

Milford Township Subdivision and Land Development Ordinance

Article III - Plan Submission and Review Requirements

§ 100-14. Coordination with Zoning Ordinance

This Ordinance establishes regulations regarding the subdivision and development of land for uses permitted under the Milford Township Zoning Ordinance. The Zoning Ordinance regulates where uses take place and establishes standards for lot area, lot width and other aspects of land use, including criteria for evaluating Conditional Use and Special Exception applications. The Township relies upon many of these standards in processing land subdivisions and conformance with applicable requirements of the Zoning Ordinance is required for all applications. Where a landowner proposes to develop property that requires Conditional Use or Special Exception approval under the Zoning Ordinance, such Conditional Use or Special Exception approval shall be a prerequisite of land development approval under this Subdivision and Land Development Ordinance.

§ 100-15. General Procedures and Requirements.

- A. A Sketch Plan may be submitted to the Township by the developer of any land to be subdivided or developed, for the purpose of classification and preliminary discussion of the proposed subdivision or land development. No action will be taken by the Township with respect to a Sketch Plan and no discussions concerning the same shall later be construed to have implied approval of any sort.
- B. A Preliminary Plan shall be required for all subdivisions and land developments, except when waived by the Township Planning Commission in instances where no improvements demanding inspection or financial guarantee are proposed. Should a Preliminary Plan be waived the applicant shall proceed directly with a Final Plan submission provided all information connected with a Preliminary Plan submission is included.
- C. Any person proposing to create a subdivision or land development shall submit, along with Preliminary Plans required below, one (1) copy of an application for subdivision and land development approval on a form to be supplied by the Township. This application shall include:

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- (1) The name, address and telephone number of the property owner of record and those of the subdivider, if different.
- (2) The name and number of the road where the proposed subdivision is to be located.
- (3) The name, address and telephone number of the Registered Professional Land Surveyor preparing the subdivision plans.
- (4) A copy of the recorded deed for the property in question.
- (5) The type of sewer system proposed and permit number, if granted. Should an existing system be proposed for a new use of greater intensity than the previous use, a Professional Engineer or Certified Pennsylvania Sewage Enforcement Officer shall have first determined such system is adequate to accommodate the additional wastewater flow and documents to this effect shall be submitted.
- (6) All fees due. All Township fees are to be paid in the form of a check or money order made payable to Milford Township and collected by the Township Planning Commission Secretary. Fees due the Pike County Planning Commission for review shall be made payable to that agency and collected simultaneously.
- (7) Existing and proposed uses of the property.
- (8) Any other information necessary to determine compliance with this ordinance.

D. Preliminary Plan Procedures.

- (1) Twelve (12) copies of Preliminary Plans shall be submitted. They shall be accompanied by an application as provided above and also include all the items identified in Section 100-17 below. This material shall be submitted no later than one week prior to the regular meeting of the Township Planning Commission at which action is desired.

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Notwithstanding these requirements, however, the Planning Commission may, for review purposes, accept or reject any application brought before it later than one week of the week prior its regular meeting.

- (2) The Township Planning Commission Secretary shall note receipt of the Preliminary Plan and collect any fees due.
- (3) The Secretary shall forward copies to the Township Planning Commission for action and the Township code enforcement officer(s) and other officials (e.g. Township Engineer, Emergency 9-1-1 office) as may be appropriate, for analysis of compatibility with this and other Milford Township Ordinances.
- (4) The Township Engineer, if required, and the Township Planning Commission shall review the Preliminary Plan to ascertain whether it complies with the requirements of this Ordinance. The Commission may request the subdivider to submit additional information, make certain corrections or changes, or return the Plan as incomplete and, therefore, not acceptable for filing.
- (5) The Township shall also, at the time of official receipt of the Preliminary Plan, forward a copy to the Pike County Planning Commission for a review and report together with a fee sufficient to cover the costs of the review, which fee shall be paid by the applicant. Checks shall be made payable to the Pike County Planning Commission. A copy shall also be provided to such agencies as may be required by the Planning Commission (e.g. Fire Department). All such referrals shall be made directly by the Township. The Township Planning Commission is hereby authorized by the Township Board of Supervisors to conduct a public hearing on such submission prior to making its recommendation to the Board of Supervisors, notwithstanding any hearing that may later be conducted by the Board of Supervisors, provided there is an applicant waiver of time constraints to the extent necessary for such hearing.
- (6) The review agencies (other than the Pike County Planning Commission) shall, no later than forty-five (45) days following the filing date, make its

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recommendation for approval or disapproval and submit a report to the Board of Supervisors. The Board of Supervisors shall make its decision regarding the Preliminary Plan within thirty (30) days of its receipt of the reports and communicate that decision in writing to the applicant within fifteen (15) days, (90 days total from the filing date) setting forth any reasons for disapproval, should that be the decision.

