

**RESOLUTION 2012-02**  
**2012 SCHUYLKILL TOWNSHIP FEE SCHEDULE**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF SCHUYLKILL TOWNSHIP,  
CHESTER COUNTY, SETTING THE SCHEDULE OF SUBDIVISION, LAND DEVELOPMENT,  
ZONING AND OTHER FEES AND CHARGES, AS FOLLOWS:**

*All Permit Fees Are Non-Refundable*

*A Pennsylvania Dept of Labor & Industry Fee of \$4.00 is required for each Construction or Building Permit.*

*All Application fee are payable when Application is made*

**1. BUILDING PERMITS**

A. All dimensions shall be based on exterior wall measurements

B. Unfinished attics, crawl spaces, patios (of less than 35 square feet) do not require a permit.

C. All permits required for rebuilding after fire or Act of God using previous foundation will be issued at a reduced fee. (75% of calculated fee.) *To allow 75% of calculated fee building must be secured and kept secured and reconstruction is treated as new construction.*

D. Submitted plans are subject to review by the Zoning and Code Enforcement Officer. Additional reviews done after the first review will be billed separately from the building permit fee. **All review fees are to be paid prior to issuance of a building permit** Plans may be subject to review by Township Engineer and may require additional fees. *Engineer review fees will be escrowed.*

**Residential (R-3 as defined by the Uniform Construction Code)**

- New construction including living space, garage, basements, and porches -----  
\$500.00 application fee plus \$0.37 per Sq. Ft.\*  
*\*includes Electrical Inspection to be conducted by municipal  
Code Enforcement/Zoning Officer*
- Repairs/Alterations -----\$200.00 application fee plus \$16 per \$1,000 construction cost  
i.e. – kitchens, bathrooms, stuccoing, structural damage & repair, finished attic/basement,  
patio with footers
- **Alternative Energy**-----\$200.00 application fee plus \$16 per \$1,000 construction cost
- In Ground Swimming Pools ---\$16 per \$1,000 construction cost (\$350.00 Minimum)  
Above Ground Swimming Pools - \$240.00
- Accessory Buildings (as defined by Ordinance)---->Prefabricated Sheds - \$150.00  
Built on Site – see New Construction Fees  
Any accessory building over 350 sf. or structure with footer or foundation shall use New  
Construction fee cost. i.e. detached garage
- Decks-----2% of estimated cost (**\$500.00 minimum**)
- Manufactures Housing Removal Permit---\$100.00
- Sprinklers – Residential Permit-----\$400.00  
Includes 1-1/2 hour of plan review (must meet base requirements) Additional Review at  
\$72.00/hr
- Failed Inspection, Residential-----\$80.00

**Zoning Permit - \$160.00**

Farm Buildings when used for agricultural purposes. Curbs, sidewalks, driveways, patios, pavers & other impervious surfaces over 25sq. ft. require a Zoning Permit.

**Commercial/Industrial/Institutional**

- New Construction or Additions ----- \$1,000 Application Fee Plus 2% Construction Cost
- All Structural Repairs & Alterations-----> \$500 Application Fee plus 2% Construction Cost
- Any other construction not specifically delineated above: Subject to the actual cost of review by Zoning Officer, Code Enforcement Officer and Township Engineer. *Engineer review fees will be escrowed.*
- Failed Inspection, Commercial-----\$160.00
- Fire Protection Permit
  - Sprinkler – Commercial Permit-----\$750.00
    - Includes 1-1/2 hour of plan review (must meet base requirements);
    - Additional Review at \$110.00/hr
  - Fire alarm (detection) – Commercial Permit-----\$750.00
    - Includes 1-1/2 hour of plan review (must meet base requirements);
    - Additional Review at \$110.00/hr
- Fire Inspections
  - Commercial Buildings: Hotels, Motels, Assembly, Institutional, business, Factory, Industrial High Hazard, Mercantile, Storage, Utility and any miscellaneous or similar buildings. Fire Inspections required shall be charged at the Building Code Official’s current hourly rate.

