




## **Lower Salford Township Board of Supervisors**

379 MAIN STREET  
HARLEYSVILLE, PA 19438

PHONE: 215-256-8087  
FAX: 215-256-4869

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**TO:** *Board of Supervisors*

**FROM:** *Douglas R. Jones, Director of Public Works* 

**DATE:** *January 26, 2023*

**SUBJECT:** *Sale of 1982 Clark Wheel Loader via Municibid – Recommendation to Reject High Bid*

**CC:** *Joseph S. Czajkowski, Township Manager*

At the December 21, 2022, Board of Supervisors Work Session, you concurred with my recommendation and awarded the sale of our 1982 Clark Wheel Loader via Municibid to Mr. Steve Straface. Since then, Mr. Straface has been notified of the award and I have had several conversations with him regarding payment and pickup of this machine. Each time I've been given a pickup date which has never been met and no payment made.

On the advice of our Solicitor, Mr. Straface was given a deadline for payment and pickup, which again was not met. I subsequently contacted the second high bidder regarding his interest in acquiring this machine at his last bid price and he has since purchased another machine and no longer has a need.

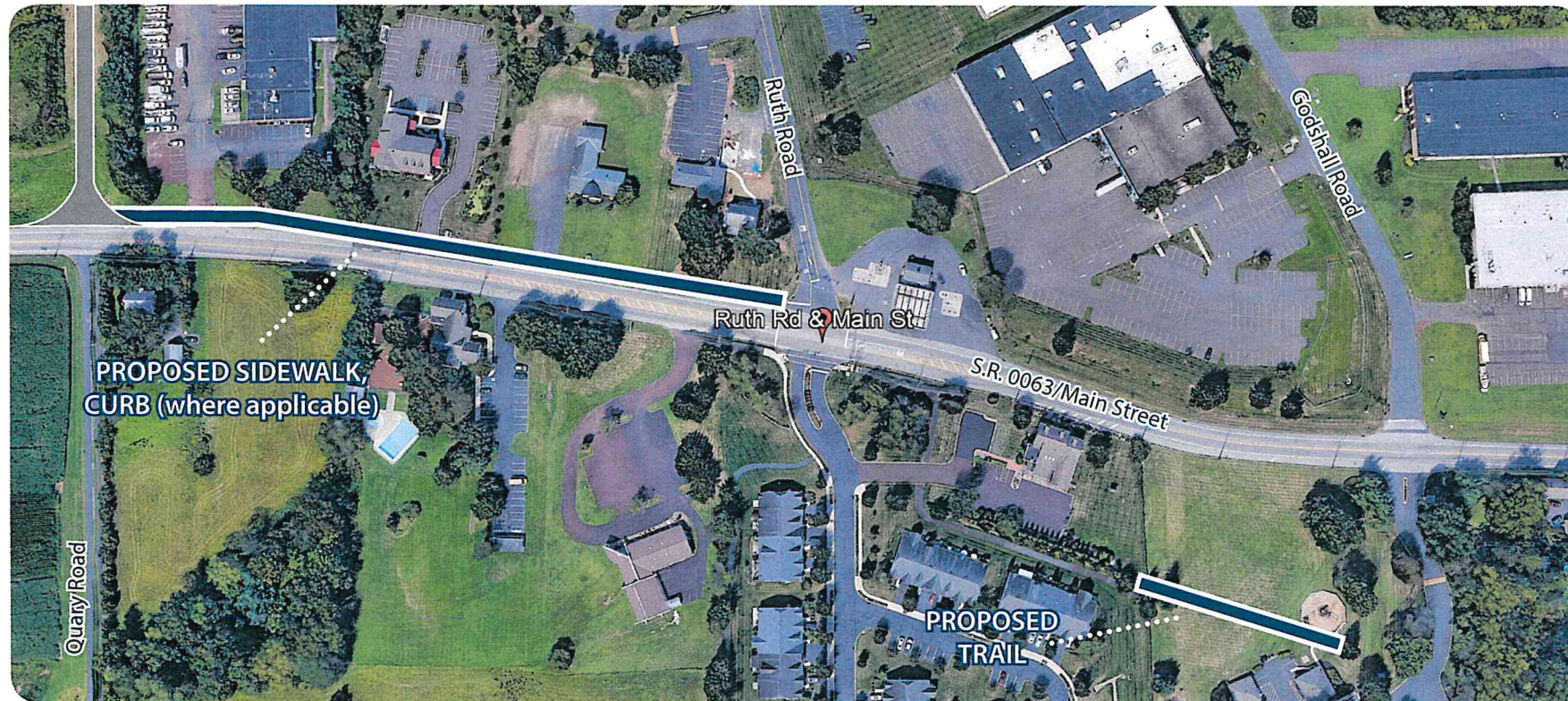
Given the above, and based on the advice of our Solicitor, it is my recommendation that the Board of Supervisors reject all bids for the 1982 Clark Wheel Loader and that we rebid this machine via the Municibid online auction site.