- (7) The Board shall, either prior to or concurrently with subdivision approval, make its decision with respect to the Planning Module for Land Development to revise or supplement its Official Plan and, if approval is granted, said revision or supplement will promptly be forwarded to DEP by the Township Secretary. Preliminary approval shall require as a prerequisite, or be conditional upon, DEP acceptance (approval) of the proposed revision. Any conditional approval shall be considered null and void in the absence of such DEP acceptance (approval) unless the Board of Supervisors has determined the legal limit of time for DEP action has expired giving the applicant a deemed approval.
- (8) After receiving approval of a Preliminary Plan, (or when conditions are removed), the subdivider shall install or guarantee installation of the improvements required by this Ordinance and commence the preparation of Final Plans. In the absence of actual installation of improvements, the subdivider may otherwise guarantee them according to the requirements of § 100-18.

E. Final Plan Procedures.

- (1) Following the installation and inspection of improvements or preparation of satisfactory guarantees for their installation and maintenance, the subdivider may submit Final Plans to the Township. Final Plans shall be processed in the same manner as Preliminary Plans. They may, however, be submitted in stages.
- (2) No Preliminary Plan (or portions of such Plan) shall remain valid for development of Final Plans after a period of five years from Preliminary Approval if any of the applicable standards of this Ordinance have been

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modified and no extension of approval has been granted. Moreover, no Final Plans shall be accepted for any subdivision or land development for which DEP has not prior approved or concurrently approved the necessary revision to the Official Wastewater Facilities Plan.

- (3) Following approval of the Final Plan by the Board of Supervisors, the subdivider shall, within ninety (90) days, officially record the Final Plan in the Office of the Pike County Recorder of Deeds. Failure to do so will render the plan void and the subdivider shall resubmit the Plan for approval including any fees required.

§ 100-16. Sketch Plans.

Sketch Plans for Land Developments and Subdivisions should be to scale using approximate dimensions and of sufficient size to show the entire tract on one sheet, and should show or include the following:

- A. The location of that portion to be subdivided relative to the entire tract.
- B. All existing structures, rock outcroppings, stone fields, wooded areas, wetlands, rivers, streams and lakes within the portion to be subdivided.
- C. The name of the owner and of all adjoining property owners as disclosed by the most recent deed or tax records.
- D. All streets or roads, streams, water, sewage and gas and power lines within 500 feet of the subdivision.
- E. The tentative layout of the remainder of the tract owned by the subdivider.
- F. North Point, graphic scale, date and name/address of subdivider/landowner.
- G. A general location map for finding the property .
- H. The proposed use of the property.

§ 100-17. Preliminary Plan Requirements.

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Preliminary Plans for subdivisions shall be prepared by Registered Professional Land Surveyors, and Preliminary Plans for land developments shall be prepared by a Professional Engineers, Registered Landscape Architects, or other professionals as provided by the Commonwealth of Pennsylvania, with the term "Preliminary Plan" indicated in the title block on all sheets and original seals and signatures appearing on each sheet connected with the submission. They shall be clearly and legibly drawn at a scale compatible with Pike County tax maps. Maps shall be not less than 11" X 17" nor more than 24" X 36" in size and should, when possible, show the entire tract to be divided. Supplemental detail maps that will not be recorded may be at any scale and as large as 36" x 42". The Plans and accompanying supplementary data shall contain the following information:

- A. Proposed name of the subdivision. This name, to be provided in a "Preliminary Plan" title block shall not duplicate in spelling or pronunciation any recorded subdivision within Pike County. The name and address of the present landowner as well as subdivider (if different) shall also be provided.
- B. Location by municipality and County (to be placed in the title block). The plan shall also include current deed book references, tax map numbers for affected parcels and a 1" = 2000' location map taken from the applicable U.S.G.S. map(s). It should encompass all parcels within 4,000 feet of the subdivision or land development.
- C. The map shall include a title block with the name of the municipality and County and name of the existing owner of record. The North Point, graphic scale, preparation date and all revision dates shall also be indicated. A signature approval block shall be provided along with a blank area beneath sufficient in size to record any conditions of approval as shall be specified by the Township.
- D. Boundaries of total tract with accurate bearings and distances and the total tract area in square feet (or acres).
- E. Locations, names and widths of rights-of-way of all streets, widths of utility rights-of-way and other easements, parks and public grounds and permanent buildings and other significant physical features in, or adjacent to, the

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subdivision which will have an effect on the design, and all common open space easements.