**Miscellaneous**

- Re-roofing without Structural Repairs-----\$146.00  
(Structural Repairs fall under Repairs/Alterations)
- Retaining Wall (any wall over 2’ in height)-->\$16 Per \$1,000 estimated cost (200.00 Minimum)  
(Walls three feet high or over will require Township Engineer review. *Engineer review fees will be escrowed.*)
- Fences -----> \$100.00 Per Installation  
Signs-----> \$160.00 Per Installation
- Temporary Structures-----\$100.00 i.e. Tents, Construction Trailer, Road Side Stands
- Demolition -----> \$200.00 Per Building  
Commercial or Industrial structures will be billed hourly.  
Demolition fee is half price if building is suitable for fire training as determined by the Fire Chief. *If building is 50 years old or older, demolition needs to be reviewed by the Historical Commission.*

**Any construction started and/or completed without a building permit will require the filing a building permit application, and the permit fee being doubled.**

**2. TOWNSHIP ROAD ENCROACHMENT/HIGHWAY OCCUPANCY PERMITS**

If the Township determines that the permitted work is of sufficient magnitude or importance to warrant assignment of one or more persons to inspect the permitted work on a more than spot inspection basis, the permit will so indicate and the permitted shall be charged for additional fees and expenses incurred by each assigned inspector and the Township.

	<u>Filing Fee</u>	<u>Escrow</u>
Twp Road Occupancy (for new driveway)	Per PennDOT Fee Schedule	\$1,000 if required by Township
Twp Road Occupancy (for utilities)	Per PennDOT Fee Schedule	\$10,000 Bond/Year if required by Township

State Road (issued by PennDOT)

Per PennDOT Fee Schedule

**3. ZONING HEARING BOARD (non-refundable application fee) \***

	<u>Fee</u>	<u>Escrow</u>	<u>Total</u>
A. For Change of Zoning	\$1,500.	\$3,000.	\$4,500.
B. Residential	\$500.00	\$300.00	\$800.00
Additions	\$250.00	\$300.00	\$550.00
Continuance	\$150.00		
Multi-family dwellings	\$150.00 plus \$50.00 unit	\$300.00	
B. Commercial/Industrial/ and Institutional	\$750.00	\$500.00	\$1,250.00
Continuance	\$350.00		
C. Signs (FR, R-1, R-2 Districts)	\$500.00		\$500.00
Signs (all other districts)	\$750.00		\$750.00
D. Appeal of Zoning Officer	\$1,000.	\$500.00	\$1,500.00

Hearing transcripts must be ordered directly from the Court Reporter. They may be viewed at the Township office but copies cannot be provided.

**4. PETITIONS (non-refundable) \***

	<u>Fee</u>	<u>Escrow</u>	<u>Total</u>
Amendment to the SLDO	\$2,000.00	\$1,000.00	\$3,000.00

**5. CHALLENGE TO VALIDITY OF ORDINANCE & CURATIVE AMENDMENTS \***

	<u>Fee</u>	<u>Escrow</u>	<u>Total</u>
Filing Fee	\$ 5,000.	\$ 2,000.	\$ 7,000.

**6. CONDITIONAL USE \***

	<u>Filing Fee</u>	<u>Escrow</u>	<u>Total</u>
Residential	\$500.00	\$350.00	\$850.00
Continuance (each)	\$250.00		
Commercial & Industrial	\$600.00	\$750.00	\$1,350.00
Continuance (each)	\$500.00		
Institutional	\$400.00		
Continuance (each)	\$250.00		

\*In addition to these fees the applicant may be required to pay additional fees as allowed by the Municipal Planning Code (MPC). Fees are non-refundable.

**7. MISC. HEARINGS/APEAL OF UNIFORM CONSTRUCTION CODE \$500.00**

**8. SUBDIVISION AND LAND DEVELOPMENT**

All applications must be filed with the Township. When an application is rejected, the applicant shall be informed of the specific deficiencies of the application. The subdivision and land development plan filing fee and escrow deposit are payable at the time of preliminary plan submission. Separate checks shall be submitted to cover the amounts of the filing fee and the escrow deposit.

