



# Township of New Hanover

New Hanover Township Building · 2943 North Charlotte Street, Gilbertsville, PA 19525-9718

Phone: (610) 323-1008 · Fax: (610) 323-5173

Website: [www.newhanover-pa.org](http://www.newhanover-pa.org)

## Curative Amendment Application

Note: This form is intended for use by landowners who desire to challenge on substantive grounds the validity of the Township's Zoning Ordinance or map or any provision thereof, which prohibits or restricts the use or development of land in which the owner has an interest.

This procedure requires the completion of this form and submission of required documents, submission of applicable fees in accordance with the Township's Fee Schedule, submission of a Professional Services Agreement for the review of this application and compliance with all applicable Township Ordinances. Applications will be processed in accordance with the requirements of the Pennsylvania Municipalities Planning Code and the Township's Zoning Ordinance.

### The Applicant

Applicant Date \_\_\_\_\_  
Name of Applicant(s) \_\_\_\_\_  
Address of Applicant \_\_\_\_\_  
Telephone Number \_\_\_\_\_  
Email Address \_\_\_\_\_

### The Applicant's Representative

Name of Representative \_\_\_\_\_  
Address of Representative \_\_\_\_\_  
Telephone Number \_\_\_\_\_  
Email Address \_\_\_\_\_

### The Property

Name of Landlord of Record \_\_\_\_\_  
Subject Property Address \_\_\_\_\_  
Subject Property Zoning \_\_\_\_\_  
Parcel Number \_\_\_\_\_  
Nature of Request \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Additional Requirements:**

(Include 15 packets of the following information unless otherwise noted.)

A written request to the Board that it hold a hearing on the challenge. The request shall contain a short statement reasonably informing the Board of the matters that are in issue and the grounds for the challenge. Such statement shall contain a certification that the landowner did not know at the time of the application that the Township has resolved to consider a particular scheme or rezoning by publication of notice of hearings on a proposed Comprehensive Plan or proposed zoning ordinance or otherwise, or that the scheme of rezoning would be inconsistent with the landowner's proposed use; provided, that this rezoning scheme had reached sufficient particularity to disclose that, if adopted, it would cure the defect in this chapter attached by the substantive challenge.

A written legal description and survey map of any property in question. This should include the identification of the owners of all subject properties, the existing land uses on the subject property, and the proposed zone of the property.

The applicant shall submit all impact statements as specified in the Township Code.

An amendment or amendments to this Zoning Ordinance and/or Zoning Map that would cure its alleged defect.

11" x 17" Plans Sets and other materials describing the use or development proposed by the landowner in lieu of the use or development permitted by the challenged ordinance or map.

Electronic Plan Set (200 dpi)



## PROFESSIONAL SERVICES AGREEMENT

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Address of Project/Subdivision/Land Development

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Location of Subdivision/Land Development

I, \_\_\_\_\_,  
Name of Applicant/Owner/Developer (Print)

hereby agree and acknowledge that as applicant/owner/developer, I will be responsible for any fees incurred when plans are reviewed by Township consultants, including but not limited to, the following: Township's Solicitor, Engineer, Planner, Traffic Engineer, Township Planning Commission and/or Board of Supervisors, or any other body as maybe required by law in accordance with the fee schedule or code of New Hanover Township.

I herewith submit initial fee escrow monies in the following amount and understand that additional funds may be needed for further consultant review. I agree to replenish the required escrow within the time and amount as requested by New Hanover Township and agree to pay administrative fees in accordance with Township requirements.

\$ \_\_\_\_\_

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Signature of Applicant/Owner/Developer

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Date Signed

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Address

---

City

---

State

Zip Code

Telephone No.