- F. Approximate locations of existing and proposed sewage systems (including on-site systems), sanitary sewer lines, public water mains, storm sewers, electric power and transmission lines, gas lines, and all other items above or below ground with size, direction of flow and pressure details as may be appropriate or required by the Township Engineer.
- G. Names of current owners of abutting properties (including those across the street) with deed book references, and lines showing where they intersect.
- H. Existing contours at intervals of at least every twenty (20) feet. The Township reserves the right to request greater detail when the scope or nature of the development demands the same. Contours at intervals of two (2) feet shall be required wherever improvements are planned to be installed.
- I. Proposed layout and lengths of streets, alleys and other public rights-of-way, including widths and proposed names which shall not duplicate existing names by spelling or pronunciation. The street proposals shall be accompanied by a submission of plans as required by § 100-30 hereof, including profiles, cross-sections, and preliminary designs for bridges and culverts.
- J. The proposed layout, numbering (in consecutive order) and approximate dimensions and area of lots (in square feet or acres) along with the types of dwellings proposed on each lot and remaining acreage. Development phasing plans and schedules, if any, shall also be provided.
- K. Parcels to be dedicated to the public, or reserved for their use, or to be reserved by covenant for residents. These shall be marked as such.
- L. The applicable Zoning District and building setback lines. Where lots are located on a curve, or side lines are not parallel, the width at the building line shall also be shown.

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- M. All drainage easements, marked as such.
- N. Approximate final grades in areas of cut or fill.
- O. Proposed uses for all lots shall be indicated.
- P. Proposed covenants and restrictions along with any other documents associated with the formation of a Property Owners Association (POA), if any. Such documents shall, at a minimum, require that all property owners be members and pay dues assessed thereby. They shall also address the responsibilities of lot purchasers for management of common property.
- Q. Evidence of water supply. In cases where no public water supply is planned as part of the subdivision, the subdivider shall supply acceptable evidence of the availability of other potable water source and designate proposed sites for individual on-site wells. This evidence may be in the form of logs from test wells, logs from existing wells or other documentation or explanation, based on geology or hydrology, acceptable to the Board of Supervisors.
- R. A letter from each electric, telephone, cable television or other utility company servicing the area indicating that the utility company is aware of the subdivision and identifying the conditions are which such utility will provide service to the proposed subdivision, unless exempted from PUC or municipal franchise requirements to do so. The plan shall also include the PA One Call number, the One Call telephone number, the date the One Call number was assigned and other information required by Pennsylvania law (73 P.S. § 179).
- S. Erosion and sedimentation plan prepared in consultation with the Pike County Conservation District (where required) with evidence of that agency's approval also provided.
- T. Storm water management plan prepared in compliance with Section 100-29 of this Ordinance.
- U. Twelve (12) copies of the Planning Module for Land Development (or evidence of previous approved of such Module), along with all information

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required to approve as a revision or supplement to the Official Plan and comply with the Township Sewage Facilities Ordinance. Soil types and boundaries shall be mapped. Each Planning Module shall be accompanied by maps over and above any other maps required.

- V. Copies of permits from either Milford Township or the Pennsylvania Department of Transportation, as the case may be, for street encroachment or highway occupancy. The Township, however, may waive this requirement where no immediate plans exist to improve the property, provided that any lot where a permit requirement is waived must contain at least 10 acres, and a notice has been placed on the plat that such permits are required. Notwithstanding any exceptions granted, such permits shall be obtained prior to starting construction or guaranteeing any road construction required. When a subdivision is also a lot improvement and no new access is required for either, or any, resulting lots then the requirement for an HOP may be waived.
- W. Floodplain and wetland boundaries from official maps of the same generated by the Federal government, if applicable, and evidence of compliance with Township, Commonwealth and Federal requirements pertaining to such areas. The Township Planning Commission may also require, or the applicant may submit, more detailed wetland delineation studies for purposes of identifying the boundaries of such areas where Federal mapping is of insufficient detail. Such studies shall be certified by an approved wetlands delineator. Any plans that include wetlands mapping shall include the following language:

"The delineation of wetlands on the plan is not approved or certified by Milford Township. Any delineation is subject to approval by the appropriate Commonwealth and Federal agencies."
- X. Other prominent natural or man-made features such as stone walls and ledges.
- Y. All existing watercourses, streams, ponds, lakes and other bodies of water. A fifty (50) feet easement shall be established around each body of water of

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one (1) acre or more in size to limit new building for other than docks and other water-related structures. Such easement shall also be depicted.

