

CONDITIONAL USE, SUBDIVISION AND LAND DEVELOPMENT REGISTRATION
TINICUM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

1. Landowner Name

Address Tel. No.

2. Engineer/Surveyor: Name

Address Tel. No.

3. Agent (Developer, Lot-owner, Equitable owner, Lawyer, etc.):

Name

Address Tel No.

4. Location of Tract: Tax Parcel No.

Location Zoning District

County Deed Book and Page
Copy of Deed Attached
Name of tract:

5. Total area of tract Acres

Undivided section of tract Acres

Section being subdivided or developed Acres; No. of lots

6. Land development features (streets, buildings, etc.):

7. Planning Module Application complete:	Yes	No	Date
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Bucks County Health Department approvals:	Yes	No	Date
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Bucks County Conservation District approvals:	Yes	No	Date
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8. Nature of Plan	<input type="checkbox"/> Sketch	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Final
<input type="checkbox"/> Other	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Land Development	<input type="checkbox"/> Conditional Use

9. Environmental Impact Assessment Report Short form Full report

10. Overlay Districts associated with this property (check applicable districts)

<input type="checkbox"/> Floodplain	<input type="checkbox"/> Tinicum Creek Watershed	<input type="checkbox"/> Critical Biodiverstiy Area
<input type="checkbox"/> Steep Slope	<input type="checkbox"/> Tohickon Creek Watershed	<input type="checkbox"/> Delaware River Wild & Scenic
<input type="checkbox"/> Wetlands & Wetlands Margin	<input type="checkbox"/> Woodland & Hedgerow	<input type="checkbox"/> Scenic Resources
<input type="checkbox"/> Riparian Buffer	<input type="checkbox"/> Prime Farmland & Agricultural Soils	<input type="checkbox"/> Other
<input type="checkbox"/> Critical Recharge Area		

11. Fees: Filing Fee \$ _____ Planning Module Fee \$ _____ Escrow \$ _____

Total \$ _____

NARRATIVE: (per Section 407 (b) of the Subdivision and Land Development Ord." and per Section 807 Environmental Impact Assessment Report. A statement setting forth in detail the character of the improvements the applicant proposes to make on the property to be developed.

It is hereby certified that the applicable items listed on the attached checklist have been incorporated into the plan of subdivision/land development which is being submitted.

I/we understand and acknowledge that :

1. The ninety day review period does not begin until applications are accepted as complete by the Tincum Township Planning Commission. To be considered complete, the submission of all application, plans and reports must be prepared by the appropriate professional in conformance with the applicable Tincum Township Ordinances and in conformance with Tincum Township application requirements outlined in Resolution #01-016-07-2.
2. Until application and plans are accepted as complete by the Tincum Township Planning Commission, the review period does not begin. Twenty-one (21) copies of a "Complete Application Package" must be submitted 20 days prior to the regularly scheduled meeting of the Planning Commission.
3. I/We hereby authorize members of Township Boards, Commissions and staff to enter the lands proposed for subdivision or land development for site inspections, if necessary.
4. I/We and my/our successors(s) in this application agree to reimburse the Township of Tincum for such fees and expenses as said Township may incur for engineering, planning and legal services in reviewing and advising the Board of Supervisors and Planning Commission with respect to this application.
5. I/We agree to provide all filing fees and to replenish escrow accounts within thirty days.
6. I/We represent that, to the best of my/our knowledge, all of the foregoing statements are true, correct and complete.

Date

Signature of Owner of Record

Date

Surveyor/Engineer/Landscape Architect

Notice to Applicant:

No application shall be accepted unless the plans have been prepared and sealed by a Registered Engineer, Surveyor, or Landscape Architect and all required fees and escrow deposit amounts have been paid to the Township.

CERTIFICATIONS

Any person making a submission to the Department required by this chapter, shall include the following signatures and two-part certification for each technical submittal pursuant to A and B below.

Type of Document: _____

Tax Parcel 44-_____ Acreage _____

Address _____

A. The following certification shall be signed by the highest ranking individual with overall responsibility for a site. Where an equitable owner or legal property interest exists, supporting documentation shall accompany application.

I certify under penalty of law that the information provided in this document is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute. I am personally liable for the penalties.

Applicant Printed Name _____ Title _____

Signature _____ Date _____

Property Owner Printed Name _____

Signature _____ Date _____

Property Co-Owner Printed Name _____

Signature _____ Date _____

Notary Signature _____ Date _____

B. The following certification shall be signed by:

- 1. For a corporation, by a principal executive officer of at least the level of vice president;
- 2. For a partnership or sole proprietorship, by a general partner or the proprietor, respectively, or;
- 3. For a municipality, State, Federal or other public agency, by either a principal executive officer or ranking elected official.
- 4. For persons other than 1 through 3 above, by the person with legal responsibility for the site.

I certify under penalty of law that I have personally examined and am familiar with the information submitted herein and all attached documents, and that based on my inquiries of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute. I am personally liable for the penalties.

Engineer Printed Name _____ Firm _____

Signature _____ Date _____

Notary Signature _____ Date _____

RESOLUTION #12-15-09.2

A RESOLUTION OF TINICUM TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA, ADOPTING A REVISED POLICY AND PROCEDURE FOR SUBDIVISION LAND DEVELOPMENT CONDITIONAL USE AND CURATIVE AMENDMENT APPLICATIONS

Application submission

Subdivisions, Land Development, Conditional Use and Curative Amendment Applications shall be submitted concurrently to the Township Manager or designee. The Applicant shall submit applicable fees in accordance with the current Fee Schedule and Complete sets of their submission as follows: five (5) Complete Application Packages¹ for distribution to the Board of Supervisors, Solicitor and Township Manager, eight (8) Complete sets for distribution to the Township Planning Commission and Engineer, and seven (7) Complete sets for Advisory Board members and Township consultants.

