

APPLICATION FOR: Minor Subdivision ()
Major Subdivision ()
Land Development ()

Project No. _____

Name of Subdivision or Land Development _____

Location of Property _____

Tax Parcel No. _____

Owner _____ Telephone No. _____

Address _____

Applicant _____

Address _____ Telephone No. _____

Registered Engineer or Surveyor _____

Address _____ Telephone No. _____

Existing Zoning _____

No. of Lots _____

Total Acreage _____

Minimum Lot Size _____

Lineal Feet of New Streets _____

Water Supply : Public System _____ On-Lot System _____

Sewerage System: Public System _____ On-Lot Disposal _____

Owner/Applicant by the execution of this Application for Subdivision or Land Development Approval hereby authorizes any member of the Township Board of Supervisors, any member of the Planning Commission, the Township Manager, the Township Engineer, or their designated representatives, to enter upon the premises of the Owner for the purpose of inspecting the same, and further authorizes the Township Engineer to perform such soil tests and other tests of the ground which he deems necessary to determine the suitability of the ground for land development.

Please submit 2 copies.

Signature of Owner/Applicant

Application Date

RESOLUTION No.

2227

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOWNSHIP
OF LOWER MAKEFIELD, COUNTY OF BUCKS, COMMONWEALTH OF
PENNSYLVANIA AMENDING RESOLUTIONS 552 AND 629 ESTABLISHING FEES
FOR THE FILING AND REVIEW OF SUBDIVISION PLANS AND LAND
DEVELOPMENT PLANS**

WHEREAS, pursuant to the provisions of Ordinance No. 178, the Board of Supervisors may, from time to time, establish fees for the filing and review of subdivision plans and land development plans; and

WHEREAS, in October 1987, the Board of Supervisors amended a prior Resolution, again pursuant to Ordinance No. 178, regarding the filing fees and review fees for preliminary plans, final plans, respectively; and

WHEREAS, based upon a review of surrounding municipalities, the filing and review fees are substantially lower than those assessed by other municipalities and, therefore, Lower Makefield Township requires updating and amending of same, in order to properly establish said fees, consistent with the current charges and review fees; and

WHEREAS, after a study and careful review of all of the aspects of the filing and processing of a subdivision and land development plan, the Board of Supervisors deems it appropriate to update and amend the fees charged by the Township for said applications including, preliminary plans, final plans, and conditional use applications.

NOW, THEREFORE, be it resolved:

1. The fees for a preliminary plan shall be as follows:

Minor Subdivision	Filing Fee	Preliminary Escrow Fee Deposit
-2 Lots	\$1,000	\$1,500

Major Subdivision	Filing Fee	Preliminary Escrow Fee Deposit
3 – 10 Lots	\$3,000	\$ 3,000 +600 per lot/d.u.
11 – 25 Lots	\$3,500+\$50 per lot/d.u.*	\$ 6,000 +400 per lot/d.u.
26 – 50 Lots	\$5,000+\$20 per lot/d.u.	\$12,000 +\$300 per lot/d.u.
51 – 100 Lots	\$6,000+\$10 per lot/d.u.	\$17,000 +\$200 per lot/d.u.
101 or more Lots	\$7,000+\$10 per lot/d.u.	\$27,000 +\$100 per lot/d.u.

Non-Residential Land Development	Filing Fee	Preliminary Escrow Fee Deposit
0 -10,000 S.F.	\$4,000	\$ 3,000 +\$0.40 per S.F.
10,001 – 100,000 S.F.	\$4,000+\$0.02 per S.F.	\$ 5,000 +\$0.30 per S.F.
>100,000 S.F.	\$4,000+\$0.02 per S.F.	\$25,000 +\$0.10 per S.F.

2. The fees for a final plan shall be as follows:

Minor Subdivision	Filing Fee	Final Plan Escrow Fee Deposit
-2 Lots	\$500	\$750

Major Subdivision	Filing Fee	Final Plan Escrow Fee Deposit
3 – 10 Lots	\$1,500	\$ 1,500 +\$300 per lot/d.u.
11 – 25 Lots	\$1,750+\$25 per lot/d.u.	\$ 3,000 +\$200 per lot/d.u.
26 – 50 Lots	\$2,500+\$10 per lot/d/u/	\$6,000 +\$150 per lot/d.u.
51 – 100 Lots	\$3,000+\$5 per lot/d.u.	\$8,500 +\$100 per lot/d.u.
101 or more lots	\$3,500+\$5 per lot/d.u.	\$13,500 + \$50 per lot/d.u.

Non-Residential Land Development	Filing Fee	Final Plan Escrow Fee Deposit
0 – 10,000 S.F.	\$2,000	\$1,500 +\$0.20 S.F.
10,001 – 100,000 S.F.	\$2,000+\$0.01 per S.F.	\$2,500 +\$0.15 per S.F.
>100,000 S.F.	\$2,000+\$0.01 per S.F.	\$12,500 +\$0.05 per S.F.

3. The fees for a Conditional Use Application shall be as follows:

With Land Development Plan	Filing Fee	Final Plan Escrow Fee Deposit
Residential	\$1,500	\$1,500
Non-Residential	\$2,500	\$2,500

Without Land Development Plan	Filing Fee	Final Plan Escrow Fee Deposit
Residential	\$2,000	\$2,000
Non-Residential	\$3,000	\$3,000

* Denotes "dwelling unit."

4. Applicants must execute a Professional Services Agreement (PSA) with the Township that provides for establishing a Professional Services Escrow Account. Fees for professional consultants as defined in a Municipalities' Planning Code (MPC) shall be charged to the applicant at the same hourly rate as the consultants charge the Township. This escrow account covers expenses incurred by the Township Board of Supervisors and Planning Commission and other advisory services provided to the Township for plan review. Professional Services as defined by the MPC may include time spent for the services of consultants for engineering, planning, legal, site design, traffic design, landscaping, lighting or any other consulting services deemed necessary by the Township to properly examine the proposed subdivision and/or land development plan.

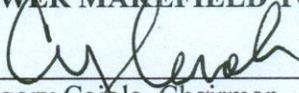
The Professional Services Escrow Account **must** be replenished when it is depleted to twenty percent (20%) of the original amount and further costs expected to be incurred by the Township. A ten percent (10%) administration fee will be added to all invoices.

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as of 2-15-11

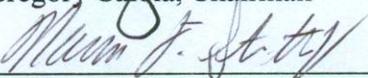
Any unused escrow account balance will be refunded to the applicant upon written request within twelve (12) months of the final hearing. Escrow funds not returned to the applicant within the twelve (12) month period following the project completion shall be forfeited to the Township.

THIS RESOLUTION duly enacted, this 16th day of February 2011.

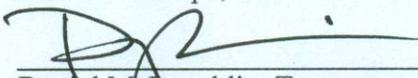
**BOARD OF SUPERVISORS
LOWER MAKEFIELD TOWNSHIP**



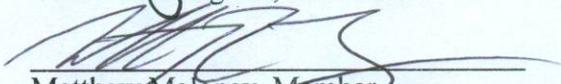
Gregory Carola, Chairman



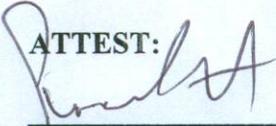
Pete Stainthorpe, Vice-Chairman



Daniel McLaughlin, Treasurer



Matthew Maloney, Member

ATTEST:


Ronald Smith, Secretary