

TOWNSHIP OF NEW GARDEN
RESOLUTION No. 743

A RESOLUTION TO SET FEES TO BE CHARGED FOR VARIOUS SERVICES AND PERMITS WITHIN NEW GARDEN TOWNSHIP

Whereas, various Ordinances call for the establishment of fees for permits, reviews, hearings, and / or inspections; and

Whereas, the Township provides various other services for which it charges fees; and

Whereas, it is helpful to have such service fees and permit fees listed in a single document for the benefit the public.

NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED that the following shall be fees charged by New Garden Township, as listed herein:

SECTION I. – GENERAL GOVERNMENT

Sale of documents:

Comprehensive plan.....	\$35.00
Subdivision / Land Development Ordinance	\$40.00
Zoning Ordinance	\$55.00
Zoning Maps	\$ 5.00
Road Maps	\$ 3.00
Geo Plan maps of property	\$ 3.00
Copies (done by staff).....	\$.25/sheet

Services:

Tax Certifications/Lien Payoffs (hydrant, street, light).....\$ 25.00

Building Use;

Groups of 20 or fewer persons.....\$35.00 + \$100.00 security deposit

Groups of more than 20 persons.....\$60.00 + \$100.00 security deposit

The Township Manager may waive the Building Use Fee and/or the Security deposit, upon request, if the Township Manager believes such request is justified.

Duplicate tax bill.....\$ 5.00

Return check fee.....\$25.00

SECTION II. – SANITARY SEWAGE

Nonrefundable application for service fee	\$	75.00
Tapping fee (set by ordinance from time to time)	\$	8,112.59
Sewer account status certification (each occurrence)	\$	25.00
Delinquency notice (each occurrence)	\$	25.00
Shut off notice and posting (each occurrence)	\$	65.00
Water shut off and / or turn on (each occurrence)	\$	85.00
Returned check fee	\$	25.00
Sewer lateral installation inspection (each occurrence)	\$	85.00
Sewer main construction inspection and testing (per hour)	\$	85.00
Grease trap inspection (each occurrence)	\$	85.00
Grease trap performance inspection (each occurrence)	\$	85.00
Investigation of sewage related complaints (per hour)	\$	85.00
Water meter accuracy check (each occurrence)	\$	185.00
Sewer meter accuracy check (each occurrence)	\$	185.00
File and records research (per hour)	\$	25.00
Standard specifications and details (per copy)	\$	35.00
Sewer Certification	\$	25.00

Legal, engineering and consultant fees (standard rate charged to the Township unless otherwise established by ordinance or resolution)

Sewer user fees set by ordinance from time to time.

SECTION III. – PUBLIC SAFETY

A. Building Permits for New Construction, Alterations, Additions & structural repairs.

(a) Residential Use Group R-3 (single family detached dwellings and semi detached single family dwellings – twins)

Minimum fee for all residential permits.....\$100.00

NEW CONSTRUCTION \$50.00 plus \$.35 per sq. ft. GFA**

RESIDENTIAL ADDITIONS, ALTERATIONS AND STRUCTURAL REPAIRS

2% of construction cost

UTILITY & MISCELLANEOUS USE GROUPS

(Decks, sheds, swimming pools, garages, retaining walls, etc.)

2% of construction cost.

(b) All Use Groups other than Use Group R-3 and Agricultural buildings

NEW CONSTRUCTION & ADDITIONS

Minimum fee for all commercial permits..... \$200.00

\$85.00 plus \$.45 per square foot of GFA**

ALTERATIONS & REPAIRS WHICH DO NOT INCREASE AREA

(Must submit copy of contract)

First \$1,000.00.....\$150.00

Each additional \$1,000.00 or fraction thereof.....\$ 30.00

(c) Mechanical permits – all use groups

Minimum fee.....\$100.00

Based on installation costs (must submit copy of contract)

First \$1,000.00 or fraction thereof.....\$50.00

Each Additional \$1,000.00 or fraction thereof up to \$100,000.00.....\$20.00

Each additional \$1,000.00 or fraction thereof in excess of \$100,000.....\$ 6.00

(d) Plumbing permits – all use groups

Minimum fee.....\$100.00

1st five (5) fixtures.....\$100.00

Each additional fixture, stack and vent.....\$ 5.00

Water service.....\$100.00

Sewer lateral.....\$100.00

Grease traps / oil separators.....\$100.00

Plus consultant and engineer's review and inspection fees.

(e) Electrical permits.....\$50.00

Must submit 2 sets of plans with application reviewed & signed by a PA.

Department of Labor & Industry certified electrical plans examiner.

(f) PCCA fee each permit..... \$ 4.00

**(g) Commencement of construction prior to obtaining.....double permit fee
required permit**

(h) Failed inspections.....\$50.00 per each failed inspection payable prior to
Reinspection.

(i) Miscellaneous Permits

Blasting permits.....	\$100.00
Residential Use & Occupancy permit	\$5.00 per 100 sq. ft.
All other Use & Occupancy permits	\$7.50 per 100 sq. ft.
Temporary Certificate of Occupancy	\$50.00
Demolition	\$150.00
Trailer placement (residential).....	\$20.00 per 100 sq. ft.
Trailer placement (all others)	\$40.00 per 100 sq. ft.
Construction trailer	\$250.00
Tempory sales/office Trailer	\$400.00
Concrete slab	\$5.00 per \$100 sq. ft.
Minimum use driveway permit	\$15.00 ****
Low volume driveway permit.....	\$30.00 ****
Medium volume driveway permit.....	\$40.00 ****
High volume driveway permit.....	\$50.00 ****
Commercial Certificate of Occupancy.....	\$50.00
(New business when building permit not required)	
Signs	\$5.00/s.f. \$100.00 minimum
Spent Mushroom Substrate permit registration.....	\$ 600.00
Spent Mushroom Substrate annual renewal registration	\$ 300.00
Mobile Home Park Annual permit.....	\$ 50.00
Junk Yard Annual license.....	\$ 50.00
Congregate living quarters Certificate of occupancy.....	\$ 50.00
Special Events permit	\$ 100.00
Solicitation permit.....	\$ 25.00
Annual mechanical amusement devices.....	\$100.00 per device
Amusement permit...Annual...\$10.00.....Temporary.....	\$ 5.00
Lot Alteration permits.....	\$100.00 plus
\$10.00 for each 1,000 s.f. of area plus engineer fees. ***	
Zoning permit.....	\$ 50.00
Pool enclosures.....	\$ 50.00
Fences.....	\$ 50.00
Reinstate expired permit.....	1/2 of original fee
Mushroom Farm Waste water collection systems.....	\$100.00
Timber Harvesting permit.....	\$100.00
Stormwater management / erosion control permit.....	\$200.00 application fee
	\$500.00 escrow fee

Notes:

** GFA – Gross floor area defined by the International Building Code.

*** Lot Alteration permit fee does not include Township Engineer review fees or inspection fees. The applicant shall reimburse the Township all such fees.

**** Driveway permit fees do not include inspection fees. Required inspections will be determined upon review of the application. Fees shall be in accordance with **Schedule of fees for Highway Occupancy permits** as published by PSATS

(i) Appeals to the Building Appeals Board

Appeals to the Building Appeals Board.....\$500.00 application fee
(Applicant will be billed for actual costs)

B. POLICE DEPARTMENT

Accident reports.....\$ 15.00
Crime or Incident Synopsis..... (Depending on crime)\$ 10.00-25.00
Finger printing.....resident.....\$ 10.00
(up to 3 cards, \$5.00 each additional card) Non-resident.....\$ 20.00

Extra duty police service..... \$80.00 per hour per officer plus \$12.00
per hour per police vehicle.

Towing/storage (If towed by Township request).....Towing company rates and
Charges.

Alarm registration.....\$25.00
Alarm registration annual renewal.....\$10.00

C. PUBLIC WORKS DEPARTMENT

Highway occupancy fees shall be in accordance with “**Schedule of Fees for Highway Occupancy Permits**” as published by the Pennsylvania State Association of Township Supervisors.

SECTION IV. – PARKS DEPARTMENT

Park Pavilion Rentals (Per event).....\$ 60.00 plus \$100.00 deposit.

SECTION V. - NEW GARDEN FLYING FIELD FEES

Individual T-Hangar.....\$300.00/month
Shared Hangar.....\$200.00/month
Hangar 1301.....\$750.00/month
Tie Down.....\$ 85.00/month

Overnight Ramp fee.....\$ 10.00/night

SECTION VI. – ZONING

A. GENERAL

Zoning Hearing Board Applications:

Appeals from Zoning Officer.....	\$ 750.00 application fee *****
Variances.....	\$ 500.00 application fee *****
Special Exceptions.....	\$ 500.00 application fee*****
Validity Challenge.....	\$ 500.00 application fee*****

***** Applications for Appeals, Variances, Special Exceptions and validity challenges will be billed actual costs for administrative costs, advertising and ½ of court reporter as permitted by the PA. Municipality Planning Code.

Conditional Use Hearing Applications	\$1,400.00 plus ½ of court Steno. Each hearing*****
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***** Plus \$1,200. per each subsequent hearing – e.g. \$1,200.00 per night

Zoning Certifications	\$200.00
Zoning permits	\$ 50.00
Zoning Preliminary Opinions	\$500.00
Home Occupation permits	\$ 50.00
Home Day Care permits	\$ 50.00
Zoning certificate of occupancy	\$ 50.00

SECTION VII. – SUBDIVISION / LAND DEVELOPMENT

1. Every applicant, at the time of filing an application for approval of a subdivision or land development plan, shall pay to the Township of New Garden a basic filing fee and escrow deposits for reasonable and necessary charges by the Township’s professional consultants in accordance with the following schedule:

A. TENTATIVE SKETCH PLAN: No charge if submitted to the Township Planning commission for informal discussion purposes only.

Persons submitting tentative sketch plans to the Township Engineer or other Township consultants for review shall reimburse the Township all charges associated with the sketch plan review prior to submission of Preliminary or Final Subdivision and Land Development applications to the Township.

B. MINOR SUBDIVISION

- (1) Residential lot line change/ reverse subdivision:
 - Filing fee..... \$ 300.00
 - Escrow – Initial deposit.....\$1,300.00
 - Escrow – Minimum balance.....\$ 650.00

- (2) Plan showing from two (2) through and including three (3) lots:
 - Filing Fee.....\$ 500.00
 - Escrow..... \$1,300.00
 - Escrow minimum balance..... .\$ 650.00

C. MAJOR SUBDIVISION – RESIDENTIAL

- (1) Plan showing four (4) through and including ten (10) lots:
 - Filing Fee.....\$ 500.00
 - Per lot or dwelling fee.....\$ 100.00
 - Escrow Initial deposit.....\$ 3,500.00
 - Escrow minimum balance..... \$ 1,750.00

- (2) Plans showing eleven (11) or more lots:
 - Filing fee.....\$ 500.00
 - Per lot or dwelling fee.....\$ 100.00
 - Escrow – Initial deposit for first ten (10) lots.....\$ 8,500.00
 - Escrow – Initial deposit for each additional lot.....\$ 50.00
 - Escrow – Minimum balance..... \$ 4,250.00

D. SUBDIVISION – NON-RESIDENTIAL

- Filing Fee.....\$ 500.00
- Per lot or building fee..... \$ 100.00
- Escrow - Initial deposit.....\$ 4,000.00
- Escrow – Minimum balance.....\$ 2,000.00

E. LAND DEVELOPMENT PLAN

- (1) Plan showing less than ten (10) acres of development:
 - Filing Fee.....\$ 500.00
 - Escrow – Initial deposit.....\$11,000.00
 - Escrow – Minimum balance..... \$ 5,500.00

- (2) Plans showing greater than ten (10) acres of development.
 - Filing Fee for first 50 acres.....\$ 500.00
 - Filing fee for each additional acre.....\$ 50.00
 - Escrow initial deposit.....\$ 18,000.00
 - Escrow – Minimum balance.....\$ 9,000.00

2. Every applicant, after receiving final approval of a subdivision or land development plan, but before the plans are released for recording and before any building permits may be issued or any construction commenced, shall pay to the Township all fees and charges associated with any sketch plan, Preliminary or Final Plan submissions and escrow deposits in accordance with the Subdivision and Land Development agreement approved by the Township.
3. All escrows and reimbursements of cost incurred by the Township will include a 10% administrative charge for accounting, billing and file maintenance.
4. Escrow deposit shall be held without interest.

**F. MANUFACTURED HOME PARK / MOBILE HOME PARK
APPLICATION –PLANNED RESIDENTIAL DEVELOPMENT**

Filing Fee	\$500.00
Per Lot / Unit Fee	\$ 40.00
Engineer and Legal review (initial escrow)	\$3,000.00 Plus \$25.00 per proposed lot. To be held in escrow. *

* Terms and amount of escrow requirements are set forth in escrow agreement heretofore approved by the Township and to be attached to all applications and signed by the applicant / owner.

All engineer, legal and consultant fees to be reimbursed to the Township by the applicant.

All escrows and reimbursements of cost incurred by the Township will include a 10% administrative charge for accounting, billing and file maintenance.

The applicant shall reimburse the Township all costs incurred for the inclusion of properties into an agricultural security area including but not limited to legal fees, advertising fees, etc.

SECTION VIII.

All Resolutions inconsistent herewith are repealed and of no force and effect.

SECTION IX. – DISCLAIMER

The failure to list, in this Resolution, a fee that is properly listed elsewhere shall not obviate the responsibility to pay that fee. In the event of a fee is not specifically listed herein for a specific structure, alteration or repair, Then the fee to be paid is that which is most similar to the proposed activity.

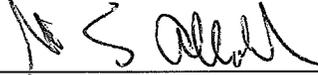
Adopted this 4th day of January 2016.

Attest:



Lewis Gay Secretary

Township of New Garden
Board of Supervisors



Stephen Allaband Member



Richard Ayotte Member



Randy Geouque Member



J. Patrick Little Member



Michael Loftus Member