

TOWNSHIP OF TOBYHANNA  
MONROE COUNTY  
RESOLUTION NO. 2012-006

A RESOLUTION OF TOBYHANNA TOWNSHIP AMENDING THE FEE  
SCHEDULE FOR SUBDIVISION AND LAND DEVELOPMENT, PLANNED  
RESIDENTIAL DEVELOPMENT, ZONING HEARING BOARD, BOARD OF  
SUPERVISORS, AND OTHER MISCELLANEOUS FEES

**I. SUBDIVISION/LAND DEVELOPMENT/PRD FEES AND ESCROW AMOUNTS**

- A. Pre-Application Meeting for Subdivisions and/or Land Developments (including PRDs)**
  - 1. Administrative Fee \$50.00
  - \*Professional Escrow Account \$500.00
  
- B. Sketch Plan**
  - 1. Sketch Plan Application No fee
  
- C. Minor Subdivision and Residential Land Development (Five (5) or less lots/units, no new streets) Preliminary and Final**
  - 1. Application Fee \$250.00
  - \*Professional Escrow Account \$2,000.00
  
- D. Major Subdivision and Residential Land Development**
  - 1. a. Preliminary Plan Application Fee, 0-10 lots/units \$350.00
  - \*Professional Escrow Account \$2,000.00 + \$350.00 for each lot over 5 lots/units
  
  - b. Preliminary Plan Application Fee, 11-50 lots/units \$350.00
  - \*Professional Escrow Account \$4,500.00 + \$200.00 for each lot over 11 lots/units
  
  - c. Preliminary Plan Application Fee, 51 lots/units \$350.00
  - \*Professional Escrow Account \$12,500.00 + \$100.00 for each lot over 51 lots/units
  
  - 2. Final Plan Application Fee \$350.00
  - \*Professional Escrow Account Rollover remainder from Preliminary Plan
  - Minimum Escrow \$2,500.00
  
- E. Commercial/Industrial/Institutional/Non-Residential Land Development**
  - 1. Preliminary Plan Application Fee \$400.00
  - \*Professional Escrow Account \$3,500.00
  
  - 2. Final Plan Application Fee \$400.00
  - \*Professional Escrow Account Rollover remainder from Preliminary Plan
  - Minimum Escrow \$2,500.00

3. Preliminary/Final Application Fee	\$400.00
*Professional Escrow Account	\$3,500.00

**F. Planned Residential Developments (PRD)**

1. Tentative Approval Application Fee	\$400.00
*Professional Escrow Account	\$7,500.00
2. Final Approval Application Fee	\$400.00
*Professional Escrow Account	Rollover remainder from Tentative Application
Minimum Escrow	\$3,500.00

<b>G. Planning Module Review</b>	\$500.00
Plus \$10.00/EDU for each EDU over 25	
*Contract for Professional Services is required	

<b>H. Lot Joinder</b>	\$100.00
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**II. BOARD OF SUPERVISORS HEARING FEES**

<b>A. Conditional Uses</b>	\$1,250.00 plus \$300.00 for each additional hearing
<b>B. Pre-Application Meeting for Conditional Uses</b>	
1. Administrative Fee	\$50.00
*Professional Escrow Account	\$500.00
<b>C. Curative Amendments</b>	\$1,250.00 plus \$300.00 for each additional hearing
<b>D. Zoning Map change</b>	\$1,000.00
*Contract for Professional Services is required	\$2,500.00
<b>E. Township Road Dedication and/or Vacation</b>	\$2,000.00
*Contract for Professional Services is required	\$500.00
<b>F. All other hearings</b>	\$1,000.00
*Contract for Professional Services is required	\$500.00

**III. ZONING HEARING BOARD HEARING FEES**

<b>A. Zoning Hearing Board Variance or Special Exception</b>	
1. Single-family residential use	\$450.00 plus \$300.00 for each additional hearing
2. Other residential use	\$750.00 plus \$300.00 for each additional hearing
3. Commercial, Commercial/Industrial or other uses	\$1,250.00 plus \$300.00 for each additional hearing
<b>B. Pre-Application Meeting for Special Exceptions</b>	
1. Administrative Fee	\$50.00
*Professional Escrow Account	\$500.00

