

**SUBDIVISION
& LAND
DEVELOPMENT
APPLICATION**

TINICUM TOWNSHIP
BUILDING & ZONING DEPARTMENT
163 MUNICIPAL ROAD
PIPERSVILLE, PA 18947
610-294-8076
FAX: 610-294-9889
WWW.TINICUMBUCKS.ORG



Part I: APPLICATION TYPE (Check appropriate plan)

Application #		Parcel # (s)	
Property Location:			
Zoning Classification:	Acres:		
Sketch Plan (optional) Fee \$		Date Paid:	
Act 537 Planning Module Review Fee \$		Date Paid:	
Preliminary Plan Fee \$	Escrow \$	Date Paid:	
Revised Plan Fee \$	Escrow \$	Date Paid:	
Final Plan Fee \$	Escrow \$	Date Paid:	

Part 2: GENERAL INFORMATION

Property Owner	Name		Primary Contact <input type="checkbox"/> Yes <input type="checkbox"/> No
	Address		
	Contact Phone#	Email	
Applicant	Name		Primary Contact <input type="checkbox"/> Yes <input type="checkbox"/> No
	Address		
	Contact Phone#	Email	
Engineer/Surveyor	Name		Primary Contact <input type="checkbox"/> Yes <input type="checkbox"/> No
	Address		
	Contact Phone#	Email	
Agent/Attorney	Name		Primary Contact <input type="checkbox"/> Yes <input type="checkbox"/> No
	Address		
	Contact Phone#	Email	

Part 3: PROPERTY DESCRIPTION

Location of Tract:

Total Area of Tract Acreage:

Check All Overlays & Restrictions That Apply: Check All Overlays & Restrictions That Apply:

Critical Biodiversity Area
 Critical Recharge
 Delaware Wild & Scenic
 Farmland/Ag Soils
 Flood Plain
Riparian Buffer
 Scenic Resources
 Steep Slopes
 Wetlands
 Woodlands
 Watershed
Conservation Easements
 Deed Restrictions
 Other:

Part 4: PROPOSED DEVELOPMENT

Name of Subdivision or Land Development:

Proposed Use:

Undivided Section of Tract Acreage:

Subdivided or Developed Section Acreage:

Number of Proposed Lots:

Proposed Density (Units Per Acre):

Proposed Use:

Type of Development Planned:

Single Family Multi-Family Institutional Commercial Industrial Other: _____

Individual On-Site Community

Sewage Disposal Proposed:

Individual On-Site. Description of System: _____

Community. Description of System: _____

Part 5: COMPLETE APPLICATION PACKAGE SUBMISSION LIST

16 Completed application forms, fully executed with all necessary signatures and Contracts for Professional Services, Certification(s), signatures and notarization. (Only 1 copy needs to be notarized.)

16 Copies of full-sized plans with all sheets sealed, folded, and Plot Plan drawn to scale, showing the real estate affected and showing existing man-made features within 500 feet of the property.

16 Copies of the Planning Module application with DEP code number and components signed by Health Dept. and Applicant's Sewage Enforcement Office (SEO).

16 Copies of Hydrogeological Analysis and Quality Analysis including nitrate impact (Ord. 123).

16 Copies of the Stormwater Management Plan (Ord, 150 rev. 171).

16 Copies of Environmental Impact Assessment (EIA) Report (Sec. 807).

16 Copies of Traffic Impact Study and Water Feasibility Study (Sec. 1508, Sec. 807 and Ord. 123).

16 Copies of the deed(s) for the property(ies).

All necessary fees and escrow as per the current Township Fee Schedule.

In the case of minor subdivision, written notice must be sent to contiguous property owners, as well as those located across any adjoining street of the affected property, per Ordinance 66. Please provide a signed affidavit, which includes the names, street addresses, tax parcel numbers and the date notification was sent. (See sample letter.)

In the case of major subdivisions and land developments, written notice must be sent to property owners within 500 feet or the second tier of lots, whichever is greater, per Ordinance 66. Please provide a signed affidavit, which includes the names, street addresses and tax parcel numbers and the date notification was sent. (See sample letter.)

Electronic copy of application, plans and any corresponding documents on a new USB Flash Drive.

Part 6: GENERAL PROVISIONS / ACKNOWLEDGEMENTS

I/we understand and acknowledge that:

1. The 90-day review period does not begin until applications are accepted as complete by Tinicum Township. To be considered complete, the submission of all applications, plans, and reports must be prepared by the appropriate professional in conformance with the applicable Tinicum Township Ordinances and in conformance with Tinicum Townships application requirements as outlined in Resolution #12-15-09.2.
2. No application shall be accepted unless the plans have been prepared by a Registered Engineer, Surveyor, or Landscape Architect and all required fees and escrow deposit amounts have been paid to the Township.
3. 16 copies of a "Complete Application Package" must be submitted (at least) 20 days prior to the regularly scheduled meeting of the Planning Commission.
4. I/We and my/our successor(s) in this application agree to reimburse Tinicum Township for such fees and expenses that may be incurred 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 30 days.
6. I/We represent that, to the best of my/our knowledge, all of the foregoing statements are true, correct and complete.

Signature of Owner of Record

Date

Surveyor/Engineer/Landscape Architect

Date

Part 7: CERTIFICATIONS

Tax Parcel 44-

Acreage:

Property Address:

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 *(If different from Property Owner)*

Title

Signature

Date

Property Owner Printed Name

Signature

Date

Property Co-Owner Printed Name

Signature

Date

Notary Signature

Date

Notary Seal

The following certification shall be signed by:

- For a corporation, by a principal executive officer of at least the level of vice president;
- For a partnership or sole proprietorship, by a general partner of the proprietor, respectively, or;
- For a municipality, State, Federal, or other public agency, by either a principal executive officer or ranking elected official.
- 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. Based on my inquiries of those individuals directly 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 that 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.

Property Owner Printed Name

Signature

Date

Notary Signature

Date

PART 8: SUBDIVISION OR LAND DEVELOPMENT TIME WAIVER AGREEMENT

Tax Parcel # (s) 44-

Owner:

Applicant:

I have been advised and understand that under the Pennsylvania Municipalities Planning Code, Tinicum Township must make decision within 90 days of application for subdivision or land development and Sewage Facilities Planning Modules, which were filed on _____.

I have requested a delay to _____ and I hereby extend the time to that extent. I hereby waive and surrender my rights to a decision within 90 days from the date of my subdivision and land development application and associated Sewage Facilities Planning Modules.

I also further extend the time, if a request for a waiver of the full Environmental Impact Assessment is denied, so that the time will begin to run when I file the required Environmental Impact Assessment Reports.

Signature:

Date:

Printed Name:

Date:

Sample Letter Template to be sent by Applicant

Neighbor Notice: Subdivision and Land Development

[Date]

Dear Property Owner,

Tinicum Township Subdivision and Land Development requires that residents be notified if their property is potentially affected by nearby development. You are receiving this letter because you own property that is either:

- 1) adjacent to a property that has applied for approval of a **minor** subdivision, or
- 2) within 500 feet of a property that has applied for a **major** subdivision.

Application Details:

[Property Owner/ Applicant]

[Address]

[Description of Proposed Project]

The above application will be submitted to the Township for review by the Planning Commission, which will then make a recommendation to the Board of Supervisors as to whether it should be approved or denied.

If you are interested or have concerns regarding the application, please check the Planning Commission and Board of Supervisors agendas on the Township's website at www.tinicumbucks.org. All meetings are open to the public.

Sincerely,

[Applicant Signature]

[Printed Name]