

TOWNSHIP OF WASHINGTON, BERKS COUNTY, PENNSYLVANIA

RESOLUTION NO. 2015 - 14

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE TOWNSHIP OF WASHINGTON, BERKS COUNTY,
PENNSYLVANIA, TO ESTABLISH SUBDIVISION AND
LAND DEVELOPMENT REVIEW FEES.**

NOW, THEREFORE BE IT RESOLVED, by the Board of Supervisors of Washington Township, Berks County, Pennsylvania, that, pursuant to the grant of powers set forth in the Second Class Township Code, the Pennsylvania Municipalities Planning Code, and any other applicable statute or ordinance, the current Schedule of Subdivision Land Development Review Fees for the Township of Washington, Berks County, Pennsylvania is as follows:

Subdivision and Land Development Submissions. The following fees shall be paid in connection with any application filed pursuant to the Washington Township Subdivision and Land Development Ordinance.

A. General Fee Requirements.

1. All fees shall be paid at the time of the initial submittal of the plan.
2. Subdivision and Land Development Fees include both a Filing Fee and an Escrow Fee as described below.
3. The filing fee is non-refundable.
4. When the balance in the escrow fee falls below fifty percent (50%) of its original amount, the applicant shall deposit additional funds to restore the escrow to the original amount. The Township Secretary shall be consulted regarding the escrow balance.
5. The applicant shall be responsible for and shall reimburse the Township for all costs incurred in excess of the escrow fee paid. This shall be paid prior to release of the final plan for recording.
6. The balance, if any, of the escrow fee shall be refunded to the applicant after the final plan is approved and released for recording and after all bills are paid. If, for any reason, additional review is required subsequent to action on the final plan, additional review fees shall be charged and payable by the developer.
7. Fees for development projects that include both subdivision and land development components shall be the highest of the alternative fees appropriate for the proposal.

B. Subdivision Plans

	<u>Filing Fee</u>	<u>Escrow Fee*</u>
1 to 5 lots	\$275, plus \$75.00 per lot	\$2,000, plus \$100 per lot
6 to 10 lots	\$525, plus \$75.00 per lot	\$2,500, plus \$100 per lot
11 or more lots	\$775, Plus \$75.00 per lot	\$3,500, plus \$100 per lot

C. Land Development Plans

	<u>Filing Fee</u>	<u>Escrow Fee*</u>
Minor Land Development	\$500.00	\$2,000.00
Major Land Development	\$750.00	\$3,500.00

* When the balance in the escrow fee falls below fifty percent (50%) of its original amount, the applicant shall deposit additional funds to restore the escrow to the original amount. The Township Secretary shall be consulted regarding the escrow balance.

D. Pre-Application Activities

		<u>Filing Fee</u>	<u>Escrow Fee</u>
1.	Pre-application meeting	\$200.00	\$500.00
2.	Site Meeting	\$200.00	\$500.00
3.	Combined Pre-application & Site	\$200.00	\$800.00
4.	Stormwater Infiltration Testing	\$200.00	\$500.00/test site

FURTHER RESOLVED, that if any provision, sentence, clause, section, or part of this Resolution shall for any reason be found to be unconstitutional, illegal or invalid, such determination shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Resolution, and it is hereby declared to be the intent of the Board of Supervisors of the Township of Washington that this Resolution would have been adopted had such unconstitutional, illegal or invalid provision, sentence, clause, section or part not been included herein.


FURTHER RESOLVED, that all Resolutions or parts of Resolutions inconsistent with this Resolution are hereby superseded.

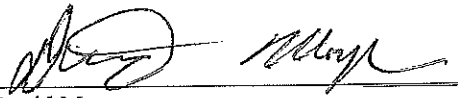
FURTHER RESOLVED, that this Resolution shall become effective immediately or as soon as legally permissible.

IN WITNESS WHEREOF, the Board of Supervisors of the Township of Washington has adopted this Resolution in lawful Session this 5th day of January, 2015.

WASHINGTON TOWNSHIP BOARD OF SUPERVISORS


James Roma


Ernest Gehman

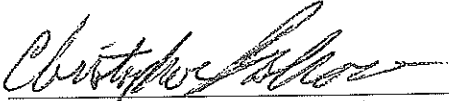

David Moyer

Attest: 
Secretary

[SEAL]

CERTIFICATE

I hereby certify that the foregoing is a true and accurate copy of a Resolution of the Board of Supervisors of the Township of Washington, Berks County, Pennsylvania, which was fully adopted at a public meeting held pursuant to notice as required by law on the 5 day of January, 2015.