- Z. Any other information the Planning Commission or Board of Supervisors may require to determine compliance with this Ordinance.

§ 100-18. Requirements for Guarantee of Improvements.

- A. After approval of the Preliminary Plan, the subdivider, in a manner consistent with the Pennsylvania Municipalities Planning Code, shall provide for the installation of the required improvements (those physical additions and changes necessary to provide usable and desirable lots). Before requesting Final Plan approval the subdivider must:

- (1) Install all the improvements approved on the Preliminary Plan and required in Article IV at the standards required, or
- (2) File with the Secretary of the Township a performance guarantee to insure installation and construction of all required improvements at the standards required. Such guarantee shall meet with the approval of the Township Solicitor as to form and procedure.

The subdivider shall meet with the Township Engineer to develop a schedule, so that at the time each required improvement is to be installed and, upon its completion, adequate inspections can be made.

- B. This Section is designed to be consistent with Section 509 through Section 511 of the Pennsylvania Municipalities Planning Code and the Township hereby incorporates all authorities and requirements contained therein as part of this Ordinance.

- (1) Posting - The performance guarantee must be approved by the Board with the advice of the Township Solicitor and Engineer, and must:
 - (a) Be a corporate surety bond, certified check, or other security, provided the same is satisfactory to the Board and consistent with the requirements of the Pennsylvania Municipalities Planning Code.

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- (b) Be payable to Milford Township.
 - (c) Be in an amount sufficient to complete the required improvements in compliance with these and other Township regulations plus expected cost increases as provided in the Municipalities Planning Code.
 - (d) In the case of cash or its equivalent, be held in an escrow fund in the name of the municipality.
 - (e) Specify a satisfactory completion date for required improvements, which shall not be more than one (1) year from the date of the Final Approval. Provisions may also be made, pursuant to the aforementioned Code, for completion of improvements in phases or over a longer period, in cases of large developments.
- (2) Return - When the required improvements have been completed and approved for conformity with these and other Township regulations by the Township Engineer or other qualified individual designated by the Township and accepted by the Township Board of Supervisors, the guarantee shall be released and returned pursuant to Section 510 of the Pennsylvania Municipalities Planning Code. When any of the required improvements have been completed and approved or materials for the same have been secured on-site, a portion of the security commensurate with the cost of these improvements as confirmed by the Township Engineer, may be released and returned.
- (3) Default - In the event of default, the obligor and surety shall be liable thereon to the Township for the cost of the required improvements or parts thereof not installed. If proceeds of such bond, or other security are insufficient to pay the cost of installing or making repairs or corrections to all the required improvements covered by said security, the governing body of the municipality may, at its option, install part of such improvements in all or part of the subdivision or land development and may institute appropriate legal or equitable action to recover the moneys necessary to complete the remainder of the improvements. All

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of the proceeds, whether resulting from the security or from any legal or equitable action brought against the developer, or both, shall be used solely for the installation of the required improvements covered by such security, and not for any other municipal purpose.

- C. Prior to the certification of any required improvements or release of any guarantee, the subdivider shall pay all inspection and related costs (for professional consultant services, meetings, advertisements and expenses) associated with the improvements or guarantees. These costs will be assessed as a special fee apart from the regular fees provided for in Section 100-20 of these Regulations. Said payment shall be made to the Township. In the event that payment in full has not been received by the Township of all fees within fifteen (15) days after the invoice for same has been mailed or issued, the Township may, in its discretion, withhold the release of the guarantee and provide no reason for such action other than the nonpayment of the appropriate fees unless the subdivider has filed notice pursuant to the MPC that it disputes the consultant's fees.
- D. Where required improvements are being dedicated to the Township, the subdivider shall comply with the applicable requirements of any other Township Ordinances governing dedication of such required improvements. Such dedications shall be limited to those required improvements that the Township Board of Supervisors is willing and able to accept. The subdivider shall also submit a maintenance bond or other approved performance guarantee to guarantee maintenance and repair of those required improvements for eighteen months from the date of dedication. The maintenance bond shall generally be a maximum of 15% of the costs of required improvements, subject to approval of the Board of Supervisors.