Please advise should you have any questions or concerns regarding this matter.



# S.R. 0063, Sec. MRS

Lower Salford Township, Montgomery County, PA



**Project Purpose**  
 The purpose of this project is to provide a safe, convenient, and continuous connection for pedestrians of all abilities to the existing sidewalk and trail network in Lower Salford Township.

**Project Need**  
 This section of S.R. 0063 lacks continuous and dedicated pedestrian facilities, which limits access for both the recreational and non-motorized commuting public.



Project Schedule	
Project Phase	Planned Timeframe
Preliminary Engineering and Environmental Clearance	March 2022 - March 2023
Final Design - Plans, Specs, Estimate (PS&E)	August 2023
Advertisement, Bidding and Construction	September 2023 - September 2024



**Engineering Funding**  
 Lower Salford Township

**Construction Funding**  
 Transportation Alternatives Set-Aside (TASA) funding = \$985,000 (federal funds)

- Project Highlights**
- Improvements located within Township Right-of-Way and Easements
    - 820 linear feet of 5-foot concrete sidewalk
    - 305 linear feet of bituminous shared-use path
      - ADA ramp accommodations
  - Traffic signal upgrades for pedestrian crossing

**Contact**

Joseph Czajkowski, Lower Salford Township  
 215.256.8087 | joec@lowersalfordtownship.org

Stephanie Butler, PE, McMahon (A Bowman Company)  
 215.283.9444 | sbutler@mcmahonassociates.com