Email

---

Accepted by New Hanover Township

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Date

*NOTE: The person signing this Agreement will be the individual directly responsible for payment of the subject fees. Accordingly, if it is desired to assign this responsibility to another party or firm, said property or the appropriate officer of said firm must execute this document.*

# New Hanover Township

## Fee Schedule



Montgomery County, Pennsylvania

**NEW HANOVER TOWNSHIP  
FEE SCHEDULE  
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**PART 1 - BUILDING/ZONING PERMITS**

**1. Residential/Principal and Accessory Structures**

**Fee**

A. Single Family Detached Dwelling

Living space	\$0.40/SF
Unfinished basements and attached garages	\$0.30/SF
Decks and open porches	\$0.25/SF
Alterations/renovations/electrical/mechanical/any other construction	
\$0-\$1,000 of established cost	\$100.00
\$1,001-\$50,000 of established cost	\$10/thousand
> \$50,000 of established cost	\$5/thousand

B. Attached and Multi-Family Dwelling Units

Living space	\$0.50/SF
Unfinished basements and attached garages	\$0.35/SF
Decks and open porches	\$0.25/SF
Alterations/renovations/electrical/mechanical/any other construction	
\$0-\$1,000 of established cost	\$100.00
\$1,001-\$50,000 of established cost	\$10/thousand
> \$50,000 of established cost	\$5/thousand

C. Accessory Buildings

Private detached garages, utility sheds, carports, greenhouses, etc. > 200 SF	\$0.25/SF
Utility sheds < 200 SF	Zoning Permit Only

D. Swimming Pools/Hot Tubs/Spas  
(with water depth > 24"

In-ground swimming pool	\$400.00
Above ground swimming pool	\$25.00
Hot tub or spa	\$25.00

E. Energy Conservation (New Homes Only) \$100.00

F. Fence Zoning Permit Only

G. Sump Pump Discharge Permit \$50.00

H. Certificate of Occupancy (U&O) (all UCC permits) \$25.00

I. Zoning Permit \$30.00

J. PA State Fee (all UCC permits) \$4.50

K. Additional inspections due to failed inspections (per occurrence) \$50.00

NEW HANOVER TOWNSHIP FEE SCHEDULE

**2. All Other Types of Construction and Uses**

A. Building/Electrical/Mechanical

\$0-\$1,000 of established cost	\$100.00
\$1,001-\$1,000,000 of established cost	\$10/thousand
> \$1,000,000 of established cost	\$5/thousand

C. Permanent Signs (not including billboards) Building Fee + Zoning Fee + U&O Fee

D. Swimming Pools/Hot Tubs/Spas \$500 + \$0.20 SF of water surfance + Zoning Fee + U&O Fee

E. Sump Pump Discharge Permit \$50.00

F. Farming (principle use)

Agricultural Buildings (no employees)	\$0.20 per SF
Agricultural Buildings (with employees)	\$0.50 per SF

G. Cetificate of Occupancy (U&O) (all UCC permits) \$50.00

H. Zoning Permit \$100.00

I. PA State Fee (all UCC permits) \$4.50

\*The terms established cost is the reasonable value of all services, labor, materials and other appliances or devices entering into and necessary to the prosecution and completion of the work, including all excavations. Plumbing work and work covered under an improvement agreement with New Hanover Township is not included. The Township may establish a reasonable value for construction when not established by a contract.

**3. Plumbing Permits**

Residential	\$60 + \$5 per item on application
Commercial	\$100 + \$10 per item on application
Industrial	\$100 + \$10 per item on application

**4. Sewer Lateral Inspections** \$50 (\$50 for each additional inspection)

**5. Additional Inspections Due to Failed Inspections (Per Occurance)** \$50.00

**6. Demolition** \$0.015/cubic foot (all levels)

**PART 2 - GENERAL PERMIT INSPECTION FEES**

\*These fees are applied to the costs incurred in the preliminary review of the location covered by the permit, and/or spot inspection of the permitted work, and/or subsequent inspection after the permitted work has been completed to ensure compliance with Township specifications and permit provisions.

