

# BEAR CREEK TOWNSHIP BOARD OF SUPERVISORS

## RESOLUTION

RESOLUTION NO. **1** of **2009**

DATE: **JANUARY 5, 2009**

### A RESOLUTION ESTABLISHING THE BEAR CREEK TOWNSHIP FEE SCHEDULE FOR 2009

BE IT RESOLVED, by the Board of Supervisors of Bear Creek Township, Pennsylvania:

WHEREAS, the Bear Creek Township Board of Supervisors has the authority to set the fee schedule for 2009 for fees which are required and collected by the Township;

NOW THEREFORE **BE IT RESOLVED** BY THE BEAR CREEK TOWNSHIP BOARD OF SUPERVISORS THAT the following fee schedule is adopted for 2009:

## **BEAR CREEK TOWNSHIP FEE SCHEDULE - 2009**

### GENERAL TOWNSHIP FEES

Contractors License: \$125.00 Annual Fee (January 1<sup>st</sup> through December 31<sup>st</sup>)

Occupancy Fee: Residential: \$ 50.00  
Non-Residential: \$100.00

Transient Retail Business: One week or less-----\$50.00  
Two weeks-----\$70.00  
Three weeks-----\$90.00  
Four weeks-----\$100.00

Driveways: New-----\$50.00  
Resurfaced-----\$50.00

Refuse Collection Licenses-----\$25.00

Roadway Occupancy Permits:  
Per pavement opening-----\$50.00  
Off-pavement opening-----\$40.00

Demolition Permit-----\$50.00  
(for both Residential and Non-Residential)

Rental for Township Municipal Building:-----\$75.00 for 4 hours\*  
(this does not include use of stove, but does include a \$25.00 clean up fee)

Rental with use of stove-----\$100.00 for 4 hours\*

\*Certificate of Insurance required for all rentals.

*(See Township Secretary for full set of rules regarding Building Rental)*

**MECHANICAL AND PLUMBING**

All appliances and fixtures including, but not limited to sinks, water closet, bath tub, shower, washing machine, hose bib, floor drain, dish washer, drinking fountain, heater, air handlers and any fuel burning device (gas, oil, wood or coal)

Per appliance or fixture-----\$8.00

Utility service connections (water or sewer), boiler, grease traps, sewer pumps, refrigeration units, water cooled air conditioners, etc.

Per appliance-----\$50.00

Minimum Fee \$40.00

**SUBDIVISIONS**

Subdivision Rules-----\$35.00

Zoning Maps-----\$35.00

Ordinance Books-----\$35.00

**SUBDIVISION APPLICATIONS**

**MAJOR SUBDIVISION**

\$350.00 plus \$50.00 per lot for the base application fee. The applicant/developer shall also be responsible to reimburse the Township for the cost of all professional consulting fees incurred by the Township for the administration, processing and the review of the application, plan and any related documentation, along with any required site inspection work for required improvements. The applicant will also be responsible for all engineering testing, and inspection required in the approval process of a Major Subdivision Plan.

The applicant/developer shall be required to enter into a written agreement which guarantees the payment of all professional consulting fees. The Township shall forward all such invoices to the applicant/developer who shall make direct and prompt payment to the Township of Bear Creek within thirty (30) days from the date of invoice.

**MINOR SUBDIVISION**

\$200.00, plus \$25.00 per lot for the base application fee. The applicant/developer shall also be responsible to reimburse the Township for the cost of all professional consulting fees incurred by the Township for the administration, processing and the review of the application, plan and any related documentation, along with any required site inspection work for required improvements. The applicant will also be responsible for all engineering testing, and inspection required in the approval process of a Minor Subdivision Plan.

The applicant/developer shall be required to enter into a written agreement which guarantees the payment of all professional consulting fees. The Township shall forward all such invoices to the applicant/developer who shall make direct and prompt payment to the Township of Bear Creek within thirty (30) days from the date of invoice.

**MAJOR LAND DEVELOPMENT**

**A. TWO OR MORE PRINCIPAL BUILDINGS AND/OR USES**

\$350.00, plus \$50.00 per building for the base application fee. The applicant/developer shall also be responsible to reimburse the Township for the cost of all professional consulting fees incurred by the Township for the administration, processing and the review of the application, plan and any related documentation, along with any required site inspection work for required improvements. The applicant will also be responsible for all engineering testing, and inspection required in the approval process of a Major Land Development Plan.

The applicant/developer shall be required to enter into a written agreement which guarantees the payment of all professional consulting fees. The Township shall forward all such invoices to the applicant/developer who shall make direct and prompt payment to the Township of Bear Creek within thirty (30) days from the date of invoice.

**B. SINGLE NONRESIDENTIAL BUILDING**

\$350.00, plus \$50.00 per occupant for the base application fee. The applicant/developer shall also be responsible to reimburse the Township for the cost of all professional consulting fees incurred by the Township for the administration, processing and the review of the application, plan and any related documentation, along with any required site inspection work for required improvements. The applicant will also be responsible for all engineering testing, and inspection required in the approval process of a Major Land Development Plan.

