

RESOLUTION 2012-07

WHEREAS, Article II, Administration, of Chapter 105, Subdivision and Land Development, of the Code of the Township of Whitemarsh provides that the Board of Supervisors of Whitemarsh Township shall establish a schedule of fees and that such fees shall be fixed by the Board of Supervisors by resolution from time to time; and

WHEREAS, Township Staff recommends that the Board of Supervisors of Whitemarsh Township establish Subdivision and/or Land Development Application Escrows to ensure Applicants pay all costs authorized by the provisions of the Pennsylvania Municipalities Planning Code for such Applications.

NOW THEREFORE, BE IT RESOLVED that the Board of Supervisors of Whitemarsh Township hereby adopts the following Subdivision and/or Land Development Application Escrows:

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| Subdivision and/or Land Development Sketch (Tentative) Plan: | Escrow: | \$2,500.00 |
| Minor Subdivision and/or Land Development Preliminary Plan: | Escrow: | \$5,000.00 |
| Major Subdivision and/or Land Development Preliminary Plan: | Escrow: | \$7,500.00 |
| Minor Subdivision and/or Land Development Final Plan: | Escrow: | \$3,000.00 |
| Major Subdivision and/or Land Development Final Plan: | Escrow: | \$5,500.00 |
| Waiver of Land Development | Escrow: | \$1,500.00 |

1. A Township administrative fee of ten percent (10%) of the Escrow shall be charged to the Escrow Account ("**Escrow Account**") immediately upon submission. Thereafter, one hundred percent (100%) of all costs authorized by the provisions of the Pennsylvania Municipalities Planning Code and incurred for the plan reviews shall be charged to the Escrow Account on a monthly basis.

2. If the Township determines that the application is one for which such costs for review are likely to exceed the Escrow, the Applicant may be required to pay into the Escrow Account, in advance, an amount over and above the stated Escrow estimated to be sufficient to cover the expected costs. No application(s) shall be processed prior to the required Escrow having been deposited with the Township.

4. If funds in the Escrow Account are depleted to twenty percent (20%) or less of the original balance, the Applicant shall make an additional Escrow deposit sufficient to cover any deficit and to reestablish the Escrow Account to its original balance or such greater amount as is determined by the Township to be reasonably necessary in order to cover anticipated remaining or future expenses. No further action shall be taken on an application until the Escrow Account has been reestablished to such appropriate level. A Township administrative fee of ten percent (10%) of the additional Escrow deposit shall be charged to the Escrow Account ("**Escrow Account**") immediately upon submission.

5. The Escrow Account shall not be an interest-bearing account.

6. Any excess funds remaining in the Escrow Account after the application has been withdrawn or fully processed (Sketch Plan) or acted upon (Preliminary Plan or Waiver of Land Development) or recorded (Final Plan) will be refunded to the Applicant without interest. If the balance of the expenses for the application for any reason exceeds the amount remaining in the Escrow Account, the Township shall send the Applicant a statement for such additional costs. The Township may take legal action to collect unpaid costs.

RESOLVED this 23rd day of February 2012.

ATTEST



Bruce G. Horrocks,
Township Secretary

**WHITEMARSH TOWNSHIP
BOARD OF SUPERVISORS**

By: 

Robert R. Hart, Chair