Secretary of Washington Township

Dated: January 5, 2015

FEE SCHEDULE FOR REVIEWS

The following fees will be charged by the Berks County Planning Commission for subdivision and land development reviews as authorized by the Pennsylvania Municipalities Planning Code, Act 247, as amended. These fees are effective February 1, 2014. All fees are to be submitted to the Berks County Planning Commission through the appropriate township, borough, or city at the time of application. Plans will not be accepted for review by the County without the appropriate fee, County Referral Application (signed by the appropriate municipal official) and the required number of plans. Check or money order (no cash) should be made payable to the County of Berks. Fees are not refundable unless the BCPC fails on its own part.

Schedule I – Fees Subdivision (All Land Uses) and Land Development (Residential Use Only)

Number of Lots or Units Including <u>Residue Units</u>	Sketch Official Sketch <u>Sketch for Record</u>	Preliminary or <u>Final</u>
1 – 5	140	240
6 – 25	200	335
26 – 49	350	530
50 – 99	505	705
100 – 199	615	880
200 – 299	740	1,055
300 – 399	875	1,225
400 – 499	1,030	1,415
500 and Over	Add \$100 for each 100 lots/units over 499	Add \$135 for each 100 lots/units over 499

Schedule II – Fees Commercial, Industrial, Public and Quasi Public (Land Development Only)

Area to be Disturbed for Development	Sketch Official Sketch <u>Sketch for Record</u>	Preliminary or <u>Final</u>
Under 2 acres	275	425
2 to under 8 acres	435	740
8 to under 15 acres	560	995
15 to under 30 acres	680	1,255
30 to under 50 acres	800	1,505
50 to under 100 acres	925	1,885
100 acres & over	Add \$100 for each 50 acres over 100 acres	Add \$200 for each 50 acres over 100 acres

The terms “lots” includes conveyances, tracts or parcels of land for the purpose, whether immediate or future, of lease, transfer of ownership or building or development, as well as residue parcels, annexations, or correction of lot lines.

(Over)

The term land development includes any of the following activities:

1. The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose involving:
 - a. a group of two or more residential or non-residential buildings, whether proposed initially or cumulatively, or a single non-residential building on a lot or lots regardless of the number of occupants or tenure; or
 - b. the division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups or other features.
2. A subdivision of land.

Typical examples are: office buildings housing different businesses, apartments, mobile home parks, shopping malls, hotels and additions to commercial, industrial and public buildings.

TIME LIMITATIONS: The BCPC will accept the application when all necessary information and fees have been supplied and at that time the review time-clock will start. Any proposal which does not contain the appropriate information and/or fee will not be processed through the Commission. In such cases, the municipality and applicant will be informed of any additional information or fees necessary. The review time-clock will not begin until the necessary information or correct fee is received. If a check is refused by the bank due to insufficient funds the review time clock will stop as of the day such notice is received and the applicant and municipality will be so notified. The time-clock will not re-start until this Commission has received the required fee.

MEETING WITH STAFF: Meetings with the staff of the Berks County Planning Commission to discuss proposals either prior to or during the formal review period are encouraged and shall be free of charge. Appointments can be made by calling (610) 478-6300.

SCHEDULE I FEES are based on the number of lots or units. All land uses are included: residential, commercial, industrial, public, quasi-public and other. Therefore, an industrial park subdivision prior to development of individual lots is subject to Schedule I. The same would be true of a commercial lot subdivision or selling of land for a church or school. Schedule I fees also cover residential land development such as an apartment complex, condominiums, rental townhouses and mobile home parks. Where there is a mix of lots and rental units the totals are added together to determine the fee.

SCHEDULE II FEES are based on the amount of land to be disturbed for development including buildings, access drives, streets, stormwater management, grading, public sewer and water service, erosion and sediment control landscaping and any other activity that disturbs the ground on the site. The total disturbed area of a project is most accurately calculated by a planimeter following all outlines of disturbed areas. Where combinations of subdivision and non-residential development are proposed on a plan the fees must be determined separately and added together.

PRD – PLANNED RESIDENTIAL DEVELOPMENT Fees will be based on the number of residential units and the amount of disturbed area for the non-residential uses. In cases where a building is used as a mixed use (commercial units on lower level(s) with residential units above) the fee will be based on the amount of disturbed area associated with that building (Schedule II Fees).

REPEAT STAGE If a subdivision/land development with significant plan revisions is presented to the Berks County Planning Commission for a second review, the fees for the second review will be based on the extent of changes made to the project. Significant revisions are those that impact the scope and concept of a project that include street and lot layout, number of buildings and locations, stormwater/grading land use and intensity, traffic issues and environmental issues. If site revisions are based upon recommendations made in the initial project review by the Berks County Planning Commission, the fees may be waived. Meeting with staff prior to resubmission of the revised plans for the Berks County Planning Commission's review is recommended to establish the required fee for plan submission.