The applicant/developer shall be required to enter into a written agreement which guarantees the payment of all professional consulting fees. The Township shall forward all such invoices to the applicant/developer who shall make direct and prompt payment to the Township of Bear Creek within thirty (30) days from the date of invoice.

**C. THE DIVISION OR ALLOCATION OF LAND OR SPACE, WHETHER INITIALLY OR CUMULATIVELY, BETWEEN OR AMONG TWO OR MORE EXISTING OR PROSPECTIVE OCCUPANTS BY MEANS OF, OR FOR THE PURPOSE OF STREETS, COMMON AREAS, LEASEHOLDS, CONDOMINIUMS, BUILDING GROUPS OR OTHER FEATURES.**

\$350.00, plus \$50.00 per occupant, building and/or structure for the base application fee. The applicant/developer shall also be responsible to reimburse the Township for the cost of all professional consulting fees incurred by the Township for the administration, processing and the review of the application, plan and any related documentation, along with any required site inspection work for required improvements. The applicant will also be responsible for all engineering testing, and inspection required in the approval process of a Major Land Development Plan.

The applicant/developer shall be required to enter into a written agreement which guarantees the payment of all professional consulting fees. The Township shall forward all such invoices to the applicant/developer who shall make direct and prompt payment to the Township of Bear Creek within thirty (30) days from the date of invoice.

**D. CONVERSION OF EXISTING SINGLE FAMILY DWELLING INTO MORE THAN THREE (3) UNITS, EXCLUDING CONDOMINIUMS**

\$350.00 plus \$50.00 per dwelling unit for the base application fee. The applicant/developer shall also be responsible to reimburse the Township for the cost of all professional consulting fees incurred by the Township for the administration, processing and the review of the application, plan and any related documentation, along with any required site inspection work for required improvements. The applicant will also be responsible for all engineering testing, and inspection required in the approval process of a Major Land Development Plan.

The applicant/developer shall be required to enter into a written agreement which guarantees the payment of all professional consulting fees. The Township shall forward all such invoices to the applicant/developer who shall make direct and prompt payment to the Township of Bear Creek within thirty (30) days from the date of invoice.

**E. NONRESIDENTIAL USE OF LAND, WITH OR WITHOUT STRUCTURES THAT ENCOMPASSES FIVE OR MORE ACRES OF LAND**

\$350.00, plus \$50.00 per acre of land for the base application fee. The applicant/developer shall also be responsible to reimburse the Township for the cost of all professional consulting fees incurred by the Township for the administration, processing and the review of the application, plan and any related documentation, along with any required site inspection work for required improvements. The applicant will also be responsible for all engineering testing, and inspection required in the approval process of a Major Land Development Plan.

The applicant/developer shall be required to enter into a written agreement which guarantees the payment of all professional consulting fees. The Township shall forward all such invoices to the applicant/developer who shall make direct and prompt payment to the Township of Bear Creek within thirty (30) days from the date of invoice.

**F. MOBILE HOME PARK**

\$350.00, plus \$50.00 per mobile home site for the base application fee. The applicant/developer shall also be responsible to reimburse the Township for the cost of all professional consulting fees incurred by the Township for the administration, processing and the review of the application and any related documentation, along with any required site inspection work for required improvements. The applicant will also be responsible for all engineering testing, and inspection required in the approval process of a Major Development Plan.

The applicant/developer shall be required to enter into a written agreement which guarantees the payment of all professional consulting fees. The Township shall forward all such invoices to the applicant/developer who shall make direct and prompt payment to the Township of Bear Creek within thirty (30) days from the date of invoice.

**MINOR LAND DEVELOPMENT**

\$200.00, plus \$25.00 per building for the base application fee. The applicant/developer shall also be responsible to reimburse the Township for the cost of all professional consulting fees incurred by the Township for the administration, processing and the review of the application, plan and any related documentation, along with any required site inspection work for required improvements. The applicant will also be responsible for all engineering testing, and inspection required in the approval process of a Minor Land Development Plan.

The applicant/developer shall be required to enter into a written agreement which guarantees the payment of all professional consulting fees. The Township shall forward all such invoices to the applicant/developer who shall make direct and prompt payment to the Township of Bear Creek within thirty (30) days from the date of invoice.

Land Development: Same as Major or Minor Subdivision Applications.

Storm Water Drainage Plan: \$250.00 (plus any additional costs).

Deposits:	Road Damage-----	\$500.00
	Political Signs-----	\$100.00

Construction: All construction work within the township must be duly recorded by filing a permit and paying a permit fee. The payment of the permit fee will be by all contractors performing any type of construction work within the township limits, and will be on a pro-rata basis. Should construction companies use Township Roads to access construction sites, they shall be required to file a deposit with the Township's local zoning officer an amount of One Thousand Dollars (\$1,000.00) which shall be returned at the conclusion of the job after an inspection of the roads by the Local Zoning Officer. The following fees shall be paid for all permits issued by the township for construction work:

Miscellaneous Permit Fees:

- \$25 for work up to \$3,000.00
- \$5.00 for each \$1000.00 of work over \$3,000.00

This shall include work for such items including, but not limited to, fences, sidewalks, driveways, roofs (reconstruction), patios.