At the time of the Preliminary Application or Preliminary/Final, the Applicant or Developer must execute a Professional Services contract with Schuylkill Township, a copy of which is attached hereto and adopted as part of this fee schedule. This Professional Services Contract includes the establishment of a Professional Services Escrow Account. The Escrow Account covers the expenses of Schuylkill Township and advisory services provided to Schuylkill Township. These advisory services may include paid administrative staff, the services of consultants for engineering, legal matters, site design, traffic design, landscaping, street lighting and any other consultant if necessary to properly examine the proposed subdivision and/or land development plan. All unused funds in the Professional Services Escrow Account for Subdivision and Land Development review shall be returned to the applicant upon resolution of the project/development to the satisfaction of the Township or written cancellation of the project/development upon approval by the Board of Supervisors of Schuylkill Township.

The Professional Services Escrow Account funds must be replenished when depleted by fifty percent (50%) of the original amount and the project has the potential to incur further costs. The escrow account must be accessible at all times before further review and costs are incurred by the Township. At the time of filing, applicant's planner, architect and/or engineer must certify that the submission is in compliance and in a form acceptable for review.

Upon the recording of the subdivision plan with the Recorder of Deeds, or upon final action by the Board of Supervisors, or upon withdrawal of the application by the applicant, and after payment of all advertising, engineering, legal and other expenses incurred by the Township, the balance of the escrow deposit shall be refunded to the applicant. Funds held in the escrow account shall not be returned until all Township invoices have been paid by the applicant.

No final plans will be signed and/or released by the Board of Supervisors until all conditions of approval, fees and costs for the review of the subdivision or land development have been paid in full.

The applicant shall pay all County Planning Commission, County Health Department, PaDEP, PennDOT, recording fees and any other regulatory agency fee holding jurisdiction.

	<u>Fee</u>	<u>Escrow</u>	<u>Total</u>
A. <i>Lot Line Change</i>			
Residential	\$250.00	\$600.00	\$850.00
Non-residential	\$500.00	\$1,000.00	\$1,500.00

B. <i>Sketch Plan</i>	50% of applicable Preliminary Plan fee	50% of applicable Escrow amount	
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C. *Residential*: These fees apply to residential projects for sale, condominium ownership or rental; any type of buildings; either as a subdivision or single tract land development; or an agricultural subdivision (except for guidelines in Article I, Section 107, Subdivision, Pennsylvania Municipal Planning Code, Act 247, as amended).

	<u>Base Fees</u>	<u>Fee for Each Lot and/or Unit</u>	<u>Escrow</u>
1 Lot Land Development	\$25.00	None	\$2000.00 plus
1-5 Lots/Units	\$75.00 Plus	\$10.00/Lot/Unit	\$500.00/10,000sf
6-15 Lots/Units	\$100.00Plus	\$10.00/Lot/Unit	of bldg or \$500
Over 15 Lots/Units	\$100.00Plus	\$10.00/Lot/Unit	per unit whichever is greater

D. *Non-Residential Subdivisions*: These fees apply to applications for subdivision and conveyance of land for non-residential uses, not proposed for land development as defined in Section 107 of the Municipal Planning Code.

<u>Number of Lots &amp; Units</u>	<u>Base Fees</u>	<u>Fee for Each Lot and/or Unit</u>	<u>Escrow</u>
1-5 Lots/Units	\$150.00 Plus	\$30.00/Lot/Unit	\$2,000.00 plus
Over 5 Lots	\$200.00 Plus	\$25.00/Lot/Unit	\$500.00/10,000sf of bldg or \$500 per unit whichever is greater

E. *Non-Residential Land Development*: These fees apply to all projects or sections of mixed projects which are for non-residential use for sale, condominium, lease or rent in any type of building on a single tract of land. (*Escrow amount the same as non-residential subdivisions.*)

<u>Number of Developed Acres</u>	<u>Base Fees</u>	<u>Fee for Gross Floor Area</u>
1 Building under 250 sq. ft.	\$25.00	None
Under 5 Acres	\$250.00	Plus \$30.00/1,000 sq. ft. of gross floor area
5-49.99 Acres	\$300.00	Plus \$30.00/1,000 sq. ft. of gross floor area
50-99.99 Acres	\$300.00	Plus \$20.00/1,000 sq. ft. of gross floor area
Over 100 Acres	\$300.00	Plus \$20.00/1,000 sq. ft. of gross floor area

F. *Recording of Deeds of Dedication* - \$150.00. No fee for deeds involving additional rights-of-ways along existing public roads.

