

## ORDINANCE NO. 819

### AN ORDINANCE OF THE TOWNSHIP OF EAST DEER, COUNTY OF ALLEGHENY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE TOWNSHIP SUBDIVISION ORDINANCE 293 SECTION 3 ARTICLE D FEE'S AND SECTION 4 EXTENSION FEE'S

**BE IT ORDAINED AND ENACTED** by the Board of Commissioners of the Township of East Deer, County of Allegheny, Commonwealth of Pennsylvania:

#### SECTION 3. ARTICLE D

A fee shall accompany each application for a development and, in addition, the owner shall reimburse the Township, from time to time, upon demand, for all materials tests in connection with the said work and for inspection and engineering work and cost is the following:

- (1) Land Development:
  - (a) Minor Land Development  
Plans with building area of 10,000 square feet or less: \$500.00 + 150.00/  
acre of disturbed area (plus engineering review & legal fees)
  - (b) Major Land Development \$750.00 + \$150.00/  
acre of disturbed area (plus engineering review & legal fees)
- (2) Subdivision (Preliminary Approval of a Subdivision or Land Development, and Tentative Approval of a PRD lot \$1,000.00 + \$150.00/  
(plus engineering review & legal fees)
- (3) Subdivision (Final) — not requiring Preliminary Approval
  - Boundary Line Revision \$250.00
  - Minor Subdivision \$450.00 (plus  
engineering review & legal fees)
  - Major Subdivision \$1000.00 + \$150.00/  
lot (plus engineering & legal fees)
- (4) Preliminary and Final Approval jointly (major plans) \$1200.00 + \$150.00/  
lot (plus engineering review & legal fees)
- (5) Final Subdivision, Land Development, or PRD for Plans that have been granted Preliminary Approval \$500.00  
(plus engineering review & legal fees)
- (6) Accessibility Plan Review and Inspection \$200.00

(7)	Storm water Management Plans (not part of a land development)	\$350.00
(8)	Bond release requests	\$250.00
(9)	Street Acceptance Fees	\$500.00

The following definitions shall apply when determining the applicable fees stated in the subsection above:

1) **Minor Subdivisions** are those plans that do not include any new public infrastructure, such as streets or storm water management facilities. They also do not require any approval of any outside agency, such as the Pennsylvania Department of Transportation or the Allegheny Conservation District. They also do not require the approval of non-conventional sewage treatment facilities, such as on-lot systems or non-gravity public systems. They also do not involve any building activity on areas of slope greater than 25/0 or 15% with identified poor soils.

(2) **Major Subdivisions** are those plans that propose new public infrastructure, as described above or require outside agency approvals or involve non-conventional sewage treatment facilities, or involve building on any area of slope greater than 25% or 15% with identified poor soils.

(3) **Minor Land Developments** are those plans that do not include any new public infrastructure, such as streets or storm water management facilities. They also do not require any approval of any outside agency, such as the Pennsylvania Department of Transportation or the Westmoreland Conservation District. They also do not require the approval of non-conventional sewage treatment facilities, such as on-lot systems or non-gravity public systems. They also do not involve any building activity on areas of slope greater than 25%, or 15% with identified poor soils. Plans with additions are exempt from land development review of the total increase in building area is less than 10% if the total existing floor space on the site.

(4) **Major Land Developments** are those plans that propose new public infrastructure, as described above, or require outside agency approvals, or involve non-conventional sewage treatment facilities, or involve building on any area of slope greater than 25% or 15% with identified poor soils. Major land developments also include plans that do not include buildings, but involve storm water management and grading, such as a parking lot.

SECTION 4. If the application for the development permit is including the plans and specifications and the alterations, changes and modifications made therein, as required, has been approved by the Township officials, the Secretary upon satisfactory proof that the several requirements of this ordinance have been complied with, on behalf of the township, forthwith shall approve the plans and specification and issue the development permit to the owner. A development permit shall become void if the work for which the same was granted shall not be commenced within six (6) months from date of such permit and with due diligence satisfactorily completed; provided, however, that upon written application for an extension of by the owner to the Secretary, accompanied by a fee of five (\$250.00) dollars the Secretary shall extend the time within the said work shall be commenced for not more than six (6) months, and thereafter the work shall be satisfactorily completed with due diligence. When the work for which a development permit had been granted and had been completed in accordance with the requirements relating thereto and the owner has complied with all the owner obligations under said permit and this ordinance, the Township Engineer shall give written notice thereof to the Secretary, and the Secretary shall issue a certificate of such completion to the owner.

**ORDAINED AND ENACTED into law this 11<sup>th</sup> day of February, 2016**

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Board Chairman

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Township Secretary