§ 100-19. Final Plan Requirements.

One (1) original, one (1) digital and ten (10) paper copies of Final Plans for Land Developments and Subdivisions shall be prepared by a Registered Professional Land Surveyor or other professionals as provided herein and submitted to Milford Township for approval. The term "Final Plan" shall be indicated in the title block on all sheets and original seals and signatures appearing on each sheet connected with the submission. Each sheet shall be consecutively numbered as "Sheet of

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.\" The plans shall be prepared on sheets of a uniform size no less than 11\" x 17\" and no greater than 24\" x 36\" and otherwise conforming with requirements of the Pike County Recorder of Deeds. Final Plan attachments and exhibits shall be numbered and labeled in accordance with the requirements of this Section and any \"subdivision checklists\" developed by the Township. The Final Plan shall include, in addition to the information required for the Preliminary Plan submission, the following:

- A. Exact locations, widths and names of all streets and all crosswalks within the subdivision or land development, including centerline profiles.
- B. Complete curve data for all curves included in the Plan.
- C. Exact descriptions of all easements being provided for services or utilities in the subdivision or land development, and any limitations placed on the use of such easements.
- D. Accurate outlines of any lots or areas to be reserved or dedicated for common use by residents of the subdivision or land development, or for general public use, with the purpose indicated thereon.
- E. Accurate depictions in metes and bounds of all lots, including front, side and rear building lines shown graphically with dimensions. Locations of proposed sewage absorption and/or infiltration areas, proposed water wells any existing or proposed structures shall also be indicated.
- F. A final version of all restrictions and covenants, if any, the developer intends to place in the deeds to the lots in the subdivision or land development. If no such restrictions or covenants are to be imposed, a statement to that effect shall be included. Covenants and restrictions may not be modified following Final Approval without the consent of the Township Board of Supervisors.
- G. The total tract boundary lines of the area being subdivided, with accurate distances to hundredths of a foot and bearings to one minute. These boundaries shall be determined by accurate survey in the field; provided, however, that the boundary(s) adjoining additional unplatted land of the subdivider (for example, between separately submitted Final Plan sections)

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are not required to be based upon field survey, and may be calculated. The location of all permanent boundary line (perimeter) markers shall be indicated, along with a statement of the total area of the property being subdivided. In addition, the surveyor shall certify the placement of permanent lot markers for all lots proposed for final approval.

- H. The Final Plan shall contain a certificate signed by the project engineer indicating that; 1) all improvements have either been installed and approved by the proper officials or agencies, or 2) that a guarantee has been submitted to the Township in an amount determined by the Board of Supervisors, on advice from the Township Engineer, to be sufficient to ensure their installation.
- I. Complete final construction (as built) plans and profiles of installed or proposed public sanitary sewage disposal systems and storm drains, with grades and pipe sizes, unless private septic tanks are to be used. Also, complete final construction plans of installed or proposed public water distribution systems showing pipe sizes and locations of valves and fire hydrants, if any, shall be provided unless private wells are to be used. Locations of all test pits for on-lot sewage and water well sites shall also be indicated on a map.
- J. Complete final construction (as built) plans for all other improvements proposed on the Final Plan.
- K. Evidence in writing of actual arrangements made with utility companies or agencies for supplying each lot in the subdivision or land development.
- L. A key map for the purpose of locating the site to be subdivided, at a scale of not less than 2,000 feet to one inch, showing the relation of the property to adjoining property and to all streets, roads and municipal boundaries existing within 4,000 feet or any part of the property proposed to be subdivided. U.S.G.S. quadrangle maps may suffice as a base for such a key map.
- M. A signature approval block along with a blank area beneath sufficient in size to record any conditions of approval as shall be specified by the Township. This shall appear on every sheet of the set of plans.

