

Res. # 5-20

Preliminary Plan	\$3,000.00 + \$125.00/2,000 sq. ft. GFA
Final Plan	\$3,000.00 + \$125.00/2,000 sq. ft. GFA

F. Open Space Plan Fee In Lieu Of Dedication (under SALDO Section 100-38)\*

Per Lot for each lot in a residential subdivision      \$1,000.00

Per unit for each unit in areas where multi-unit  
homes, as opposed to lots, are permitted      \$1,000.00

**\*See full text of Resolution 11-19, dated November 6, 2019, as may be amended by resolution from time to time, which governs these fees in lieu of dedication.**

ARTICLE II. Ancillary Expenses: Administration, Engineering and Legal

The Township shall apply the fees paid under Article I and under Article III, if any, to the allowable costs of administration, for all permitted professional services associated with review and reports on the respective plan submissions.

ARTICLE III. Payment of Review Fee with Submission

A. Upon the submission of a plan, the initial application fee, as per this Resolution, shall be paid in full with the initial submission. The application will not be considered complete without payment of the associated fee.

B. Upon submission of a revised plan, the revised plan shall be accompanied by 50% of the fees paid at the initial plan submission and shall be considered incomplete until such payment is made. In the event that the review fee is depleted to 50% or less of the fee paid at the time of plan submission or resubmission, the **applicant** shall furnish to the township upon notification by invoice from the Township secretary, a supplemental fee deposit in the amount of 50% of the initial fee payable within ten (10) days of receipt of such notification. Failure to replenish the review fees as instructed by the Township, shall result in a stoppage of plan processing. All review fees shall be paid in full prior to final plan approval. Review fees not expended shall be refunded to the applicant.

ARTICLE IV: Review Fee Waiver at Final Plan Stage

If review fees held by the Township are in excess of 50% of the initial fee submitted at the time of final plan submission, no additional review fee shall be required to be paid at that time, but may be required later.

ARTICLE V: Road Dedication – Escrow

At the time a developer files a written request for the Township to accept dedication of a street(s) in a development, the developer shall deposit an escrow sum, in an account to be estimated by the Township, in consultation with its engineer or other professional consultants,

the money from which will be used to pay for all permissible legal, engineering, advertising costs, title work, and other ancillary costs incurred by the Township in the acceptance of a Deed of Dedication to a street(s). In the event the escrowed funds are not sufficient, the Township Secretary shall notify developer of the additional sums required from the developer before dedication, which shall be deposited to the escrow account and used to pay said costs.

In the event the developer fails to pay the initial escrow or such other additional escrow demanded by the Township Secretary, all work on the dedication process shall cease until, if and when said escrow requirements are met by the developer.

If any funds remain after the dedication project has been completed, such funds shall be returned to the developer.

#### ARTICLE VI. Township to Record Plans

Any final plans approved by the Township Board of Supervisors shall be recorded by the Township as expeditiously as possible after approval in the Office of the Recorder of Deeds of Schuylkill County, the cost of plan recording to be included in the costs of the applicant or developer.

#### ARTICLE VII. Release of Plans

No plans shall be released by the Township until all fees due the Township have been paid.

#### ARTICLE VIII. Return of Fees

Any unused portion of any fee required under this Resolution will be returned to the applicant upon applicant's withdrawal or abandonment of the application, and on the disapproval or upon approval of any plan.

#### ARTICLE IX. Fees Payable

All fees or sums required pursuant to the provisions of this Resolution shall be payable to the "Township of South Manheim", and tendered to the Township Secretary of South Manheim Township.

#### ARTICLE X. Review Costs

In the event the Township's review and report fees exceed all sums paid by developer under Article I and III, then in such event the developer shall be responsible to pay for the review and report costs charged by the Township's professional consultants, engineer and attorney as well as any other experts which the Township Board of Supervisors determine are necessary to properly evaluate a pending subdivision or development plan, as well as any other direct expenses incurred by the Township in evaluating a subdivision or land development plan within thirty (30) days of invoice therefore from the Township.

ARTICLE XI. Contact Person – Developer

At the time the developer submits his subdivision/land development plan and pays the prescribed fees contained herein, the developer shall also designate one (1) individual and provide his/her address, telephone number and any other contact information, such as an email address, who shall be the sole contact person between the township and the developer.

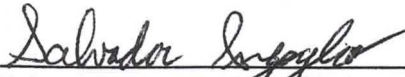
ARTICLE XII. Supersedes Prior Resolutions

This Resolution specifically supersedes any prior Resolutions of the Board of Supervisors establishing a fee schedule for the submission of subdivision or land development plans.

4<sup>th</sup> RESOLUTION ADOPTED by the Board of Supervisors of South Manheim Township this  
4 \_\_\_ day of March, 2020, effective immediately.

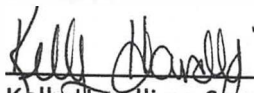
**SOUTH MANHEIM TOWNSHIP  
BOARD OF SUPERVISORS**

  
John Brennan, Chairman

  
Salvador Ingaglio, Vice Chairman

  
Stan Noll, Supervisor

ATTEST:

  
Kelly Handling, Secretary 3/4/20