



Towamensing Township
120 Stable Road
Lehighton, PA 18235
Phone: 610-681-4202
Fax: 610-681-3700

Email: info@towamensingtownship.com

Zoning Fees – Resolution No 2015-7

- I. Erection, construction, reconstruction or alteration of any structure, or portion thereof:
 - A. \$25. plus 2.5 cents per square foot for sheds, barns, pools, unattached garages and similar structures.
 - B. \$25. plus 10 cents per square foot for homes, commercial buildings, decks, porches, attached garages and similar structures.
 - C. \$15. plus 50 cents per square foot of sign area, applying to one or both faces of sign area.
 - D. Electronic message signs - \$100. plus 10 cents per square foot.
 - E. Temporary Use permit for residential - \$30., commercial - \$60.
- II. Change of Use Permit or Permit for Extension of a Non-Conforming Use (not involving I. above)
 - A. \$25. plus 10 cents per square foot for homes, commercial buildings, decks, porches, attached garages and similar structures.
- III. Demolition Fees - \$10.
- IV. Driveway Permit - \$300. – includes inspection by Township Engineer.
- V. Fence Permit - \$30.
- VI. Residential Wind Turbine Fee - \$100. each
Commercial Wind Turbine Fee – \$100. each
Solar panels mounted on a roof - \$100. each
Solar panels mounted on a ground rack system - \$100.
Commercial Solar energy system to generate energy to more than one business/residence - \$200.00 per system
- VII. Yard Sales – fewer than 3 per year – no charge
- VIII. Conditional Use - \$750. (refund or additional fees may apply)
- IX. Application to Zoning Hearing Board - \$750. (refund or additional fees may apply)
- X. Curative Amendment - \$350. (refund or additional fees may apply)
- XI. “After-the-Fact” Permits – 4 times the original fee but not greater than \$100. more.
- XII. Zoning Officer Fees – beyond the normal scope of duties - \$50. per hour.

Sewage Enforcement Fees – Resolution No. 2015-3

1. Soil Testing Fees

Evaluate soil probes, maximum three per lot	\$250.00
Additional soil probes beyond three per lot	\$ 30.00 each probe
Perform six-hole perc test	\$450.00
Perform additional perc holes, per hole	\$ 50.00
Observe perc tests, maximum four simultaneous tests	\$200.00

2. Permit and Inspection Fees

Complete elevated sand mound system	\$500.00
Application, review, issue, complete system	\$200.00
Application, review, issue new tank or tank repair	\$ 50.00
Two inspections, mound or subsurface systems	\$300.00
One inspection, in-ground systems	\$150.00
One inspection, new tank or tank repair	\$150.00
Each additional inspection required, per inspection	\$150.00
Re-issue expired permit	\$100.00
Well distance exemption review letter	\$100.00

3. Other Fees

Verify prior soil testing	\$150.00 per test
---------------------------	-------------------

All other duties, including meetings at township request,
planning module reviews, site consultations, year-end report
preparation, complaint investigations and enforcement: \$80.00 per hour

Well Installation Fees – Resolution No. 2015-6

Permit Application and Site Visit by Well Enforcement Officer to verify property corners and location of sewage drainfield and neighboring drainfields:	\$300.00
Inspection of completed well:	<u>\$150.00</u>

Total Fees Due with Application,
payable to Towamensing Township: **\$450.00**

Note: The Township SEO/WEO offers Stormwater Infiltration Testing (5/2017) at a rate of \$700.00 per project.

Subdivision and Land Development Fees – Resolution No. 2015-8

I. Application and administration	\$300.00
Subsequent applications	\$150.00
II. Review by Township's Professional Consultants	
A. Reverse Subdivision	\$100. + \$50. per original # of lots
B. Lot Line Adjustment/Lot Annexation/Subdivision	\$200. + \$100. per original # of lots
C. Minor Subdivision	\$400. + \$50. per proposed # of lots
D. Major Subdivision w/ improvements	\$800. + \$100. per proposed # of lots
E. Land Development	
1. 0.0 – 4.9 acres	\$500. + \$200. per acre
2. 5.0 – 9.9 acres	\$600. + \$100. per acre
3. 10.0 – 24.9 acres	\$700. + \$75. per acre
4. 25.0 – 99.9 acres	\$1,000. + \$50. per acre
5. 100.0 – 499.9 acres	\$1,500. + \$25. per acre
6. 500.0 + acres	\$2,000. + \$10. per acre
F. Campground	Same as Land Development
G. Manufactured Home Park	Same as Major Subdivision

The Applicant shall be charged fees for review of the plans and report thereon to the Township by the Township Solicitor at the same hourly rate as the Township's Solicitor bills the Township, currently \$115.00 per hour.

The Township shall not release any signed final plan to any person unless and until all professional consultants fees, including engineering and legal review fees have been paid in full. In the event the Review Fees charged by the Township's professional consultants are less than the amount paid, the Township shall refund the difference to the Applicant.

The Township Engineer's Professional Fee Schedule is available upon request.

III. Recreation Fee	
The cash contribution per dwelling unit proposed in a subdivision or land development:	\$500.00

Joint Board of Appeals Fees – Resolution No. 2015-4

Filing Fee to request a hearing before the Joint Board of Appeals.	\$3,000.00
Additional fees or refunds may apply.	

On-Lot Stormwater Fees – Resolution No. 2015-5

Application Fees, including up to two (2) site visits	\$425.00
Each additional site visit and/or inspection	\$150.00

The Township Engineer's Professional Fee Schedule is available upon request.

Garbage Collection Fees – Resolution No. 2015-9

Family Rate	\$190.00/year
Senior Citizen Couple Rate (both 62 years of age)	\$125.00/year
Single Senior Citizen (62 years of age, living alone), Active Military, Disabled Military (100%)	\$105.00/year

Discounted rates are subject to verification.