account up to the amount initially deposited. Upon final approval of a subdivision or land development plan, whatever unneeded funds remain in the escrow account, upon request shall be returned to the applicant.

IV. The escrow deposit during construction referred to in Paragraph II herein shall be used to pay for site inspections and other monitoring during development as well as whatever other administrative and consultant fees are incurred during development. The amounts for such review will in no event exceed the rate or cost charged by the township's consultants in their work for the township. When the initial escrow deposit falls below the appropriate minimum amount indicated above, the applicant shall

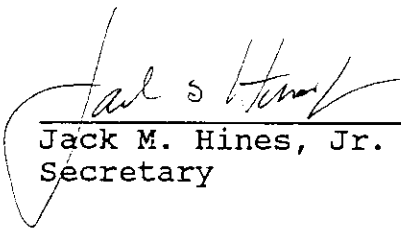
be notified by the township secretary to file sufficient additional monies to bring the balance of the escrow account up to the amount initially deposited. When all construction is complete and all public improvements have been accepted for dedication by the Township and there are no outstanding charges to be placed against the escrow account, any remaining balance shall be returned to the applicant.

V. Escrow deposit shall be held without interest.

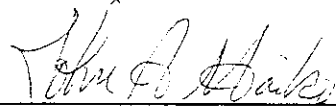
VI. All Resolutions inconsistent herewith are repealed and of no force and effect.

ATTEST:

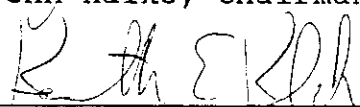
WEST BRADFORD TOWNSHIP
BOARD OF SUPERVISORS



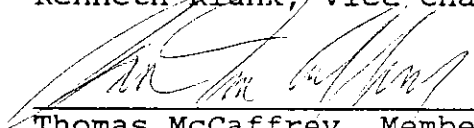
Jack M. Hines, Jr.
Secretary



John Haiko, Chairman



Kenneth Klunk, Vice-Chairman



Thomas McCaffrey, Member