

ARTICLE XII
ADMINISTRATION

§ 14-1201. Review Fees

At the time of submission of subdivision or land development plans for review and approval, the applicant shall pay to the Township such fees as are established by Resolution of the Board of Supervisors. The fees and charges may vary in accordance with the scope and complexity of the subdivision or land development plan submitted for review, such as the number of parcels or lots in the plan, the complexity of the utility drawings, the number of required construction drawings, and the area proposed for development.

§ 14-1202. Fees Payable

All fees shall be made payable to Center Township. All fees submitted are nonrefundable, and the approval or rejection for any reason of any subdivision or land development plan will not be reason or cause for the return of any fees submitted.

§14-1202.1 Escrow and Billing For Professional Consultant

- A. Applicants for subdivision and land development plans shall, concurrent with filing an application, post an application, post an escrow for professional consultant review in an amount as determined from time to time by Resolution of the Board of Supervisors. No application will be accepted without the required escrow. Upon recommendation of either the planning commission or a professional consultant, the Board of Supervisors may require additional escrow.
- B. With the exception of the Township Engineer, no review shall be undertaken by a professional consultant without the approval of the Board of Supervisors or their designee. Notice of an approved request for review by professional consultants shall be mailed by the Township Secretary to the applicant by regular mail. Failure to mail notice shall not be deemed a waiver of payment of professional consultant fees by the applicant.
- C. Applicants may be billed by the Township on an interim basis. Bills shall identify the work performed, the person performing the service and the time and date spent in each task. Payment for invoices shall first be made from the escrow account. In the event the escrow account is expended, then payment for the Township invoices shall be paid in full within thirty (30) days.
- D. Within a reasonable time subsequent to a decision on an application, the Township shall submit to the applicant an itemized bill for

professional consultants specifically designated as a final bill. The final bill shall include all review fees through date of decision. If for any reason additional review is required subsequent to the decision, including inspections and other work to satisfy the conditions of the approval, the review fees shall be charged to the applicant as a supplemental to the final bill. Any unused escrow shall thereafter be returned to the applicant.

- E. Disputes by an applicant as to any invoice of a professional consultant, whether interim, final or supplemental to final, shall be pursuant to and in accordance with the Pennsylvania Municipal Planning Code, as amended.

§ 14-1203. Inspection Fees

If in the judgment of the Township Board of Supervisors, inspection fees relative to the construction or repair of improvements proposed to be constructed, subsequent to the approval of a subdivision or land development plan are required, the developer shall deposit with the Township financial security or a cash deposit in an amount sufficient to cover the costs for inspection of said improvements by the Township Engineer.

§ 14-1204. Recording

- A. Upon approval and certification of a subdivision or land development Final Plan, the receipt of the improvement guarantee and the receipt of all documents required by this Chapter, the applicant shall, within ninety (90) days, record the Final Plan, along with any Homeowners Association documents required, in the Butler County Recorder of Deeds office. Should the applicant fail to record the approved plan within the allotted time frame, the approval shall become null and void.
- B. Upon recording of the Final Plan in the Butler County Recorder of Deeds Office, the applicant shall deliver to the Township one (1) reproducible mylar and one (1) paper print of the plat, as recorded.
- C. After an approved subdivision plan shall have been officially recorded, the streets, parks, and other public improvements shown thereon shall be considered to be a part of the official plan of the Township.
- D. Streets, parks and other public improvements shown on a subdivision plan to be recorded may be offered for dedication to the Township by formal notation thereof on the plan, or the owner may note on such plan that any improvements have not been offered for dedication to the Township.
- E. Every street, park or other improvement shown on a subdivision plan shall be deemed to be a private street, park or improvement until such

time as the same shall have been offered for dedication to the Township and accepted by Ordinance or resolution, or until it shall have been condemned for use as a public street, park or other improvement.

- F. Any single non-residential land development whether occurring on one (1) lot or on a combination of parcels under single ownership and phased over a period of years shall be recorded with Butler County as an approved site plan following completion of all contemplated improvements and structures. One (1) mylar drawing shall be submitted to the Butler County Recorder of Deeds and one (1) mylar and one (1) paper copy filed with Center Township.(Ord. No. 2007-02-03)