

NORTH NEWTON TOWNSHIP

LAND DEVELOPMENT & SUBDIVISION PLAN SUBMITTALS - NNT Code § 260-17

- **Sketch Plan** (*informal for discussion purposes*) No Fee

- **Minor Subdivision Plan** \$350.00
Combines preliminary and final plan review processes into one submission. To qualify, a plan must contain no more than six (6) lots, including any residual parcel, must be for residential purposes and must not contain new streets or rights-of-way.

- **Preliminary Subdivision Plan**
Includes residential or non-residential plans.

	<i>Base fee (up to 6 lots):</i>	\$250.00
	<i>7 thru 25 lots:</i>	\$20.00/lot
	<i>26 thru 50 lots:</i>	\$10.00/lot
	<i>51 lots and above:</i>	\$5.00/lot

- **Final Subdivision Plan**
Includes residential or non-residential plans.

	<i>Base fee (up to 6 lots):</i>	\$150.00
	<i>7 thru 25 lots:</i>	\$10.00/lot
	<i>26 thru 50 lots:</i>	\$5.00/lot
	<i>51 lots and above:</i>	\$2.00/lot

- **Minor Land Development Plan** \$350.00
As with subdivision, this type of plan combines the preliminary and final plan review into one submission. To qualify, a plan must have no more than 2 principal non-residential structures on 1 parcel of land 5 acres or less in size, or no more than 8 residential units – such as apartments or townhouses – on 1 parcel of land and contain no new streets or rights-of-way.

- **Preliminary Land Development Plan**

<i>Non-residential:</i>	<i>Base fee, first acre:</i>	\$250.00
	<i>Per additional acre or fraction thereof:</i>	\$25.00

NOTE: Where a proposed land development utilizes a small fraction of a larger tract of land, the filing fee to the Township may be based on the actual amount of land involved in the project, including all required yard areas, parking areas, stormwater management facilities, easements, and rights-of-way.

<i>Residential:</i>	<i>Base fee, first 8 units:</i>	\$250.00
	<i>9-25 units:</i>	\$20.00/unit
	<i>26-50 units:</i>	\$10.00/unit
	<i>51 units +:</i>	\$5.00/unit

- **Final Land Development Plan**

<i>Non-residential:</i>	<i>Base fee, first acre:</i>	\$150.00
	<i>Per additional acre or fraction thereof:</i>	\$15.00

<i>Residential:</i>	<i>Base fee, first 8 units:</i>	\$150.00
	<i>9-25 units:</i>	\$10.00/unit
	<i>26-50 units:</i>	\$5.00/unit
	<i>51 units +:</i>	\$2.00/unit

*** Subdivision & Land Development Plans**

If a plan contains both a subdivision of land and land development, the fees would be calculated by adding the separate subdivision and land development fees and multiplying the sum by 70%.

Special Agency Fees:

Applicant for subdivision or land development approval shall be responsible for payment of review fees to the Cumberland County Planning Commission, the Cumberland County Conservation District, the PA Department of Environmental Protection and other agencies as may be involved in the review process or with the issuance of special permits necessary to the review process.

RECREATION FEE FOR DEVELOPMENT PURPOSES

- Residential Subdivision or Land Development: \$500/dwelling unit
- Non-Residential Subdivision or Land Development w/no public water or sewer: Project land area @ \$500/acre
- Non-Residential Subdivision or Land Development w/public water or sewer: Project land area @ \$750/acre
- Non-Residential Subdivision or Land Development w/public water & sewer: Project land area @ \$1,450/acre

ENGINEER REVIEWS OR CONSULTATION

Applicants for subdivision and/or land development approvals shall reimburse North Newton Township one hundred percent (100%) of actual cost of engineering and professional consultation reasonably necessary to the review, processing, revision, inspection, testing and preparation or required security and improvement documentation. The amount of such fees shall be based on the actual rate or cost charged to North Newton Township by such consultant for services rendered.

STORMWATER MANAGEMENT PLAN SUBMITTAL - \$25.00

The Board of Supervisors has authorized the Township Engineer to conduct reviews of Stormwater Management Plans and inspect the installation of stormwater improvements on behalf of the Township. The Township requires a \$25.00 plan submittal fee (waived if submitted with a Land Development or Subdivision Plan) and requires one hundred percent (100%) reimbursement of engineering costs incurred by the Township for the review and inspections associated with the plan.

RECORDING FEE

All plans to be recorded with the Cumberland County Recorder of Deeds' Office will be recorded by the Township. The recording and certification fee will be one hundred percent (100%) reimbursable to the Township.

PAYMENT OF FEES

The township will not accept the submittal of any plan without the appropriate filing fee. In addition, all professional consulting fees, recreation fee, recording fees and security must be reimbursed or received before the approved plan will be released to the applicant.