

RESOLUTION # 2011-12

WHEREAS, Athens Township will incur certain expenses in carrying out the administration of its municipal Subdivision and Land Development Ordinance; and

WHEREAS, Athens Township wishes to recover a reasonable portion of these expenses from the applicant; and

NOW, THEREFORE BE IT RESOLVED, that the following schedule of fees shall be utilized in the administration of the Athens Township Subdivision and Land Development Ordinance. No subdivision or land development approval shall be granted until such fees have been paid to the Township by the applicant.

FEE SCHEDULE

I. TOWNSHIP FEES

A. MUNICIPAL PLAN PROCESSING FEES

The following fees shall be paid to Athens Township at the time of plan submission or filing for evaluation and processing of proposed subdivision or land development plans. No plans shall be considered filed until the appropriate processing fee is received. No fees shall be refundable, with the exception of unused fees paid into any required escrow account.

1. Sketch Plan – There shall be no charge for the evaluation of sketch plan submissions.

2. Preliminary & Final Plans – The fee for processing of all preliminary and final subdivision and land development plans shall be:

a. Subdivisions –

- 1) 3 lots or less - \$100.00 per plan plus \$25.00 for each lot shown on the plans.
- 2) 4 lots or more - \$200.00 per plan plus \$25.00 for each lot shown on the plans.

b. Land Developments - *

- 1) Residential Developments - \$200.00 per plan plus \$25.00 for each dwelling unit shown on the plans.
- 2) Non-Residential Developments –
 - a) Gross Floor Area of 3,000 sq.ft. or less - \$300.00 per plan.

- b) Gross Floor Area over 3,000 sq.ft. - \$300.00 per plan plus \$75.00 for each 500 sq.ft. of gross floor area over 3,000 sq.ft., or portion thereof, shown on the plans, up to a maximum of \$15,000.00.

3) Non-Building Development (i.e. parking lots, athletic fields, parks or playgrounds, etc.) - \$ 500.00 per plan.

** NOTE: Each time that a submitted land development plan is changed and resubmitted, an additional processing fee will be charged.*

B. IMPROVEMENT DESIGN REVIEW FEES

The applicant shall reimburse Athens Township for all reasonable and necessary charges by the Township Engineer and/or other professional consultant for review of site improvement or development designs and report thereon to the Township in accordance with the procedure set forth in Section 806 A.2 of the Athens Township Subdivision and Land Development Ordinance.

Initial funds necessary to cover expenses incurred in conjunction with the review of site improvement designs by the Township Engineer or other professional consultants shall be: 1) paid to Athens Township at the time of plan submission; 2) placed in a special escrow account for the proposed subdivision or land development as set forth in Section 806 A.4 of the Township Subdivision and Land Development Ordinance; and 3) shall be as follows:

1. **Sketch Plans** - There shall be no charge unless engineering review of any aspect of the plan is requested by the developer.
2. **Preliminary & Final Plans** * - The fee for preliminary and final subdivision or land development plans shall be:
 - a. Subdivisions –
 - 1) Five (5) or fewer lots or dwelling units - \$500.00.
 - 2) Six (6) to ten (10) lots or dwelling units - \$1,000.00.
 - 3) More than ten (10) lots or dwelling units - \$2,000.00.
 - b. Land Developments –
 - 1) Up to 25,000 sq.ft. of gross floor area - \$1,500.00.
 - 2) More than 25,000 sq.ft. of gross floor area - \$5,000.00.
3. **Non-Building Developments** - \$ 1,500.00.

** **NOTE:** The applicant may be required to provide additional funds, beyond those fees itemized above, to the Township for placement into the plan's escrow account where necessary to cover unforeseen plan complexities and/or additional reviews.*

C. IMPROVEMENT INSPECTION FEES

Where site improvements are required by Athens Township to be installed as a condition of final approval of a subdivision or land development plan, said improvements must be inspected by the Township Engineer in accordance with the procedure established in Section 503 of the Athens Township Subdivision and Land Development Ordinance during their installation or upon their completion, as applicable. The applicant shall reimburse the Township for all reasonable and necessary expenses associated with the inspection of the required improvements by the Township Engineer in accordance with the procedure established in Section 806 A.3 of the Township Subdivision and Land Development Ordinance.

Initial funds necessary to cover the costs of inspection of site improvement installation by the Township Engineer or other professional consultant shall be: 1) paid to Athens Township prior to final plan approval or prior to the release of an Improvement Guarantee or other financial security assuring satisfactory installation of required improvements; 2) placed in a special escrow account for the proposed subdivision or land development as set forth in Section 806 A.4 of the Township Subdivision and Land Development Ordinance; and 3) shall be as follows:

1. **Streets** - *
2. **Stormwater Management Facilities** - *
3. **Curbs, Sanitary Sewers or Other Site Improvements** - *

* Fees charged for the inspection of site improvements shall be 5% of the amount of the developer's Improvement Guarantee, or where no such Guarantee is used or where only a limited security is provided, fees for inspection shall be based on time and materials, as determined by the Township Engineer, on a case-by-case basis.

***NOTE:** The applicant may also be required to provide additional funds, beyond those fees itemized above, to the Township for placement into the plan's escrow account where necessary to cover unforeseen plan complexities and/or additional inspections.*

II. COUNTY PLAN REVIEW FEES

The applicant shall be responsible for assuming all costs associated with the review of his subdivision and/or land development plans by the Bradford County

Planning Commission, according to the Fee Schedule and procedure established by the Bradford County Board of Commissioners.

ADOPTED this 28th day of September, 2011, by the Supervisors of Athens Township, Bradford County, PA.

Said Fee Schedule **TO BECOME EFFECTIVE** on the 3rd day of October, 2011.

ATHENS TOWNSHIP SUPERVISORS

Ronald P. Reagan

Cheryl Wood-Walker

E. Maurice

John L. Smith

Jack Walker

ATTEST:

John L. Smith

Athens Township Secretary

TOWNSHIP SEAL: