

NEWLIN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

RESOLUTION No.2015-03

A Resolution adopted to amend resolution No 2 of 1991, pursuant to the Newlin Township subdivision and land development ordinance of 2009 (as amended) to establish escrow deposits and fees for subdivision and land development applications.

Resolution:

Now, therefore, it is hereby **Resolved** by the Board of Supervisors of Newlin Township as follows:

I. Every applicant, at the time of filing an application for approval of a subdivision, land development or planned residential development plan, shall pay to the Township of Newlin a basic filing fee and escrow deposit in accordance with the following schedule. The escrow will be held until all bills for reasonable and necessary charges by the Township's professional consultants have been paid. No plans will be approved until all outstanding bills have been paid. No Conditional Occupancy or Use and Occupancy will be issued until all outstanding bills have been paid.

A. Subdivision, Application

1. Plan showing from two (2) through and including three(3) lots:

Filing Fee - \$300.00 - \$450.00 (\$150/lot)

Escrow - \$2,500.00

2. Plan showing from four (4) through and including ten (10) lots:

Filing Fee - \$500.00 for the first three (3) lots plus \$150.00 for each additional lot.

Escrow - \$7,500.00

3. Plan showing eleven (11) or more lots:

Filing Fee - \$1,150.00 for the first ten (10) lots plus \$150.00 for each additional lot

Escrow - A deposit of \$10,000.00 for the first ten (10) lots plus \$500.00 for each additional lot.

B. Land Development and Planned Residential Development

1. Plan Showing less than ten (10) acres of development:

Filing Fee- \$500.00

Escrow - \$2,500.00

2. Plan showing from ten (10) through and including forty- nine (49) acres of development:

Filing Fee - \$1,000.00 for first ten (10) acres plus \$50.00 for each additional acre.

Escrow - \$10,000.00

3. Plan showing fifty (50) acres or more:

Filing Fee - \$2,000.00 for the first fifty (50) acres plus \$50.00 for each additional acre

Escrow - \$20,000.00

II. The applicant shall be billed for engineering reviews, unusual administrative costs, consultant (including but not limited to legal) review of subdivision plans, agreements and performance guarantees and other miscellaneous costs of application review. The amounts for such reviews will in no event exceed the rate or cost charged by the Township's consultants in their work for the Township. Escrow deposits will be held in the Township's escrow fund until all outstanding bills have been paid prior to final approval of subdivision or land development plans.

III. When charges are received from engineering or zoning reviews, for site inspections and other monitoring **during** developments as well as whatever other administrative and consultant fees are incurred **during** development, applicant will be billed. The amounts for such review will in no event exceed the rate or cost charged by the Township's consultants in their work for the Township. All escrow monies will be held until completion of development and all outstanding bills have been paid.

IV. After 30 days, all bills are due and payable in full. When all construction is complete and all public improvements have been accepted for dedication by the Township and there are no outstanding charges, all escrow monies will be returned to the applicant.

V. All billing disputes must be addressed to Newlin Township, in writing, within 14 days of receipt of the bill.

VI. Except as otherwise provided by written agreement, a charge of one and one-half percent (1.5%) per month (18% per year) will be added after forty-five (45) days to any of the unpaid charges listed herein.

VII. All resolutions inconsistent herewith are repealed and of no force and effect.
Attest:

Adopted this 12th day of January 2015.

BOARD OF SUPERVISORS NEWLIN TOWNSHIP

Janie H. Baird, Chair

William Kelsall, Vice Chairman

Robert R. Pearson, Member

ATTEST: _____
Gail A. Abel, Secretary