<b>C. Validity Challenge</b>	\$1,250.00 plus \$300.00 for each additional hearing
<b>D. Appeal of Zoning Officer Action or other Zoning Hearing Board Appeal</b>	\$450.00
<b>E. All other hearings</b>	\$1,000.00
*Contract for Professional Services is required	

\*All Professional Escrow Accounts shall be required to be deposited with the Township at the time of the initial Plan or permit application and the Contract for Professional Services, which is incorporated herein by reference, shall be executed at that time. When a Pre-Application meeting is required and/or requested by the Applicant, a Professional Services Contract shall be executed at that time, with the applicable escrow deposit. Township incurred professional fees shall be billed in accordance with the attached Professional Fee Schedule, and Township administrative expenses shall be reimbursed at no less than \$50.00 per month.

**IV. PROFESSIONAL FEES**

The authority for professional consultant fees is found at Section 503(1) of the Municipalities Planning Code. Professional consultant is defined at Section 107 of the MPC as "Persons who provide expert or professional advice, including, but not limited to, architects, attorneys, certified public accountants, engineers, geologists, land surveyors, landscape architects or planners." The hourly rates for each Township professional consultant are as follows:

<b>1. Township Engineer:</b>	\$98.00 per hour
<b>2. Township Solicitor:</b>	\$175.00 per hour Grim, Biehn & Thatcher
<b>3. Traffic Engineer:</b>	\$90.00 per hour/per staff member \$50.00 per hour/per support staff
<b>4. Other Professional Consultant:</b>	as deemed if necessary on a case by case basis

**V. ZONING FEES**

New building or addition (Commercial)	\$0.25 per sq. ft.
New building or addition (Residential)	\$0.20 per sq. ft.
Antennas Co-Locators	\$50.00 per antenna
Certificate of Occupancy	\$35.00
Construction/Job Trailer	\$100.00
Encroachment Permit	\$75.00
Home Occupation Permit	\$50.00
Non Conformance Certificate	\$100.00
Pool (above ground)	\$30.00
Pool (inground)	\$30.00 plus \$0.20/ sq.ft.
Road Cuts	\$100.00 plus \$1000.00 Bond
(cuts over 30' Length, 10' Depth and 4' Width will have an additional charge)	
Razing Permit (Commercial)	\$55.00 plus \$1.00 per \$1,000 cost to remove
Razing Permit (Residential)	\$35.00 plus \$1.00 per \$1,000 cost to remove
Partial Razing (Commercial)	\$30.00

Partial Razing (Residential)	\$20.00
Reinspection/recall per visit	\$35.00
Re-roof	\$10.00
Use/Compliance Permit (Change of Use)	\$35.00
Zoning Compliance Letter	\$20.00

***SIGN PERMITS***

Total sign face less than 100sq.ft.	\$75.00
Total sign face 100sq.ft. or more	\$75.00 plus \$2.00/sq.ft. for each sq.ft. over 100sq.ft
Sign face replacement	\$50.00

ALL THE ABOVE MENTIONED APPLICATION FEES ARE NON-REFUNDABLE

**VI. SEWAGE**

Port a Potty	\$25.00
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***Sewage Permit***

***(New, Replacement or Major Repair)***

Regular (refund of \$200.00 if denied)	\$550.00
Drip, IRSIS System	\$750.00
Community System	\$550.00

Repair/Modifications (Minor)	\$250.00
Transfer of current issued permit	\$25.00
Planning Module	\$100.00 plus \$25.00 per lot
Site Suitability Report (refund of \$75.00 if denied)	\$300.00

***Central Sewer***

Assessment Fee	\$1,500.00
Tapping Fee	\$5,800.00
Hook Up Inspection Fee	\$50.00 First half hour \$40.00 thereafter
Repair Permit Fee	\$90.00
Grease Discharge Permit Fee	\$100.00
Capping and Sealing Inspection Fee	\$50.00
Reserve Capacity Fee	60% of current user fee
Residential User Fees- (1 edu)	\$200.00 quarterly
Commercial User Fees-(per edu)	\$200.00 plus \$0.01 per gallon used above 23,000 gallons per quarter per equivalent dwelling unit in accordance with Chapter 113 of the Code of Ordinances of Tobyhanna Township.