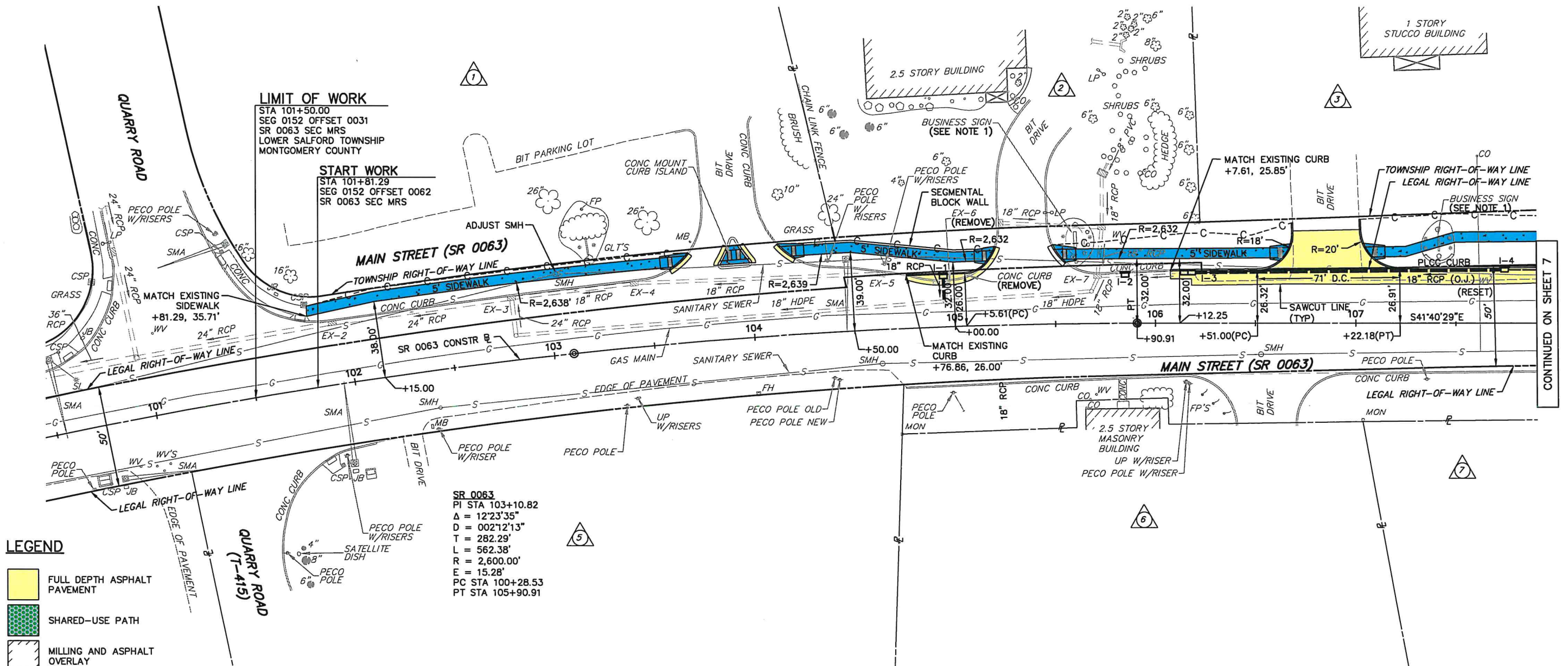
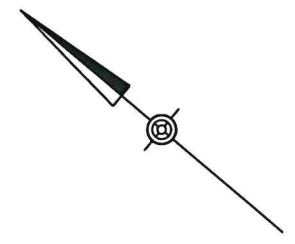


**CONSTRUCTION PLAN**

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	MONTGOMERY	0063	MRS	6 OF 9
LOWER SALFORD TOWNSHIP				
REVISION NUMBER	REVISIONS	DATE	BY	

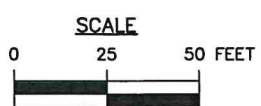
**NOTES**  
 1. CAREFULLY REMOVE BUSINESS SIGN AND ASSOCIATED LIGHTING AND NEATLY PILE MATERIAL ON THE OWNERS PROPERTY ADJACENT TO THE RIGHT-OF-WAY.

BM #2970 ELEV. 308.69  
 47.80' LT STA. 101+76.88  
 BOLT ON SIGNAL MAST ARM



- LEGEND**
- FULL DEPTH ASPHALT PAVEMENT
  - SHARED-USE PATH
  - MILLING AND ASPHALT OVERLAY
  - DRIVEWAY ADJUSTMENT
  - EXISTING PAVEMENT REMOVAL
  - TOPSOIL AND SEEDING RESTORATION OR SODDING
  - CEMENT CONCRETE SIDEWALK/CURB RAMP
  - TREE TO BE REMOVED
  - 6" PAVEMENT BASE DRAIN
  - APPROXIMATE CUT LINE
  - APPROXIMATE FILL LINE

**SR 0063**  
 PI STA 103+10.82  
 $\Delta = 12^{\circ}23'35''$   
 $D = 002^{\circ}12'13''$   
 $T = 282.29'$   
 $L = 562.38'$   
 $R = 2,600.00'$   
 $E = 15.28'$   
 PC STA 100+28.53  
 PT STA 105+90.91



