

**RESOLUTION # 2010 - 1**  
**TOWNSHIP OF FOSTER**  
**SCHUYLKILL COUNTY, PENNSYLVANIA**

**FEE SCHEDULE FOR SUBDIVISION AND LAND DEVELOPMENT REVIEWS**

The following fees will be charged by the Foster Township Planning Commission for subdivision and land development reviews as authorized by the Pennsylvania Municipalities Planning Code, Act 247, as amended. These fees are effective. Plans will not be accepted for review by the Planning Commission without the appropriate fee and the required number of plans.

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

Number of Lots or Units Including <u>Residue Units</u>	Administrative Fees	Preliminary or <u>Final</u>	Repeat <u>Stage</u>	Professional Fees
	Sketch Official Sketch <u>Sketch for Record</u>			<u>Escrow</u>
1-2	\$250	\$250	50% of original	\$300
3 - 5	250	250	submission	600
6 - 25	250	400	unless	1,000
26 - 49	300	600	number of	1,500
50 - 99	400	800	lots or	2,000
100 - 199	500	1,000	units	2,500
200 and Over	Add \$100 for 100 lots/units or part thereof over 199	Add \$100 for each 100 lots/units or part thereof over 199	changed	Add \$1,000 for each 100 lots/units or part thereof over 199
Lot Annexation/Boundary Line Adjustment*	250 per parcel 150 for each additional	250 per parcel 150 for each additional		--

“\*” – for one annexation parcel. (i.e., for a single parcel annexing to three separate parcels, the fee is calculated as \$250 + 2 x \$150 = \$550)

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

Area to be Disturbed by <u>Development</u>	Administrative Fees	Preliminary or <u>Final</u>	Repeat <u>Stage</u>	Professional Fees
	Sketch Official Sketch <u>Sketch for Record</u>			<u>Escrow</u>
Under 2 acres	\$250	\$400	50% of	\$800
2 to under 8 acres	300	600	original	1,600

8 to under 15 acres	400	800	submission	2,500
15 to under 30 acres	500	1,000	unless the	5,000
30 to under 50 acres	600	1,200	site area has	7,500
50 to under 100 acres	700	1,400	changed	10,000
100 acres & over	Add \$100 for each 50 acres or part thereof over 100 acres	Add \$200 for each 50 acres or part thereof over 100 acres		Add \$2,000 for each 50 acres or part thereof 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.

For subdivisions and/or developments that transcend the boundary limits of the Township, only those lots which are located entirely or partially within the limits of Foster Township shall be considered when determining appropriate review fees. The entire disturbed area within a lot shall be considered when determining appropriate Schedule II Review Fees whether or not the disturbed area lies entirely within Township limits.

All required County Plan Review Fees shall be paid at the time of plan submission to the Township.

Improvements. Review of improvements agreements will be billed independently of the subdivision review fee on an hourly basis in accordance with the current schedule.

Improvements inspections. Any inspection requested by the Township of the improvements of any approved subdivision will be conducted on an hourly rate basis in accordance with the current Township Engineer Retainer.

Money in escrow is for reimbursement at Foster Township's discretion for any and all engineering or legal or other expenses incurred by the Township, exclusive of work performed by full-time Township staff members, in processing the Sketch, Preliminary and Final Plans. As soon as this escrow account decreases by fifty percent (50%), the Applicant shall make payment in an amount necessary to fully fund the account. Within thirty (30) days after the recording of the Subdivision or Land Development Plan, as applicable, with the Recorder of Deeds and the payment of all Township engineering, legal and other expenses incurred by the Township, exclusive of work performed by full-time Township staff members, the Applicant may submit a written request to the Township Treasurer for a refund of the unused escrow account. If the written request is not received within thirty (30) days of the recording on the Plan, the escrow funds are forfeited to the Township. Money held in escrow will not be returned until all invoices from the Township Engineer and Solicitor have been received by the Township and paid by the Applicant. The Solicitor's and Engineer's invoices are submitted to the Township every thirty (30) days.

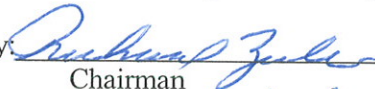
If applicant requests a special meeting for the sake of expediting the subdivision review and the Township agrees to such a request. The applicant shall pay for all advertising costs for requested meeting.

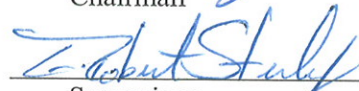
**SCHEDULE I FEES** are based on the number of lots or units. All land uses are included: residential, commercial, industrial, public, quasi-public and other. Therefore, an industrial park subdivision prior to development of individual lots is subject to Schedule I. The same would be true of a commercial lot subdivision or selling of land for a church or school. Schedule I fees also cover residential land

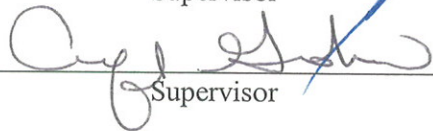
development such as an apartment complex, condominiums, rental townhouses and mobile home parks. Where there is a mix of lots and rental units the totals are added together to determine the fee.

**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.

DULY PRESENTED AND ADOPTED, by the Supervisors of the Township of Foster a public meeting held on the 3rd day of February, 2010.

By:   
Chairman

  
Supervisor

  
Supervisor

SEAL

  
ATTEST: Secretary

