

**UPPER GWYNEDD TOWNSHIP
RESOLUTION NO. 2-2023**

**A RESOLUTION OF UPPER GWYNEDD TOWNSHIP,
COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA,
ESTABLISHING AN ESCROW FEE SCHEDULE FOR SUBDIVISION AND LAND
DEVELOPMENT APPLICATIONS**

WHEREAS, the Township of Upper Gwynedd ("Township") is a Township of the First Class, duly organized and existing pursuant to the applicable laws of the Commonwealth of Pennsylvania; and

WHEREAS, pursuant to §503 of the Municipalities Planning Code, 53 P.S. §10503, the Township is permitted to require an Applicant or his/her designee to reimburse the Township for reasonable and necessary costs associated with the review and processing of Subdivision and/or Land Development Applications, including legal and engineering costs; and

WHEREAS, Chapter 168 – "Subdivision and Land Development," of the Upper Gwynedd Township Code of Ordinances allows the Board of Commissioners to require a deposit into escrow fund for payment of the above referenced costs and fees; and

WHEREAS, the Board of Commissioners of Upper Gwynedd Township believes it is in the best interests of the Township to establish a fee schedule that will hereafter be applicable to all Subdivision and Land Development matters currently pending or hereafter submitted to the Township.

NOW, THEREFORE, BE IT RESOLVED, for the reasons set forth above, the Township hereby establishes the following minimum escrow review fee deposits, which shall be submitted concurrently with any application for Subdivision or Land Development within the Township of Upper Gwynedd, in addition to required application fees as established by separate resolution:

<u>Type of Application</u>	<u>Minimum Escrow Deposit</u>
Sketch Plan Review	\$1,000.00
Minor Subdivision Application - maximum of two (2) proposed lots	\$5,000.00
Subdivision Application - three (3) or more proposed lots	\$10,000.00
Minor Land Development Application	\$5,000.00
Land Development Application - single industrial, commercial, office, recreation, professional or shopping center use	\$10,000.00
Boundary line adjustments/Minor Disturbances	\$2,500.00
Development or Redevelopment involving earth disturbance > 5,000 SF and > 1,000 SF of new impervious surface	\$1,000.00
Single lot new construction dwelling	\$5,000.00
Conditional Use Application - Residential	\$1,000.00
Conditional Use Application - Non-Residential	\$5,000.00

BE IT FURTHER RESOLVED, that failure to submit the above listed required escrow deposit shall deem an application incomplete. No application shall be processed or reviewed unless and until both the escrow deposit and application fees have been paid.

BE IT FURTHER RESOLVED, that a nonrefundable 15% administrative fee shall be automatically deducted from all escrow deposits.

BE IT FURTHER RESOLVED, that the applicant or his/her agent shall reimburse to the Township from such escrow the reasonable and necessary professional expenses incurred by the

Township in the review and approval process of the application and plan, including but not limited to, fees for the services of the Township Engineer related to the review and consideration of the application and plan, and fees for the services of the Township Solicitor related to the review and decision process of the application and plan at the rates and costs set forth below:

<u>Service</u>	<u>Rate</u>
Township Solicitor	\$170.00/hour
Township Engineer	\$139.00/hour (max)*
Township Wastewater Engineer	\$135.00/hour (max)*
Advertising costs	billed at cost
Recording fees	billed at cost
Inspection fees (building inspector, zoning officer, Fire Marshall)	\$124.00/hour (max)*

*A lower rate may apply depending on the reviewing engineer assigned or engineer's inspector.

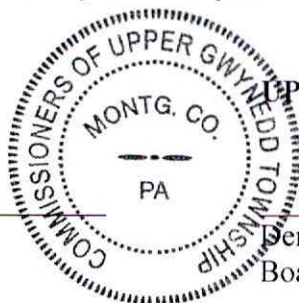
BE IT FURTHER RESOLVED, that, upon demand by the Township Manager, or her designee, the escrow fund shall be replenished by the applicant or his/her agent when it has been drawn to within 10% of its initial amount and a decision has not been rendered on the plan by the Board of Commissioners or upon submission of any revised Subdivision or Land Development Plan.

I HEREBY CERTIFY that this Resolution was adopted by Upper Gwynedd Township at its public meeting held on the 17th day of January, 2023.

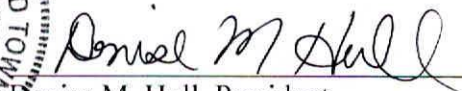
ATTEST:



Sandra Brookley Zadell
Township Secretary



UPPER GWYNEDD TOWNSHIP



Denise M. Hull, President
Board of Commissioners