CONTINUED ON SHEET 7

SURVEY BOOK NO 202107

PRELIMINARY - NOT FOR CONSTRUCTION

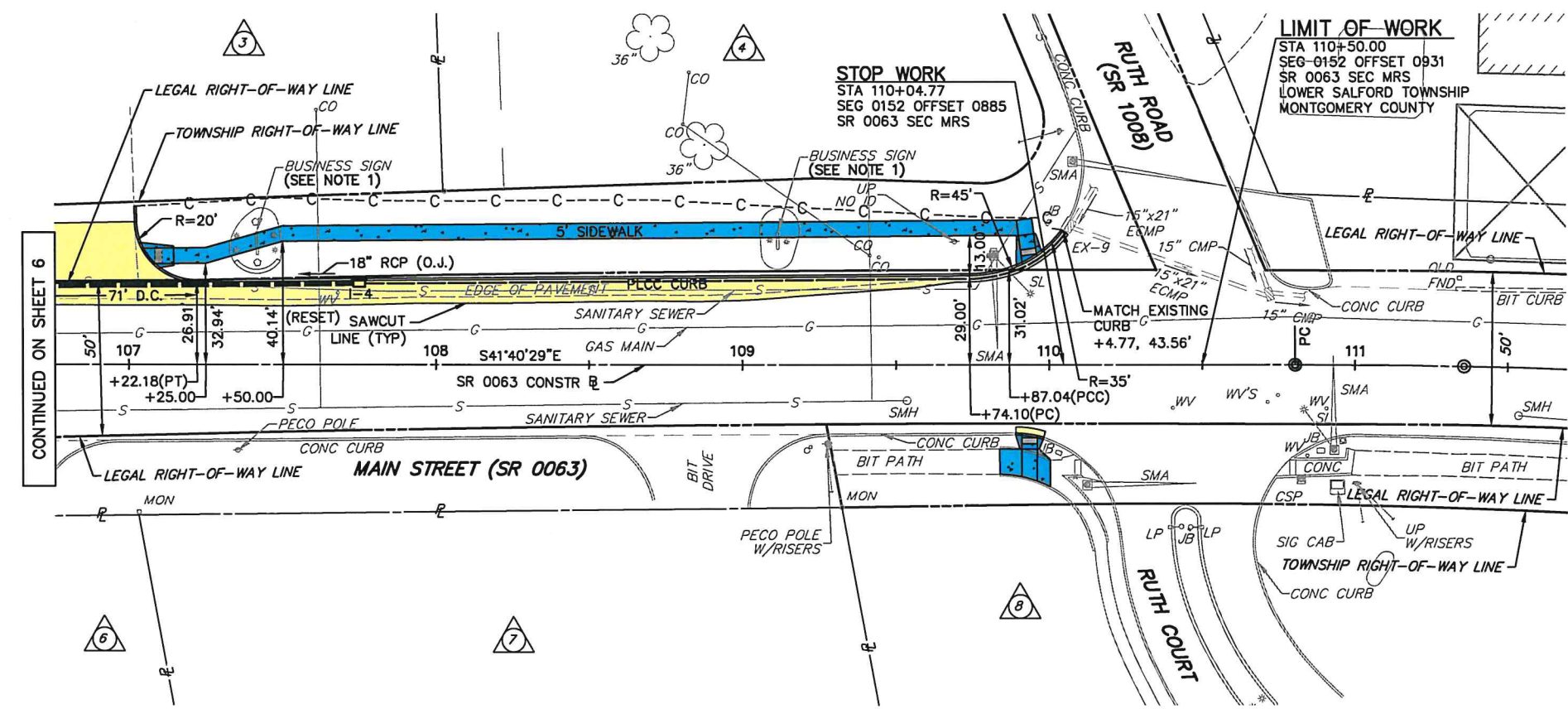
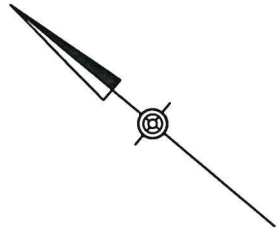
**CONSTRUCTION PLAN**

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	MONTGOMERY	0063	MRS	7 OF 9
LOWER SALFORD TOWNSHIP				
REVISION NUMBER	REVISIONS	DATE	BY	

**NOTES**

- CAREFULLY REMOVE BUSINESS SIGN AND ASSOCIATED LIGHTING AND NEATLY PILE MATERIAL ON THE OWNERS PROPERTY ADJACENT TO THE RIGHT-OF-WAY.