**1. Street Openings (Application Fee)** \$50.00

**2. Linear Surface Openings**

A. Total linear feet of opening each (100 foot increment or fraction thereof):

Opening in pavement	\$40.00
Opening in shoulder	\$20.00
Opening outside pavement and shoulder	\$10.00

\*If a longitudinal opening simulatenously occupies two or more highway areas identified, only higher fee will be charged. Linear distances shall be measured to the nearest foot.

**3. Surface Opening of Less Than 36 SF**

Opening in pavement	\$30.00
Opening in shoulder	\$15.00
Opening outside pavement and shoulder	\$10.00

\*If an opening simultaneously occupies two or more highway areas identified, only higher fee will be charged.

**4. Above Ground Facilities**

A. Up to 10 physically connected above ground facilities	\$20.00
B. Additional above ground physically connected facilities	\$2.00

**5. Crossings** \$80.00

**6. Seismograph - Vibroseis Method**

A. First mile	\$50.00
B. Each additional mile	\$5.00

**7. Non-emergency test holes in pavement or shoulder (each hole)** \$5.00

**8. Other** \$20.00



**PART 3 - ZONING HEARING BOARD AND BUILDING CODE BOARD OF APPEALS**

**1. Zoning Hearing Board Applications\***

**Filing Fee**

A. Variance, Special Exception, Interpretation

Residential	\$750.00
Non-Residential	\$1,500.00

B. Appeal from Zoning Officer

Residential	\$750.00
Non-Residential	\$1,500.00

\*Applicant will be required to pay any expenses incurred by the Township over and above these amounts, including but not limited to compensation for the secretary and members of the Zoning Hearing Board, notice and advertising costs, court reporter charges for appearance, transcription and pages of testimony, and any other necessary administrative overhead connected with the hearing.

**2. Building Code Board of Appeals**

A. Residential	\$1,000.00
B. Nonresidential	\$1,500.00
C. Continuance Fee	50% of original fee

NEW HANOVER TOWNSHIP FEE SCHEDULE

**PART 4 - SUBDIVISIONS AND LAND DEVELOPMENT**

	<u>Base Fee + Fee per Lot or Dwelling Unit</u>	<u>Escrow*</u>
<b>1. Residential</b>		
A. Sketch Plans, Annexations, Lot Line Changes and Lot Consolidations	\$100.00	\$1,000.00
B. Minor Subdivisions	\$250.00	\$2,500.00
C. Preliminary Plans (Major Subdivisions/Land Developments)		
4 to 20 lots/units	\$500.00 + \$50 per unit	\$5,000.00
21 to 100 lots/units	\$1,000.00 + \$35 per unit	\$7,500.00
101 or more lots/units	\$1,500.00 + \$25 per unit	\$10,000.00
D. Final Plans (Major Subdivisions/Land Developments)		
4 to 20 lots/units	\$500.00 + \$50 per unit	\$5,000.00
21 to 100 lots/units	\$1,000.00 + \$35 per unit	\$7,500.00
101 or more lots/units	\$1,500.00 + \$25 per unit	\$10,000.00
<b>2. Non-Residential</b>		
A. Sketch Plans, Annexations, Lot Line Changes and Lot Consolidations	\$100.00	\$1,000.00
B. Minor Subdivisions	\$500.00	\$2,500.00
C. Preliminary Plans (Major Subdivisions/Land Developments)		
Up to 3,000 sq ft.	\$500.00	\$5,000.00
From 3,001 sq ft. to 25,000 sq ft.	\$500.00 + \$30 per 1,000 GSFFS	\$7,500.00
From 25,001 sq ft. to 50,000 sq. ft.	\$1,200.00 + \$25 per 1,000 GSFFS	\$7,500.00
From 50,001 sq ft. to 100,000 sq. ft.	\$2,000.00 + \$20 per 1,000 GSFFS	\$7,500.00
Over 100,001 sq. ft.	\$3,000.00 + \$15 per 1,000 GSFFS	\$10,000.00
D. Final Plans (Major Subdivisions/Land Developments)		
Up to 3,000 sq ft.	\$500.00	\$5,000.00
From 3,001 sq ft. to 25,000 sq ft.	\$500.00 + \$30 per 1,000 GSFFS	\$7,500.00
From 25,001 sq ft. to 50,000 sq. ft.	\$1,200.00 + \$25 per 1,000 GSFFS	\$7,500.00
From 50,001 sq ft. to 100,000 sq. ft.	\$2,000.00 + \$20 per 1,000 GSFFS	\$7,500.00
Over 100,001 sq. ft.	\$3,000.00 + \$15 per 1,000 GSFFS	\$10,000.00