G. *Residential Approval Verification Fee (per Act 46 of 2010)* **\$100.00**

H. *Commercial Approval Verification Fee (per Act 46 of 2010)* **\$500.00**

9. **DRAINAGE and/or STORMWATER MANAGEMENT PLAN**

	<u>Fee</u>
A. Filing Fee	\$100.00
B. Land Use	
Subdivision, campgrounds, mobile home parks, and multi-family dwelling where the units are located in the same watershed.	\$100.00
Commercial/ Industrial/and Other	\$100.00
C. Relative amount of earth disturbance	
<u>Residential</u>	
Impervious area <500 s.f.	\$100.00
Impervious area 500-2,500 s.f.	\$300.00
Impervious area > 2,500 s.f.	\$500.00
<u>Commercial/Industrial/and Other</u>	
Impervious area < 3,500 s.f.	\$100.00
Impervious area 3,500 – 43,560 s.f.	\$300.00
Impervious area > 43,560 s.f. (1 acre)	\$500.00

D.	Relative size of project	
	Total tract area < 43,560 s.f. (1 acre)	\$200.00
	1-5 acres	\$500.00
	5-25 acres	\$800.00
	25-100 acres	\$1,000.00
	100-200 acres	\$1,750.00
	> 200 acres	\$2,500.00
E.	Stormwater control measures	
	Detention Basins & other controls which which require a review of hydraulic routings	\$400.00
	Other control facilities which require storage volume calculations but no hydraulic routings	\$300.00
F.	Site inspection (\$ per inspection)	\$75.00

Notes & Instructions

- Item A is *mandatory* for all permit applications
- Select appropriate classification under Items B, C, and D.
- For Item E. determine total number of each type of facility and multiply by the fixed fee per facility
- For Item F, the first site inspection is included in the fee, and therefore is *mandatory*. During construction, additional inspections may be required, and will be billed to the applicant/permit holder at the current inspection rate.

**10. GRADING PLANS**     *Fees to be determined when grading ordinance is established.*

**11. REGISTRATION OF HAZARDOUS MATERIALS** *Fees to be determined when Article XVIII, Section 1808.F (Ordinance #02-08) of the Schuylkill Township Zoning Ordinance is amended.*

**12. MISCELLANEOUS FEES**

	<u>Fee</u>
Real Estate Transfer Tax – Recorder of Deeds/Chester Co.	1% of monies collected
Earned Income Tax - Collected by Keystone Collections Group	1.25% - resident rate
Local Services Tax – Collected by Keystone Collections Group Tax Collector	\$52/year
Tax Certification	\$12.00/parcel
Duplicate Bills	\$5.00/parcel
Returned Checks	*\$25.00/returned check
Certification	
Zoning Certification	
Residential	\$100.00/letter
Non-Residential	\$100.00/letter
Floodplain Letter	
Residential Use	\$100.00/letter
Non-residential Use	\$100.00/letter

Fire Prevention Inspection Fee (check with Fire Marshal)	\$35.00
Peddler's Permit (through the Police Department)	\$25.00 per instance
Written Zoning Opinions	\$100.00/letter
(Upon written request and not associated with a permit application. Letter to be mailed upon payment of fee)	
Certificate of Use & Occupancy/existing structures	\$78.00
Police Accident Report	\$15.00/per report
Police Incident Report	\$10.00/per report
Non-Arrest Fingerprinting	\$10.00
Alarm Fees	
False Alarms (per calendar year)	
First – Third	No fee
Fourth – Fifth	\$25.00 each
Sixth – Seventh	\$50.00 each
Eighth and up	\$100.00 each
Photocopies	\$ 0.25/page (b & w)
	\$ 0.50/page (color)
<i>Any outside vendor copying needed to fulfill applicants request will be charged for all costs incurred.</i>	
Fireworks & Fireworks Sales Permits	\$125.00 each event
Publications – Postage additional	
Zoning Ordinance	\$25.00
Subdivision & Land Development Ordinance	\$25.00
Zoning Maps	\$2.00
Comprehensive Plan	\$50.00
Open Space Plan	\$50.00
Act 537 Plan	\$50.00
Annual Mobile Home Park Permit	\$100.00
Blasting Permit	\$125.00
Road Department Re-Installation of Signs	\$150.00/sign
Returned Checks	*\$25.00 + Bank Fees
*To be paid in cash or certified check	