BM #1001 ELEV. 313.29'  
107.66' RT STA. 110+96.50  
SQUARE CUT ON CURB



**LEGEND**

- FULL DEPTH ASPHALT PAVEMENT
- SHARED-USE PATH
- MILLING AND ASPHALT OVERLAY
- DRIVEWAY ADJUSTMENT
- EXISTING PAVEMENT REMOVAL
- TOPSOIL AND SEEDING RESTORATION OR SODDING
- CEMENT CONCRETE SIDEWALK/CURB RAMP
- TREE TO BE REMOVED
- 6\"/>



SURVEY BOOK NO 202107

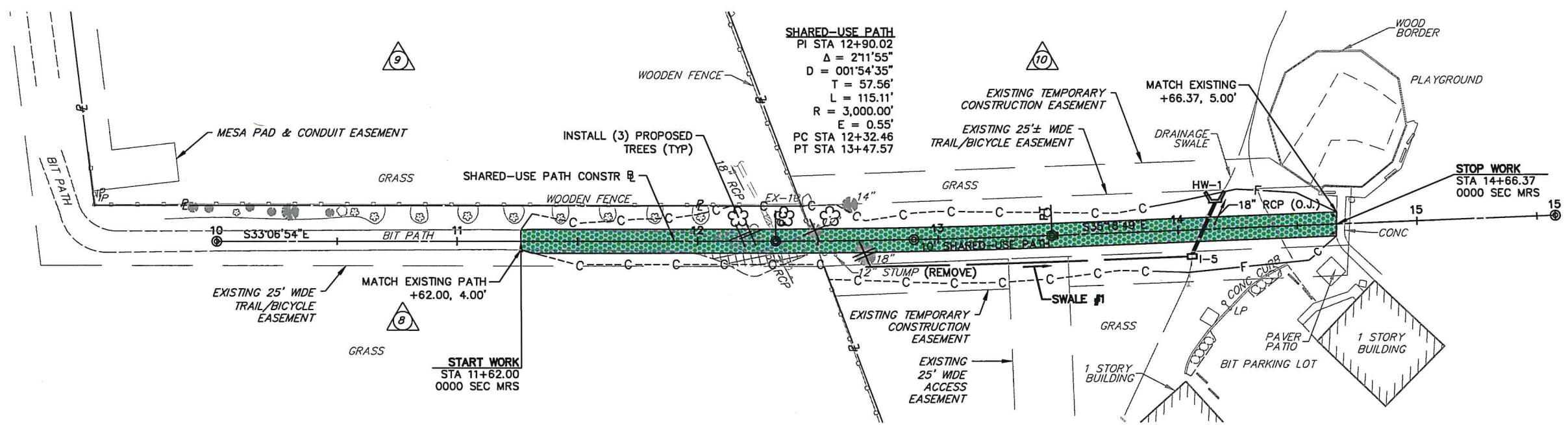
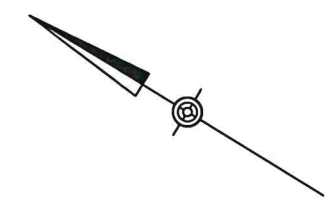
**PRELIMINARY - NOT FOR CONSTRUCTION**



**CONSTRUCTION PLAN**

DISTRICT	COUNTY	ROUTE	SECTION	SHEET
6-0	MONTGOMERY	0063	MRS	8 OF 9
LOWER SALFORD TOWNSHIP				
REVISION NUMBER	REVISIONS	DATE	BY	

BM #2 ELEV. 303.82  
253.00' LT STA. 11+97.90  
SPIKE



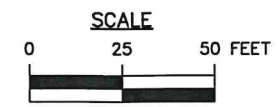
**SHARED-USE PATH**  
PI STA 12+90.02  
 $\Delta = 211^{\circ}55'$   
 $D = 001^{\circ}54'35''$   
 $T = 57.56'$   
 $L = 115.11'$   
 $R = 3,000.00'$   
 $E = 0.55'$   
PC STA 12+32.46  
PT STA 13+47.57

