

BOROUGH OF ORWIGSBURG

RESOLUTION No. 2024 - 21

ORWIGSBURG BOROUGH – SALDO FEES

(Effective January 1, 2024)

FEE SCHEDULE FOR SUBDIVISION AND LAND DEVELOPMENT REVIEWS

The following fees will be charged by the Borough of Orwigsburg Planning and Zoning Commission for subdivision and land development reviews as authorized by the Pennsylvania Municipalities Planning Code, Act 247, as amended. These fees are effective date of adoption. Plans will not be accepted for review by the Planning Commission without the appropriate fee and the required number of plans.

Schedule I - Fees Subdivision (All Land Uses) and Land Development (Residential Use Only)

	<u>Administrative Fees</u>			<u>Professional Fees</u>	
Number of Lots or Units Including <u>Residue Units</u>	<u>Sketch</u> <u>Official Sketch</u> <u>Sketch for Record</u>	<u>Preliminary or</u> <u>Final</u>	<u>Repeat</u> <u>Stage</u> 50% of		<u>Escrow</u>
1-2	\$250	\$250	original		\$300
3 – 5	\$250	\$250	submission		\$600
6 – 25	\$250	\$400	unless		\$1,000
26 – 49	\$300	\$600	number of		\$1,500
50 – 99	\$400	\$ 800	lots or		\$2,000
100 – 199	\$500	\$1,000	units		\$2,500
200 and Over	Add \$100 for 100 lots/units or part thereof over 199	Add \$100 for each 100 lots/units or part thereof over 199	changed	Add \$1,000 for each 100 lots/units or part thereof over 199	
Lot Annexation/ Boundary Line Adjustment*	\$250 per parcel \$150 for each additional parcel	\$250 per parcel \$150 for each additional Parcel			\$400

“*” – for one annexation parcel. (i.e., for a single parcel annexing to three separate parcels, the fee is calculated as \$250 + 2 x \$150 = \$550)

Schedule II – Fees Commercial, Industrial, Public and Quasi Public (Land Development Only)

	<u>Administrative Fees</u>			<u>Professional Fees</u>	
<u>Area to be</u> <u>Disturbed by</u> <u>Development</u>	<u>Sketch</u> <u>Official Sketch</u> <u>Sketch for Record</u>	<u>Preliminary</u> <u>or</u> <u>Final</u>	<u>Repeat</u> <u>Stage</u>		<u>Escrow</u>
Under 2 acres	\$250	\$400	50% of		\$2,000
2 to under 8 acres	\$300	\$600	original		\$3,000
8 to under 15 acres	\$400	\$800	submission		\$4,000
15 to under 30 acres	\$500	\$1,000	unless the site area has		\$5,000
30 to under 50 acres	\$600	\$1,200	changed		\$7,500
50 to under 100 acres	\$700	\$1,400			\$10,000

100 acres & over	Add \$100 for each 50 acres or part thereof over 100 acres	Add \$200 for each 50 acres or part thereof over 100 acres	Add \$2,000 for each 50 acres or part thereof over 100 acres
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Administrative and Professional fees for both Preliminary and Final Plans are cumulative based on plan submission exemptions as indicated. When a Preliminary Plan and Final Plan are required submissions, the applicant is responsible for paying Administrative and Professional Fees for both plans. A waiver of Preliminary Plan submission does not negate the need to pay Administrative and Professional Fees.

The terms "lots" includes conveyances, tracts or parcels of land for the purpose, whether immediate or future, of lease, transfer of ownership or building or development, as well as residue parcels, annexations, or correction of lot lines.

For subdivisions and/or developments that transcend the boundary limits of the Borough, only those lots which are located entirely or partially within the limits of Borough of Orwigsburg shall be considered when determining appropriate review fees. The entire disturbed area within a lot shall be considered when determining appropriate Schedule II Review Fees whether or not the disturbed area lies entirely within Borough limits.

All required County Plan Review Fees shall be paid at the time of plan submission to the Borough.

Improvements - Review of improvements agreements will be billed independently of the subdivision review fee on an hourly basis in accordance with the current schedule.

Improvements inspections - Any inspection requested by the Borough of the improvements of any approved subdivision will be conducted on an hourly rate basis in accordance with the current Borough Engineer Retainer.

Money in escrow is for reimbursement at Borough's discretion for any and all engineering or legal or other expenses incurred by the Borough, exclusive of work performed by full-time Borough staff members, in processing the Sketch, Preliminary and Final Plans. As soon as this escrow account decreases by fifty percent (50%), the Applicant shall make payment in an amount necessary to fully fund the account. Within thirty (30) days after the recording of the Subdivision or Land Development Plan, as applicable, with the Recorder of Deeds and the payment of all Borough engineering, legal and other expenses incurred by the Borough, exclusive of work performed by full-time Borough staff members, the Applicant may submit a written request to the Borough Treasurer for a refund of the unused escrow account. If the written request is not received within thirty (30) days of the recording on the Plan, the escrow funds are forfeited to the Borough. Money held in escrow will not be returned until all invoices from the Borough Engineer and Solicitor have been received by the Borough and paid by the Applicant. The Solicitor's and Engineer's invoices are submitted to the Borough every thirty (30) days.

If applicant requests a special meeting for the sake of expediting the subdivision review and the Borough agrees to such a request, the applicant shall pay for all advertising costs for requested meeting.

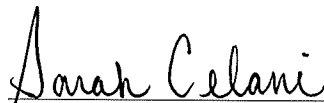
SCHEDULE I FEES are based on the number of lots or units. All land uses are included: residential, commercial, industrial, public, quasi-public and other. Therefore, an industrial park subdivision prior to development of individual lots is subject to Schedule I. The same would be true of a commercial lot subdivision or selling of land for a church or school. Schedule I fees also cover residential land development such as an apartment complex, condominiums, rental townhouses and mobile home parks. Where there is a mix of lots and rental units the totals are added together to determine the fee.

SCHEDULE II FEES are based on the amount of land to be disturbed for development including buildings, access drives, streets, storm water management, grading, public sewer and water service, erosion and sediment control landscaping and any other activity that disturbs the ground on the site. The total disturbed area of a project is most accurately calculated by following all outlines of disturbed areas. Where combinations of subdivision and non-residential development are proposed on a plan the fees must be determined separately and added together.

DULY PRESENTED AND ADOPTED at the Reorganization Meeting of the Borough Council of the Borough of Orwigsburg this 2nd day of January 2024.

By: 
Council President

SEAL


ATTEST: Secretary

I, Sarah Celani, duly qualified Secretary of the Borough of Orwigsburg, Schuylkill County, Pennsylvania, hereby certifies that the foregoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Borough Council at a regular meeting held 2 January 2024 and said Resolution has been recorded in the Minutes of the Borough of Orwigsburg Council and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Borough of Orwigsburg, this 2nd day of January, 2024.

Name of Applicant: Borough of Orwigsburg

County: Schuylkill County


Secretary