### **13. TOWNSHIP CONSULTANT FEES**

Township Engineer	<u>Fee</u> as per 2012 Professional Services Fee Schedule from Gilmore & Associates
Township Solicitor Brennan, PC.)	\$150.00/hour (as per Butera, Beausang, Cohen &
Zoning Hearing Board Solicitor	\$65.00/hour (as per Jerry Johnson, Esq.)
Township Code Enforcement Officer (as per 2012 Work Authorization from Yerkes Assoc. Inc.)	

*Note: Any fee not covered by the fee schedule shall be determined on a case by case basis by the Board of Supervisors of Schuylkill Township. All fees are non-refundable unless determined on a case by case basis by the Board of Supervisors of Schuylkill Township.*

**14. PAYMENT FOR SERVICES**

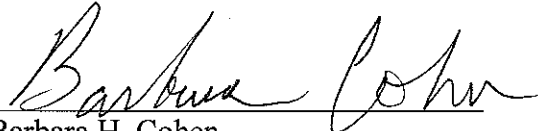
Payment for any permit, service, filing fee, application, appeal, hearing, or any other service as provided by the Township and contained herein is due upon receipt of said request. Should payment not be made, made in full or payment returned by the bank for non-sufficient or insufficient funds, the Township shall not provide any of the above services until payment is made in full.

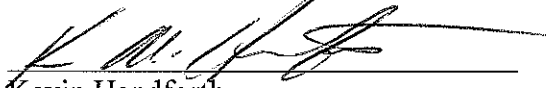
**NOW THEREFORE, BE IT RESOLVED**, by the Board of Supervisors of Schuylkill Township that the official schedule of subdivision, land development, zoning and other fees and charges is hereby revised, amended and adopted as set forth above, this 3rd day of January, 2012.


Attest

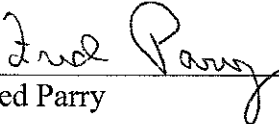
  
\_\_\_\_\_  
Mary R. Bird, Township Manager

**SCHUYLKILL TOWNSHIP  
BOARD OF SUPERVISORS**

  
\_\_\_\_\_  
Barbara H. Cohen

  
\_\_\_\_\_  
Kevin Handforth

  
\_\_\_\_\_  
Jim Morrisson

  
\_\_\_\_\_  
Fred Parry



# GILMORE & ASSOCIATES, INC.

ENGINEERING & CONSULTING SERVICES

## SCHUYLKILL TOWNSHIP, CHESTER COUNTY, PA 2012 PROFESSIONAL SERVICES FEE SCHEDULE

Principal of Firm	\$110.00
*Principal Engineer	\$105.00
Consulting Professional V	\$100.00
Consulting Professional IV	\$95.00
Consulting Professional III	\$90.00
Consulting Professional II	\$85.00
Consulting Professional I	\$80.00
Design Technician V	\$85.00
Design Technician IV	\$80.00
Design Technician III	\$75.00
Design Technician II	\$70.00
Design Technician I	\$65.00
Construction Representative IV	\$100.00
Construction Representative III	\$87.50
Construction Representative II	\$82.50
Construction Representative I	\$77.50
Surveying Crew II	\$115.00
Surveying Crew I	\$105.00
Administration Assistant III	\$65.00
Administration Assistant II	\$57.50
Administration Assistant I	\$52.50

**\*Indicates Principal Representative to Schuylkill Township**

**Consulting Professionals** - Include project managers, geologists, transportation engineers, environmental engineers, landscape architects, land surveyors, GIS specialists, water resources engineers, civil engineers, sewage enforcement officers, etc.