**START WORK**  
STA 11+62.00  
0000 SEC MRS

**STOP WORK**  
STA 14+66.37  
0000 SEC MRS

**LEGEND**

- FULL DEPTH ASPHALT PAVEMENT
- SHARED-USE PATH
- MILLING AND ASPHALT OVERLAY
- DRIVEWAY ADJUSTMENT
- EXISTING PAVEMENT REMOVAL
- TOPSOIL AND SEEDING RESTORATION OR SODDING
- CEMENT CONCRETE SIDEWALK/CURB RAMP
- TREE TO BE REMOVED
- 6" PAVEMENT BASE DRAIN
- APPROXIMATE CUT LINE
- APPROXIMATE FILL LINE



SURVEY BOOK NO 202107

**PRELIMINARY - NOT FOR CONSTRUCTION**



## CHINMAYA MISSION TRI-STATE CENTER



- Chinmaya Kedar, 560 Bridgetown Pike, Feasterville, PA 19053
- Chinmaya Ramalaya, 991 Lucon Road, Schwenksville, PA 19473

[www.ChinmayaMadhuvan.org](http://www.ChinmayaMadhuvan.org), Tel: 215-396-0390

January 9, 2023

To  
Joseph Czajkowski, Township Manager  
Michael L Beuke, Director, Building and Zoning  
Lower Salford Township Building & Zoning Division  
379 Main Street, Harleysville, PA 19438

Ref: 991 Lucon Road, Schwenksville, PA 19473

Sir,

Reference is made to "LAND DEVELOPMENT AND FINANCIAL SECURITY AGREEMENT" dated February 8, 2018, between Lower Salford Township and Chinmaya Mission Tristate Center. Item 16 of the Agreement requires the Site Improvement be completed before one (1) year anniversary date of recording of the Agreement. We acknowledge and appreciate an additional one-year extension approval on file till February 19, 2022. We also acknowledge and appreciate an additional one (1) year extension approval on file till February 19, 2023.

During this last year we had a few meetings with our contractor and what we come to understand that all the pending work that needs to be done on the site development will have to be clubbed with construction of the building. The building plans are still under our boards review and needs some corrections before it can be submitted to the township for approval.

Also, we are in the process of coming out of the crisis that was created by pandemic environment that went through during the last few years. In view of the above scenario Chinmaya Mission requests Township Manager to extend an additional one (1) and or 2 years until Feb 19, 2024, or until Feb 19, 2025, to facilitate completion of the remaining punch-list items of the Site-work.

Thank you.

Swami Siddhananda, Minister



**LOWER SALFORD TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2023-05**

**A RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION FOR THE  
2023 ROUND OF THE MONTCO 2040 IMPLEMENTATION GRANT PROGRAM**

**WHEREAS**, Montgomery County has established the Montco 2040 Implementation Grant Program as a competitive funding program to assist municipalities in implementing the goals of the county comprehensive plan, *Montco 2040: A Shared Vision*; and

**WHEREAS**, the County is accepting applications for projects that advance specific goals under either of the county comprehensive plan's three themes: Connecting Communities, Sustainable Places, and a Vibrant Economy; and

**WHEREAS**, applications and projects must meet all stated requirements within the Montco 2040 Implementation Grant Program Guidebook; and

**WHEREAS**, Lower Salford Township wishes to obtain \$148,000 from the Montco 2040 Implementation Grant Program to provide funding for two school flasher upgrades at the Indian Valley Middle School on Maple Avenue and at the Oak Ridge Elementary School on Moyer Road that will replace outdated and structurally deficient equipment; and

**WHEREAS**, Lower Salford Township will provide a local match of \$37,000 for the engineering and inspection; and

**WHEREAS**, installing new flashers that are up to date with current equipment standards will increase motorists' awareness to slow down through the school zone in an effort to keep the children and staff of the community safe.