Fees relating to Zoning Appeals:

- 1. Special Exceptions-----\$300.00
- 2. Variances-----\$300.00

The \$300 fees set forth herein cover the cost of the initial hearing only. The administrative costs for any continuances beyond the date of the initial hearing and all subsequent hearings shall be split equally between the Board and the applicant, including, but not limited to the stenographic costs, the secretarial costs, notices and advertisements. In the event that an applicant requests a copy of the transcript, the entire cost of the transcript shall be borne by the applicant.

**SEWAGE ENFORCEMENT FEE SCHEDULE**

- Application for a permit-----\$50.00
- Minor Subdivision Module review and sign off-----\$75.00
- Major Subdivision Module review and sign off-----\$125.00
- Soil Probe-----\$75.00
- Additional test pits-----\$25.00
- Design Review and Permit Issuance-----\$50.00
- Perc Test-----\$150.00
- Chisel Plow Inspection----- \$50.00
- Sand Inspection----- \$50.00
- Final Inspection----- \$50.00
- Application for Repair Permit (tank replacement) -----\$50.00
- Verification of Prior Testing-----\$50.00
- Re-application of Expired Permit-----\$60.00
- Other S.E.O. Services-----\$35.00/hour
- Mileage-----Standard IRS rate

**ZONING PERMITS**

A. RESIDENTIAL USES - NEW CONSTRUCTION INCLUDING MOBILE HOMES AND/OR MANUFACTURED HOUSING.

\$100.00

B. RESIDENTIAL USES AND ADDITIONS, ACCESSORY STRUCTURES AND/OR USES, INCLUDING, BUT NOT LIMITED TO SWIMMING POOLS

\$50.00

C. NONRESIDENTIAL USES INCLUDING NEW CONSTRUCTION AND/OR USE OF PROPERTY WITHOUT STRUCTURES

\$200.00

D. NONRESIDENTIAL USES OF EXISTING STRUCTURES AND ADDITIONS AND ACCESSORY STRUCTURES AND/OR USES.

\$50.00

E. SIGNS

Commercial/Industrial ..... \$50.00

F. ZONING FORM FOR STRUCTURAL REPLACEMENTS AND/OR ENCLOSURES

Residential ..... \$50.00

Nonresidential ..... \$75.00

The above fees apply to the construction of a new sign or a replacement of an existing sign.

**CERTIFICATE OF NONCONFORMITY**

Residential Uses ..... \$25.00

Nonresidential Uses ..... \$50.00

**APPLICATIONS TO ZONING HEARING BOARD**

All Uses ..... \$300.00

In addition to the above referenced fees, the applicant shall be responsible for costs incurred by Bear Creek Township for notice and advertising costs, necessary administrative overhead connected with the hearing and one-half of the appearance fee of the stenographer. The cost of the original transcript, when required or requested shall be paid by the party appealing a decision of the Zoning Hearing Board or by the party requesting that transcripts be provided.

**CONDITIONAL USE PERMIT**

Residential ..... \$1,000.00 plus \$25.00 per Dwelling unit or Mobile Home

Nonresidential Uses ..... \$1,000.00 plus \$50.00 per Structure or per acre if there are no structures.

Planned Residential Development and/or Principal Structure \$1,000.00 plus \$25.00 per Dwelling

In addition to the above referenced fees, the applicant shall be responsible for costs incurred by Bear Creek Township for public notice and advertising costs, necessary administrative overhead connected with the hearing and one-half of the appearance fee of the stenographer. The cost of the original transcript, when required or requested shall be paid by the party appealing a decision of the Board of Supervisors or by the party requesting that transcripts be provided.

**AMENDMENTS**

Amendment to Text of Ordinance..... \$500.00  
Amendment to Zoning Map ..... \$500.00  
Amendment Submitted as a Curative Amendment. \$500.00

In addition to the above referenced fees, the applicant shall be responsible for costs incurred by Bear Creek Township for public notice and advertising costs, necessary administrative overhead connected with the hearing and one-half of the appearance fee of the stenographer. The cost of the original transcript, when required or requested shall be paid by the party appealing a decision of the Board of Supervisors or by the party requesting that transcripts be provided.

BE IT FURTHER RESOLVED that the fee schedule shall remain in full force and effect unless changed by subsequent resolution.

ENACTED BY BEAR CREEK TOWNSHIP BOARD OF SUPERVISORS ON THIS 5<sup>th</sup> DAY OF **January, 2009.**

\_\_\_\_\_  
GARY ZINGARETTI, CHAIR

\_\_\_\_\_  
BONNIE J. WASILEWSKI, VICE CHAIR

\_\_\_\_\_  
RUTH ANN KOVAL

\_\_\_\_\_  
E. GARY SLUSSER

\_\_\_\_\_  
JOSEPH MASI

ATTEST:

\_\_\_\_\_  
TOWNSHIP SECRETARY