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- N. A statement that Erosion and Sedimentation and Storm Water Management Plans, as required, have been prepared and approved by the Pike County Conservation District. Stormwater management plans shall also require the specific approval of the Township Engineer.
- O. Copies of street encroachment or highway occupancy permits (to be secured prior to any actual road construction) if preliminary approval was conditioned on obtaining such permits.
- P. Elevations, rough floor plans and architectural drawings of typical buildings to allow the Fire Department to assess fires safety needs.
- Q. Zoning Districts and boundaries, if applicable.
- R. Floodplain and wetland delineations (see Preliminary Plan requirements) along with the following statement:

"The delineation of wetlands on the plan is not approved or certified by Milford Township. Any delineation is subject to approval by the appropriate Commonwealth and Federal agencies."
- S. Copies of permits from either Milford Township or the Pennsylvania Department of Transportation, as the case may be, for street encroachment or highway occupancy.
- T. In the event approved restrictive covenants are not placed on the final plan but rather are included in a separate document, that document along with any other approved documents, such as but not limited to: fire protection agreements, sewage maintenance agreements or storm water facility maintenance agreements shall be recorded simultaneously with the final plan in the Office of the Recorder of Deeds and reference to those documents and the intended recording thereof shall be placed on such final plan. A certificate of recording shall be filed with the Township for all recorded documents within thirty (30) days of recording.

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- U. The first page (following the cover page, if any) of the final plan shall include a note that approval of this plan(s) by the Township does not guarantee that any required approvals from outside agencies, such as, but not limited to, the County, State or Federal government or their agencies, have been obtained.

Each Final Plan submission shall, in addition to the items required above, include new submissions of Preliminary Plan data in any instance where there has been a change in the plans or the circumstances surrounding them.

§ 100-20. Lot Improvements.

- (1) Lot improvement that involve the combination of lots of record that are shown on a map on file with the office of the Pike County Recorder of Deeds may be accomplished by the execution of an Owner's Affidavit for the same, which shall be recorded with the Pike County Recorder of Deeds upon the signature of the Applicant and the Board of Supervisors. The Owner's Affidavit shall include a reference to the lot numbers of the subject lots together with the Plat Book and page number where the map is recorded. The new lot number that is produced from the proposed lot combination needs to end in an R to show that a new revised lot has been created.
- (2) Lot improvements that involve the creation of new lot lines shall require a new subdivision map and shall be processed in the manner set forth in this Ordinance for Minor Subdivisions.
- (3) All documents to be recorded in conjunction with a lot improvement shall be in such form as approved by the Board of Supervisors upon recommendation of the Township Solicitor. All deeds shall contain the following provision:

"Lot No. _____ shall be joined to and become an inseparable part of Lot No. _____ as recorded at Deed Book _____, Page _____ and shall not be further subdivided, conveyed or sold separately or as a part therefrom without prior approval of the Township and approval in this instance is for recording purposes only."

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§ 100-21. Fees.

- A. At the time Applications for subdivision/land development approval is filed, a fee shall be paid to the Township by the subdivider/developer; such fee to be determined from a schedule of fees as adopted by the Board of Supervisors by resolution. The Township shall also be empowered to charge an applicant for expenses incurred by either the Planning Board and/or Board of Supervisors for professional fees as a result of professional work required on behalf of said Boards, as the result of the filing of an application seeking approval by either Boards.
- B. These fees shall include, but will not be limited to legal, engineering and consultant fees. The professionals employed at the request of either Boards will submit a written voucher for work performed on an hourly basis, which fees have been approved by the Board of Supervisors. Payment of fees by the applicant shall be a prerequisite for approval of the application, but shall be paid regardless of whether approval is granted or denied.
- C. The applicant shall be invoiced for all fees promptly by the Township. In the event that payment in full has not been received by the Township of all fees within fifteen (15) days after the invoice for same has been mailed or issued, the Township may, in its discretion, deny the pending application and provide no reason for the denial other than the nonpayment of the appropriate fees unless the subdivider has filed notice pursuant to the MPC that it disputes the consultant's fees.
- D. The application, amended as may be required to bring it into compliance under the ordinance, may be resubmitted to the Board of Supervisors within thirty (30) days after denial, and upon remittance of said fees. At expiration of the thirty (30) day limitation, the application will then be considered a new application, and subject to regulations as set forth herein. Any new application will not be accepted for filing by any Township Board prior to payment of all fees incurred for the application at the current or any prior stage.

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§ 100-22. Right of Entry.

The Township Board of Supervisors, the Township Planning Commission and other designated Township officials with responsibilities for administration of this Ordinance, shall, upon request, be granted reasonable right of entry to any property, that is the subject of an application made hereunder, for purposes of gathering information to determine compliance with these provisions. Refusal to provide for such right of entry shall be cause to deny any application. ***(Brian said this sentence needs to be reviewed as to not open the township to any possible litigation)***