Inventory of Application components

The Township Manager or designee shall inventory the submission and log in the components provided with the application to determine if twenty (20) Complete Application Packages and the required fees have been provided.

Fees Complete

When submitted fees equal the fees required by the Fee Schedule, the Township Manager or designee shall distribute assembled packets to individual Planning Commission Members and the Township Engineer and schedule the submission for a completeness review by the Engineer and Planning Commission.

Fees deficient or disputed

When the fees are deficient or disputed, the Township Manager or designee shall direct the review of the fee submission to the Board of Supervisors via a memo for a meeting or hearing for resolution with a copy of the memo to the applicant and their agent. The Township Solicitor shall prepare a draft motion for the Board of Supervisors' consideration to effect compliance with this resolution.

¹ **Complete Application Package** = Individual assembled packets with the following:
Application filled out along with a copy of the deed(s) for the property, the Contract for Professional Services, Certification(s), signatures and notarization.
Full-sized Plans with all sheets sealed and folded & an 11" x 17" copy of the plans.
Planning Module application with DEP code number and components signed by Health Department and Applicant's Sewage Enforcement Officer (SEO).
Hydrogeological Analysis and Quality Analysis including nitrate impact See Ordinance 123.
Stormwater Management Plan See Ordinance 150 rev. 171.
Environmental Impact Assessment (EIA) Report See Section 807.
Traffic Impact Study and Water Feasibility Study See Section 1508, Section 807 and Ordinance 123 .
Complete Application Package & fees for Bucks County Planning Commission

Application Incomplete

The Township Planning Commission and Engineer shall assist in the review of the application for completeness. Where they determine that the applicant has not presented sufficient material on which to evaluate compliance with the ordinance requirements, they will prepare a report to the Board of Supervisors recommending that they reject the application based on such failure. The applicant and agent will be copied on the report. The applicant and agent will be notified when the matter is scheduled for the Supervisors' review.

Application Complete

Where the application is determined to be complete for review, the Manager with the Township Planning Commission and Engineer will direct the application to the appropriate Township consultants for review if needed. A site visit will be scheduled and conducted with the Township Engineer, appropriate Township Consultants, Township Advisory Board members and the Applicant and Agent. Reports from the Township's consultants will be provided to the Applicant and Agent, after review by the Township.

Application scheduled for review

The Planning Commission and Township Engineer will conduct a technical review prior to scheduling the application for review at a public meeting. The Manager will send notice of the application to the adjacent property owners pursuant to the ordinance informing them of the review schedule. The Applicant and Agent will be copied.

Curative Amendment Application

Where the application includes a Curative filing, the Manager or designee will schedule the Hearing for the Curative as provided in section 916.1 of the Municipalities Planning Code (MPC) as the first order of business noting that zoning approval is required prior to subdivision and/or land development applications.

Conditional Use Approval

Where the application requires conditional use approval for conformance with ordinance standards including Overlay District standards See Sections 805, 806 and Flexible Development standards See Ordinance 103, the Township Manager with direction by the Planning Commission shall represent the Municipality and direct the presentation of evidence to the Board of Supervisors at such hearings. Hearing(s) shall be in accordance with MPC section 908. When the applicant has completed the presentation of their application, the Planning Commission will consolidate review comments and reports from the Township's advisory boards and Consultants and provide their advisory report to the Board of Supervisors. See Section 1200. And after review a copy will be sent to the applicant and agent.

Waivers Requested

Where the application requests waivers from the Subdivision and Land Development Ordinances (SLDO), the Planning Commission and Township Engineer will review the waiver submission with the applicant at the first scheduled Planning Commission meeting and forward their review comments to the Board of Supervisors for determination of Hardship in accordance with SLDO, Section 700.

Other Approvals Needed

No application will receive final approval from the Township before approvals and permits are received from the following agencies, among others and where applicable:

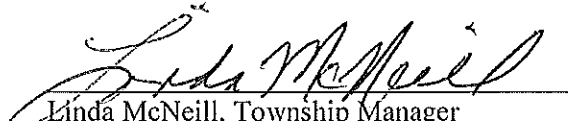
Bucks County Department of Health (BCDOH)
Bucks County Conservation District. (BCCD)
Pennsylvania Department of Environmental Protection (PADEP)
Pennsylvania Department of Transportation (PennDOT)
Pennsylvania Department of Conservation and Natural Resources (DCNR)
Pennsylvania Game Commission
U.S. Army Corps of Engineers (ACOE)
National Parks Service (NPS)
Pennsylvania Historical and Museum Commission (PHMC)
Federal Emergency Management Agency (FEMA)

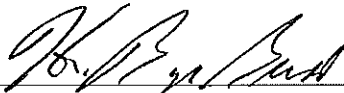
This Resolution shall be effective after enactment.

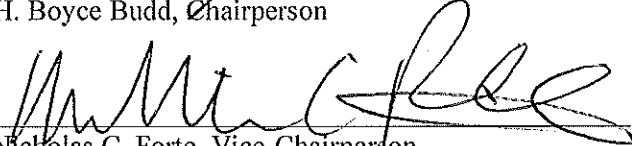
BE IT RESOLVED this *15* day of *December*, 2009 by the Tincum Township Board of Supervisors.

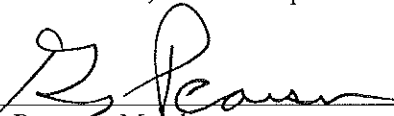
TINICUM TOWNSHIP SUPERVISORS

Attest:


Linda McNeill, Township Manager


H. Boyce Budd, Chairperson


Nicholas C. Forte, Vice-Chairperson


Gary Pearson, Member