\*GSFFS = Gross Square Footage of Floor Space

\*\*Square footage is based on new building construction

NEW HANOVER TOWNSHIP FEE SCHEDULE

\*Applicants must execute a Professional Services Agreement (PSA) with the Township that provides for establishing a professional services escrow account. Fees for professional consultants as defined in the Municipalities Planning Code (MPC) shall be charged to the applicant at the same hourly rate as the consultants charge the Township. This escrow account covers expenses incurred by the Board of Supervisors and Planning Commission and other advisory services provided to the Township for plan review. Professional services as defined by the MPC may include time spent for the services of consultants for engineering, planning, legal, site design, traffic design, landscaping, lighting or any other consulting services deemed necessary by the Township to properly examine the proposed subdivision and/or land development plan.

The professional services escrow account must be replenished when it is depleted to twenty percent (20%) of the original amount and further costs expected to be incurred by the Township.

A ten percent (10%) administration fee will be added to the first \$1,000 of all invoices. Invoices in excess of \$1,000 shall carry a flat administrative charge of \$150.

Any unused escrow account balance will be refunded to the applicant upon written request to the Township Manager within twelve (12) months after the final plan has been recorded. Unused escrow funds not requested by the applicant within the twelve (12) month period after the plan has been recorded shall be forfeited to the Township.

	<u>Filing Fee</u>
<b>3. Escrow Releases</b>	\$100.00
<b>4. Conditional Use Applications*</b>	\$1,500.00
<b>5. Petition for Zoning Change*</b>	\$2,000.00
<b>6. Curative Amendment Application*</b>	\$2,000.00
<b>7. Preliminary Opinion of the Zoning Officer* (New Development Projects)</b>	\$1,500.00

\*Applicant will be required to pay any expenses incurred by the Township over and above these amounts, including but not limited to compensation for the secretary and members of the Zoning Hearing Board, notice and advertising costs, court reporter charges for appearance, transcription and pages of testimony, and any other necessary administrative overhead connected with the hearing.

**PART 5 - IMPACT FEES/FEES IN LIEU OF**

<b>1. Fee in Lieu of Park and Recreation Area</b>	<b><u>Fee</u></b>
A. Annexation	\$500.00
B. Minor Subdivision	\$500.00
C. All other Subdivisions	
Heavy Industrial (HI)	\$75,000 per acre
Light Industrial (LI)	\$75,000 per acre
Commercial Business 1 (CB1)	\$75,000 per acre
Commercial Business 2 (CB2)	\$75,000 per acre
Residential 15 (R-15)	\$55,000 per acre
Residential 25 (R-25)	\$55,000 per acre
Residential 50 (R-50)	\$35,000 per acre
Residential 2 (R-2)	\$35,000 per acre

\*An acre is determined by multiplying the number of proposed lots by 0.0124.

