

# Moore Township Planning Commission

2491 Community Drive, Bath, Pennsylvania

Telephone: 610-759-9449

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Rev:02/08/2021

Date: \_\_\_\_\_

## APPLICATION FORM FOR A: MAJOR SUBDIVISION WITHIN MOORE TOWNSHIP, NORTHAMPTON COUNTY, PA.

Check One

Preliminary _____	Final _____
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### NON-REFUNDABLE FEE SCHEDULE:

<u>Number of Lots:</u>	<u>Application Fee:</u>	<u>Engineering Escrow Fee:</u>
1-3 Building Lots	\$ 450.00	\$ 1,500.00
4-24 Building Lots	\$650.00 + \$50.00 per unit over 4	\$ 5,500.00
25 or more Building Lots	\$700.00 + \$50.00 per unit over 26	\$ 7,000.00

The items **need** to be included with the completed Preliminary Application:

In Addition, we **need** the following:

- The complete **Tax Parcel Number:** \_\_\_\_\_.
- A **copy** of the actual **deed** for the property affected.
- A **Transmittal Form.**
- A **Narrative** explaining the intent of the plan.
- One **(1)** copy of a completed and signed **Consent Form.**
- Three **(3)** copies of the completed **Sewage Planning Module Forms.**
- Three **(3)** copies of the completed **Storm Water Calculation Forms.**
- Four **(4)** copies of the **Subdivision Plans** folded to 9"x12" size.  
Ten **(10)** copies of a **reduced 11"x17" Layout Plan.**
- A **check** payable to **Moore Township** for the required Application fee, see above.
- A **check** payable to **Moore Township** for the required Engineering Escrow fee, see above.

The following items **need** to be included with the completed **Final Application**:

- The complete **Tax Parcel Number**: \_\_\_\_\_.
- A **Transmittal Form**
- A **Narrative** explaining the intent of the plan.
- Four (**4**) copies of the **Subdivision Plans** folded to 9"x12" size.  
Ten (**14**) copies of a **reduced 11"x17" Layout Plan** (major subdivisions only).
- A **check** payable to **Moore Township** for the required Application fee, see above.
- A **check** payable to **Moore Township** for the purpose of bringing the required Engineering Escrow Fee to the required amount, see above.

In addition, complete the following:

1. Proposed name of land development: \_\_\_\_\_ **Zoning District**: \_\_\_\_\_, **Block**: \_\_\_\_\_, **PIN**: \_\_\_\_\_.
2. Owner or Developer: \_\_\_\_\_;  
Telephone: \_\_\_\_\_ FAX (if any): \_\_\_\_\_  
Address: \_\_\_\_\_; Owner: \_\_\_\_\_.
3. Licensed land surveyor or professional engineer: \_\_\_\_\_.  
Address: \_\_\_\_\_; Telephone: \_\_\_\_\_.
4. Location of proposed division: \_\_\_\_\_.
5. Easements or other restrictions on property (describe generally): \_\_\_\_\_  
\_\_\_\_\_.
6. Names of abutting land owners (include those across adjoining streets): \_\_\_\_\_  
\_\_\_\_\_.
7. The undersigned hereby request recommendation by the Moore Township Planning Commission to the Moore Township Board of Supervisors of the above land development plans.

**Signature**: \_\_\_\_\_ **Owner**: \_\_\_\_\_.

**Date**: \_\_\_\_\_ **Telephone**: \_\_\_\_\_.

**CONSENT AGREEMENT**

I/We the undersigned, having made application to the Planning Commission and Board of Supervisors of Moore Township for approval of a Subdivision Plan, do hereby authorize any member of the Board of Supervisors, the Planning Commission, the Township Engineer, and such other persons as may be designated by the aforesaid, to come upon, enter, inspect, and perform such other services and make such other inspections as may be necessary, in the sole discretion of the aforesaid bodies or persons, relative to the said application for Subdivision.

It is further understood that in consideration for this permission, the proper authorities will process the application of the undersigned for Subdivision approval, and the undersigned further agrees to waiver any right to damages or compensation, of any kind, for any actions done pursuant to this authorization.

