

## **SECTION VI – SUBDIVISION AND LAND DEVELOPMENT**

### **General**

Filing Fees: Every applicant, upon submission of a subdivision or land development plan shall pay to the Township filing fees in accordance with the following schedule:

Escrow Deposits: Every applicant, upon submission of a subdivision or land development plan shall pay to the Township escrow deposits in accordance with the following schedule:

### **Subdivision Plans and Applications**

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

Filing Fee	\$ 50.00
Escrow – Initial Deposit	\$800.00
Escrow – Minimum Balance	\$400.00
2. Plan showing from four (4) through and including ten (10) lots:

Filing Fee for the first 3 lots	\$ 200.00
Filing Fee for each additional lot	\$ 30.00
Escrow – Initial Deposit	\$3000.00
Escrow – Minimum Balance	\$1000.00
3. Plan showing eleven (11) or more lots:

Filing Fee for the first 10 lots	\$ 200.00
Filing Fee for each additional lot	\$ 30.00
Escrow – Initial Deposit	\$3000.00
Escrow – Minimum Balance	\$1000.00

### **Land Development Plan**

Filing Fees: Every applicant, upon submission of a subdivision or land development plan shall pay to the Township filing fees in accordance with the following schedule:

Escrow Deposits: Every applicant, upon submission of a subdivision or land development plan shall pay to the Township escrow deposits in accordance with the following schedule:

1. Plan showing less than 10 acres of development:

Filing Fee	\$ 50.00
Escrow – Initial Deposit	\$2000.00
Escrow – Minimum Balance	\$1000.00
2. Plan showing from ten (10) though and including forty-nine (49) acres of development:

Filing Fee for the first 10 acres	\$ 500.00
Filing Fee for each additional acre	\$ 50.00
Escrow – Initial Deposit	\$4000.00
Escrow – Minimum Balance	\$2000.00
3. Plan showing fifty (50) acres or more:

Filing Fee for the first 50 acres	\$2500.00
Filing Fee for each additional acre	\$ 50.00

Escrow – Initial Deposit	\$8000.00
Escrow – Minimum Balance	\$2000.00

**Conditional Use Permit**

Filing Fees: Every applicant, upon submission of a Conditional Use Application shall pay to the Township filing fees in accordance with the following schedule

Escrow Deposits: Every applicant, upon submission of a Conditional Use Application shall pay to the Township escrow deposits in accordance with the following schedule:

1. Conditional Use Permit Filing Fee	\$ 350.00
* Escrow – Initial Deposit	\$1000.00
* Escrow – Minimum Balance	\$ 500.00
2. Conditional Use Permit – Additional Hearings	\$ 250.00

**Escrow Deposits:**

1. Every applicant, upon submission of any plan where an escrow is required, shall pay to the Township escrow deposits for reasonable and necessary charges by the Township’s professional consultants in accordance with applicable schedules.

2. The escrow deposit for site plan review referred to herein shall be used to pay for engineering reviews, unusual administrative costs, consultant (including, but not limited to, legal) review of subdivision and land development plans, agreements and performance guarantees and other miscellaneous costs of application review, but does not include a deposit for site inspections and 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 deposit falls below the appropriate minimum amount indicated above, the applicant shall be notified by the Township treasurer to file sufficient monies to bring the balance of the escrow amount initially deposited. Upon final approval of a subdivision or land development plan, and there are no outstanding charges to be placed against the escrow account, whatever remaining funds in the escrow account, upon request shall be returned to the applicant.

3. Escrow deposits shall be held without interest.

4. Escrow deposits required do not include performance guarantees for completion of improvements shown on submitted plans for subdivisions and land developments.