

CAERNARVON TOWNSHIP  
LANCASTER COUNTY, PENNSYLVANIA  
RESOLUTION NO. 2016030701

A RESOLUTION OF CAERNARVON TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA, ESTABLISHING A FEE SCHEDULE FOR THE FILING OF SUBDIVISION LAND DEVELOPMENT APPLICATIONS FOR REVIEW BY THE CAERNARVON TOWNSHIP PLANNING COMMISSION.

WHEREAS, pursuant to Section 503 of the Pennsylvania Municipalities Planning Code (53 PS; §1053(1)), the Supervisors may establish a schedule of fees for the purpose of accepting and reviewing Subdivision Land Development Plans by the Municipal Planning Commission;

WHEREAS, the Caernarvon Township Board of Supervisors has recently adopted a new Subdivision and Land Development Ordinance for regulating Subdivisions & Land Developments in the Township;

WHEREAS, the Caernarvon Township Board of Supervisors typically review and revise the Township's Subdivision and Land Development Fee Schedule annually at the Township Reorganization Meeting;

WHEREAS, the Township desires to create, clarify, renew and/or revise its schedule of fees paid by Developers/Subdivides in connection with the review of Subdivision and Land Development Plans by the Caernarvon Township Planning Commission; and

WHEREAS, the Township recognizes that the fees paid by Developers/Subdivides in connection with the review of a Subdivision Land Development Plan by the Caernarvon Township Planning Commission may be insufficient to cover all costs and expenses associated with such review, and accordingly the Township requires that the fees paid by such applicant must be replenished in order for the Township and its professional staff to complete the review of the submitted plan.

NOW, THEREFORE, BE IT RESOLVED, and it is hereby enacted and resolved by the Board of Supervisors of Caernarvon Township, Lancaster County, Pennsylvania as follows:

1. **Application Fees**. An applicant submitting a plan for subdivision and/ or land development shall tender the following fees made payable to the Township of Caernarvon at the time of application and plan submission:
  - a. Residential and Agricultural (excluding intensive agricultural which shall be considered commercial for fee purposes), Based Upon Number of Lots/Units:

<b><u># of Lots/Units</u></b>	<b><u>Application Fee</u></b>
Annexation	\$250.00
1 - 2:	\$300.00
3-10	\$400.00
11-20	\$500.00
21-50	\$600.00
51 or more	\$700.00 plus \$25.00 per dwelling unit/lot

- b. Commercial, Industrial, Institutional, Intensive Agricultural And All Other Land Development, Based Upon Acreage Directly or Indirectly Affected By The Subdivision/ Land Development

<b><u>ACRES</u></b>	<b><u>Application Fee</u></b>
Less than 2.01:	\$500.00
2.01-5.00:	\$1,000.00
5.01-10.00:	\$1,500.00
10.01-25.00:	\$2,000.00
More Than 25.00:	\$2,500.00 plus \$50.00 per acre.

- c. Additional Application/Admin Fees Due and Payable as follows:
- Any submission of revised plans will bear a Twenty-Five Dollar (\$25.00) administrative fee.
  - The applicant is also required to pay any review fees required by the Lancaster County Planning Commission, the Lancaster County Conservation Service, and any other review authority or agency as may be applicable to the project.
  - The proposed application shall not be considered by the Township until all pertinent fees are paid in full.
  - If the expenses of the Township for reviews of a subdivision or land development exceeds the total fees that have been paid by the applicant, such excess expenses shall be paid by the applicant prior to the release of the Final Plan by the Township.

2. **Advanced Escrow Deposits of Consultants Fees**. The applicant shall, upon submission of the application for preliminary plan review and upon the submission of an application for final plan review, be required to tender, in accordance with the following schedule, certain monies to be placed in an escrow fund to be applied to satisfy professional and consultants fees and/or other costs incurred by the Township in reviewing said plans:

- a. Residential and Agricultural (excluding intensive agricultural which shall be considered commercial for fee purposes), Based Upon Number of Lots/Units:

<b><u># of Lots/Units</u></b>	<b><u>Escrow/Deposit (Consultant Fees)</u></b>
Annexation	\$500.00
1 - 2:	\$1,000.00 plus \$ 100.00 per Lot
3-10	\$1,500.00 plus \$ 100.00 per Lot
11-20	\$2,000.00 plus \$ 100.00 per Lot
21-50	\$3,000.00 plus \$ 100.00 per Lot

51 or more                      \$5,000.00 plus \$ 50.00 per lot

- b. Commercial, Industrial, Institutional, Intensive Agricultural And All Other Land Development, Based Upon Acreage Directly or Indirectly Affected By The Subdivision/ Land Development

<b><u>ACRES</u></b>	<b><u>Application Fee</u></b>
Less than 2.01:	\$1,000.00 plus \$ 200.00 per acre
2.01-5.00:	\$1,500.00 plus \$ 200.00 per acre
5.01-10.00:	\$2,000.00 plus \$ 200.00 per acre.
10.01-25.00:	\$3,000.00 plus \$ 200.00 per acre.
More Than 25.00:	\$5,000.00 plus \$ 50.00 per acre.

In the event that the balance of the escrow account, required in (a) or (b) above, drops below 25% of the total amount of the required review fees established by the Township Supervisors herein above, or as subsequently amended, then upon written notice to the Applicant, Applicant shall within ten (10) days of such notice remit such additional amount required to pay in full all outstanding balance owed in connection with the review of the plan and to restore the balance to the original amount required by the then applicable fee resolution. Failure to pay any outstanding balance and/ or failure to restore the balance of the review fee to the original amount established by the Township may result in the rejection of Subdivision and Land Development Plan in accordance with the Pennsylvania Municipalities Code.

3. **Administrative Staff Fees**. The applicant shall, upon submission of the application for preliminary plan review and upon the submission of an application for final plan review, be required to tender, in accordance with the following schedule, certain monies to be placed in an escrow fund to be applied to satisfy professional and consultants fees and/or other costs incurred by the Township in reviewing said plans:
- a. A **general administrative fee** of Twenty-Five (\$25.00) for each phase of a Subdivision Land Development Plan shall be paid by the Developer/ Sub divider to the Township.
  - b. The Developer/Sub divider shall reimburse the Township for all time that the Township's secretaries spend working on matters relating to the Subdivision and Land Development Plan at a rate of Twenty-Five Dollars (\$25.00) per hour.
4. **Consultants Fees**. The Board of Supervisors hereby directs that review fees for consultants (including but not limited to engineers, architects, and attorneys) engaged by the Township to review, comment upon or address such applications and plans shall be chargeable to and payable by the applicant, in addition to the aforesaid application fees at such rates that are reasonable and in accordance with the ordinary and customary charges by the consultants to the Township.
5. The Developer remains liable for **all fees and expenses incurred by the Township** in connection with the review of Developers Subdivision and Land Development Plan.
6. The Township shall refund or credit **any unused portion** of the review fees paid by the Developer/Sub divider if the Developer/Sub divider withdraws the

Subdivision and Land Development Plan during the review process or if the Plan is rejected.

RESOLVED this 7th day of March, 2016.

ATTEST:

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Kathryn M Norris, Secretary

CAERNARVON TOWNSHIP  
BOARD OF SUPERVISORS

\_\_\_\_\_  
Terry L Martin, Chairman

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Terry L. Hartranft, Vice Chairman

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Robert Lauffer, Supervisor