**Design Technicians** - Include CADD/GIS persons, analysts, designers & other technical support staff for Consulting Professionals.

**Staff Assignment** - It is Gilmore & Associates, Inc.'s policy to assign the most cost-efficient staff to a given project based upon staff availability and degree of difficulty of a given project. Gilmore & Associates, Inc. is cognizant of the budgetary concerns of our clientele and to that end, we make every effort possible to complete our tasks in a cost-efficient and professional fashion.

**Listed Rates** - All rates listed above are hourly rates based upon straight time for a 40-hour, 5-day week and are charged on actual time expended. When requested/required to provide construction engineering/observation services in excess of 40 hours during the normal work week, the construction engineering/observation rate shall be charged at 1.5 times the standard rate for those hours worked in excess of the normal 40 hours. Construction Representative services requested on weekends shall be charged at the same overtime rate with a minimum of 4 hours charge.

**Meeting Attendance** - Gilmore & Associates, Inc.'s Principal Representative shall attend one (1) regularly scheduled monthly Board of Supervisors meeting, if requested, at no charge. If specific Developer-related projects are discussed during said meeting, however, time expended shall be charged towards the escrow accounts of those specific projects.

**Client Invoicing** - Gilmore & Associates, Inc. invoices on a monthly basis and payment for services rendered are due within 30 days.

**Proprietary Information** - This Professional Services Fee Schedule is proprietary information issued by Gilmore & Associates, Inc. for review only by the recipient of this document. The information contained herein shall not be shared, reviewed or discussed with others than those receiving this original document.

BUILDING ON A FOUNDATION OF EXCELLENCE



Consulting Engineers  
Site Planners  
Surveyors

WORK AUTHORIZATION NO. W-12-0139

**Yerkes Associates, Inc.**

1444 Phoenixville Pike  
P.O. Box 1568  
West Chester, PA 19380-0078  
Tel: (610) 644-4254  
Fax: (610) 640-0771

**WORK AUTHORIZATION**

Client:

Schuylkill Township  
Board of Supervisors  
111 Valley Park Road  
Phoenixville, PA 19460

Location:

Schuylkill Township

Date November 17, 2011  
Order taken by AJG  
Date due \_\_\_\_\_  
Bus. Phone 610-933-5843  
Home Phone \_\_\_\_\_  
Fax \_\_\_\_\_  
Cell Phone \_\_\_\_\_  
Email \_\_\_\_\_

**Description of Work:**

We propose to provide the Township with professional services to perform the appointed tasks of Zoning Officer and Building Inspector and such other tasks the Board or its representatives may request for the year 2012 at the following hourly rates:

Residential Code reviews, building inspections, hearing postings and Code Enforcement work (the majority of Code work will be done at this rate).....\$72.00/Hr.

When done by a P.E., Group Manager or Senior Inspector necessitated by an application of unusual nature or level of difficulty, zoning work, commercial plan code reviews and inspections, accessibility and structural inspections, and appearance at hearings.....\$110.00/Hr.

Where a Principal is required to provide services such as court or hearing representation and special project participation such as sanitary sewer design, 537 Plan work, pump station or treatment plant design.....\$155.00/Hr.

Kindly sign white and yellow copies and return them to this office to initiate work; retain pink copy for your files.

Fee: As Noted Above

It is expressly understood by client(s) that the fee quoted is an estimate only. Client(s) is (are) advised that the actual fee charged for services may be greater or less than the original estimated fee quoted herein.

WHEREFORE, after reading and understanding all the provisions of this Agreement, and intending to be legally bound thereby, I/we authorize Yerkes Associates, Inc. to perform the work described on both sides in this Agreement.

11/17/11  
Approved: \_\_\_\_\_

1/3/2012  
Dated \_\_\_\_\_

1/3/2012  
Dated \_\_\_\_\_

A. Namantowicz, Pres.  
For Yerkes Associates, Inc.

[Signature]  
Client Signature

[Signature]  
Client Signature

CONTRACT CONDITIONS ON REVERSE SIDE

ORIGINAL COPY