**VII. BUILDING RENTALS**

***Main Lodge Rentals - rental period is May 1 thru October 8***

Monday thru Thursday	\$75.00
Friday, Saturday, Sunday and Holidays	\$275.00
Friday, Saturday, Sunday and Holidays (Non-Profit)	\$175.00
Deposit (refundable)	\$150.00

Meeting Room & Conference Room	\$35.00 per use
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**VIII. MISCELLANEOUS**

Alarm Registration	\$25.00
Alarm Registration - Senior Citizen	\$10.00
Approval Extensions	25% of original application fee
Approval Extension Verification Letter (Residential)	\$100.00
Approval Extension Verification Letter (Commercial)	\$500.00
Building Code Appeal	\$450.00 plus additional legal fees
Burn Permit	\$20.00
Firefighting cost per Ordinance No.68.8	
Brush Truck 1st Hr. on scene	\$300.00
Brush Truck after 1st Hr. on scene	\$150.00
Chainsaw per Hour	\$35.00
Engine/Pumper 1st Hr. on scene	\$500.00
Engine/Pumper after 1st Hr. on scene	\$250.00
Tanker 1st Hr. on scene	\$500.00
Tanker after 1st Hr. on scene	\$250.00
Fireworks Display Permit	\$250.00
Outdoor Wood Burner Permit	\$50.00

***SALE PERMITS***

Bazaar, Fair, Festival	\$10.00
Flea Market	\$150.00 annually
Lawn, Yard, Garage, Tag, Auction	\$10.00
Transient (8 days/year consecutively or seperately)	\$300.00
Zoning Books	\$30.00
Sub-Division and Land Development Books	\$20.00
Black and White Copies	\$0.25 per page
Color Copies	\$0.50 per page
Certification of a record	\$5.00 per record
Copying of Public Record to Disc or CD	
CD	\$5.00
Disc	\$3.00
Facsimiles	\$1.00 per page
Over Draft Charge	\$25.00 plus bank charge
Postage	Current Rate

Any application or submittal not listed in this schedule needing review(s) by professional consultant(s) shall be required to enter into a professional service agreement with an escrow deposit to be determined by the Township.

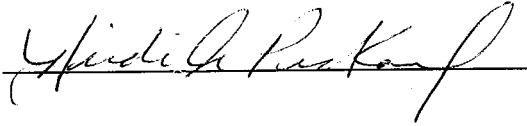
**IX. REPEALER**

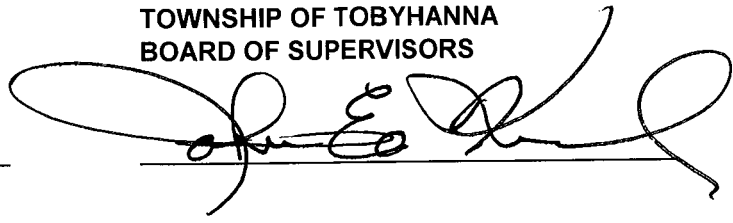
All fees set forth in prior Resolutions which are inconsistent with the fees set forth herein are hereby repealed.

**RESOLVED**, this 3rd day of **January, Two Thousand Twelve (2012)**.

**ATTEST:**

**TOWNSHIP OF TOBYHANNA  
BOARD OF SUPERVISORS**

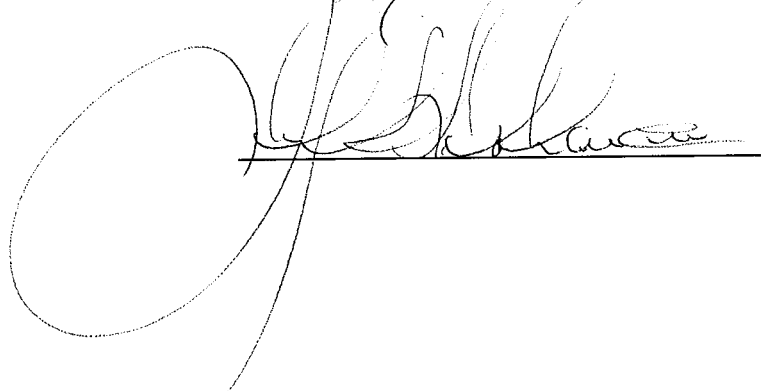
  
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