**2. Act 209**

A. Advanced Review/Estimate of Act 209 Impact Fees	\$300.00
B. Residential Service Areas	
Service Area 1	\$1,972.50
Service Area 2	\$3,695.00
C. Non-Residential Service Areas	Calculated by Traffic Engineer

NEW HANOVER TOWNSHIP FEE SCHEDULE

**PART 6 - PARK RENTAL FEES**

**Resident**

**Non-Resident**

**1. Hickory Park**

A. Pavilion 1	\$85.00	\$135.00
B. Pavilion 2	\$85.00	\$135.00
C. Pavilion 3	\$135.00	\$185.00
D. Pavilion 4	\$85.00	\$135.00
E. Entertainment Gazebo	\$60.00	\$70.00

**2. New Hanover Community Park**

A. Pavilion	\$85.00	\$135.00
B. Indoor Facility	\$160.00	\$210.00

**3. Recreation Center Fees**

**Fee**

A. Gym Use Fee (No Furniture or Kitchen)

Resident/Non-Profit	\$30 per hour/2 hour minimum
Non-Resident/Organized Sports Group	\$45 per hour/2 hour minimum

B. Gym Use Fee (with Furniture and Kitchen)

Resident/Non-Profit	\$50 per hour/2 hour minimum
Non-Resident	\$75 per hour/2 hour minimum

C. Individual Room (No Furniture)

Resident/Non-Profit	\$10 per hour/2 hour minimum
Non-Resident	\$20 per hour/2 hour minimum

D. Individual Room (Furniture)

Resident/Non-Profit	\$15 per hour/2 hour minimum
Non-Resident	\$25 per hour/2 hour minimum

E. Multi-Use Field Rental Fee

\$35 per hour/2 hour minimum

**PART 7 - MISCELLANEOUS**

**Fees**

**1. Grading and Excavating Permit**

< 5,000 SF of disturbance	\$75 fee; \$700 escrow
> 5,000 SF of disturbance	\$75 fee; \$2,000 escrow

\*In the event that the cost of review and inspection exceeds the fees set forth above, the property owner shall be required to reimburse the Township in the full amount of the deficiency. In the event that the fee paid above exceeds the actual review and inspection costs, the Township shall reimburse the remaining amount to the applicant.

**2. Timber Harvest**

Zoning Permit; \$2,000 escrow

**3. Driveways**

A. Driveway Permit	\$35.00
B. Highway Occupancy Permit (site specific permit)	\$35.00

**4. Snow Clearing (Clearing Unshoveled Sidewalks) (per hour)**

\$65.00

**5. Police Accident Report**

\$15.00

**6. Applicant Finger Printing**

\$10 per resident; \$25 per non-resident; \$5 per additional card

**7. Towing Registration (Annual)**

\$50.00

**8. Trash Hauler Registration (Annual)**

\$150.00

**9. Copies of Ordinances and Publication**

A. Act 209, Traffic Sufficiency Analysis	\$17.00
B. Appendix	\$20.00
C. Act 537 Plan	\$40.00
D. Comprehensive Plan	\$30.00
E. Open Space Plan and Update	\$30.00
F. Sanitary Sewer Standard Construction Specifica	\$30.00
G. Subdivision and Land Development Ordinance	\$30.00
H. Township Construction Specifications Manual	\$30.00
J. Bicycle and Pedestrian Trails Master Plan	\$25.00

**9. Licenses**

A. Junkyard License	\$500.00
B. Peddling License	\$50 per day or \$500 per year
C. Contractor's License (when applicable)	\$50.00

NEW HANOVER TOWNSHIP FEE SCHEDULE

**10. Oil and Gas Drilling Applications**

A. Initial Application	\$1,500.00
B. Initial Permit	\$500.00
C. Renewal Permit	\$500.00
D. Rework Permit	\$500.00

**11. Landlord Rental Unit Registration**

A. All rental/rentable units

Registration	\$25 initial registration or upon conversion of the use or change
Inspection	Fee as contracted by BOS with independent contractor

**12. Service Charge**

A service charge of one and one-half percent (1.5%) per month will be applied to balances over 30 days old. In the event that the invoice remains unpaid, payee will be responsible for all costs incurred during collection, including but not limited to legal, interest and reasonable attorney fees.