The undersigned understands and agrees that a Plans Review and Inspection escrow account (Escrow Account) must be established and maintained with the Township. The purpose of this Escrow Account is to reimburse the Township for costs associated with professional consulting fees, including, but not limited to, engineer fees and legal fees. The initial amount to establish the Escrow Account is set by annual Resolution. The Escrow Account will have to be replenished from time to time as the Escrow Account is depleted. The undersigned agrees and warrants that it will, upon written notice from the Township, immediately re-establish the Escrow Account to the original sum established by the Township. Further, the undersigned agrees that in the event the Owner/Developer fails to replenish the Escrow Account in accordance with the notice from the Township, then, in that event, reviews and inspections of the Owner/Developer=s plans and/or improvements in the field will cease immediately. The undersigned agrees to waive any and all-time limits as set forth in the Municipalities Planning Code which obligate the Township to review the Plans or improvement within certain time constraints. Further, the undersigned specifically agrees it will not be entitled to releases, under the terms of the Improvements Agreement and financial security, if the Township Engineer fails to authorize releases, where the undersigned Owner/Developer fails to replenish the Escrow Account.

\_\_\_\_\_  
**NAME OF LAND DEVELOPMENT**

\_\_\_\_\_  
**(SEAL)**

\_\_\_\_\_  
**(SEAL)**

\_\_\_\_\_  
**DATE**

**APPLICATION SUBMISSION RECEIPT**

The Application Submission for \_\_\_\_\_ Major Subdivision/Land Development has been reviewed by \_\_\_\_\_ and found to have all the required components and has been accepted for submission to the Moore Township Planning Commission for acceptance for a full formal review.

This receipt is acknowledgment of such completion by \_\_\_\_\_ **in**  
**this** \_\_\_\_\_ **day of** \_\_\_\_\_, **20**\_\_\_\_\_.

**TOWNSHIP OF MOORE  
NORTHAMPTON COUNTY  
PENNSYLVANIA**

**ORDINANCE NO. 2007-02**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS  
OF MOORE TOWNSHIP AMENDING THE MOORE  
TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT  
ORDINANCE NO. 2005.04, AS AMENDED FROM TIME TO TIME  
TO REQUIRE AN APPLICANT FILING FOR A  
MAJOR SUBDIVISION OR LAND DEVELOPMENT  
PLAN TO NOTIFY ALL ADJOINING PROPERTY OWNERS  
OF THE PROPOSED SUBMISSION TO MOORE TOWNSHIP.**

**SECTION 1.** The Moore Township Subdivision and Land Development Ordinance (SALDO) is hereby amended as follows:

- a. Section 3.05.7 of the SALDO shall be amended and shall provide as follows:
  - i. The Applicant, upon filing a plan shall prepare a list of all property owners located within two hundred (200) feet of the subdivision/land development. The Applicant shall mail the notification to adjacent property owners, included as Appendix AG $\cong$  in this SALDO to all property owners within 200 feet of any new lots created by the subdivision/land development or within 200 feet of any improvements proposed on the subdivision/land development plan.
  - ii. Notification to such property owners must be mailed by registered mail no later than twenty-one (21) days before the date of the Planning Commission meeting at which the subdivision/land development is to be considered for the first time.
  - iii. Applicant must furnish the subdivision administrator with a copy of the list of all property owners to whom notifications were mailed no later than twenty-one (21) days before the first meeting of the Planning Commission at which the subdivision/land development plan is to be considered.

**SECTION 2. Severability.** In the event any of the provisions of this Ordinance is declared unconstitutional, unlawful, or unenforceable by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance or of this Ordinance as a whole, but shall continue in full force and effect as though the unconstitutional, unlawful, or unenforceable provision had never been a part hereof,

**SECTION 3. Repealer.** All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

**SECTION 4. Effective Date.** This Ordinance shall become affective five (5) days after the adoption hereof.

**ENACTED AND ORDAINED** at a regular meeting of the Board of Supervisors of the Township of Moore, Northampton County, Pennsylvania, this 7<sup>th</sup> day of August of 2007.