**BOARD OF SUPERVISORS  
LOWER SALFORD TOWNSHIP**

By: \_\_\_\_\_  
**Keith Bergman**, Chairman,  
Board of Supervisors

Attest: \_\_\_\_\_  
**Joseph S. Czajkowski**, Secretary



**ENGINEER'S PRELIMINARY OPINION OF COST FOR CONSTRUCTION**

DISCLAIMER: McMahon prepared this preliminary cost estimate based on conceptual layout plans and in no way should this estimate be considered a final cost. The estimated costs are subject to change based on final engineering design, field conditions, local or regional differences, changes to the design and/or changes to the unit costs. Final costs are dependent on actual bids from contractors. McMahon will not be held responsible for any discrepancies between this cost estimate and bid costs.

**SCHOOL ZONE FLASHER MODERNIZATION  
OAK RIDGE ELEMENTARY SCHOOL**

Item Number	Unit Measure	Description	Unit Cost	Quantity	Total Cost
01	LS	Tree Trimming to an Unlimited Height	\$ 4,200.00	1	\$ 4,200.00
02	LS	Post Mounted Signage	\$ 2,100.00	1	\$ 2,100.00
03	EA	School Zone Speed Limit Flashing Warning Sign (Type II)	\$ 5,250.00	2	\$ 10,500.00
04	EA	Traffic Signal Support, 14' Pedestal,	\$ 7,875.00	1	\$ 7,875.00
05	EA	Traffic Signal Support, Strain Pole, 1,000 Pounds Design Tension, 20'	\$ 15,750.00	1	\$ 15,750.00
06	EA	Radar Speed Sign	\$ 5,775.00	2	\$ 11,550.00
07	EA	Electrical Service, Type B	\$ 2,100.00	2	\$ 4,200.00

Construction Sub Total \$ 56,175.00

**SCHOOL ZONE FLASHER MODERNIZATION  
INDIAN VALLEY MIDDLE SCHOOL**

Item Number	Unit Measure	Description	Unit Cost	Quantity	Total Cost
01	LS	Tree Trimming to an Unlimited Height	\$ 4,200.00	1	\$ 4,200.00
02	LS	Post Mounted Signage	\$ 2,100.00	1	\$ 2,100.00
03	EA	School Zone Speed Limit Flashing Warning Sign (Type II)	\$ 5,250.00	2	\$ 10,500.00
04	EA	Traffic Signal Support, 14' Pedestal,	\$ 7,875.00	1	\$ 7,875.00
05	EA	Traffic Signal Support, Strain Pole, 1,000 Pounds Design Tension, 20'	\$ 15,750.00	1	\$ 15,750.00
06	EA	Radar Speed Sign	\$ 5,775.00	2	\$ 11,550.00
07	EA	Electrical Service, Type B	\$ 2,100.00	1	\$ 2,100.00
08	EA	Electrical Service, Type C	\$ 2,625.00	1	\$ 2,625.00

Construction Sub Total \$ 56,700.00

Construction Sub Total \$ 112,875.00

Mobilization 8% \$ 9,000.00

Maintenance and Protection of Traffic During Construction 10% \$ 11,000.00

Contingency 5% \$ 6,000.00

**PROJECT CONSTRUCTION TOTAL (2023) \$ 138,875.00**

**PROJECT CONSTRUCTION TOTAL (Escalation to 2024) \$ 148,000.00**

Engineering, Permitting and Bidding \$ 25,000.00

Construction Inspection \$ 12,000.00

**PROJECT TOTAL \$ 185,000.00**

**GRANT REQUEST \$ 148,000.00**

**MUNICIPAL MATCH (Engineering & Inspection) (25% of Grant Amount) \$ 37,000.00**

**Assumptions**

- Does not include Networked School System for remote access



**BOARD OF SUPERVISORS  
LOWER SALFORD TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2023 - 01**

**“Ordinance Repealing the Fee Schedule for Building Permits and Zoning Applications”**

**AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF LOWER SALFORD, CHAPTER 84 (FEES), ARTICLE I (BUILDING PERMITS AND ZONING APPLICATIONS), SECTION 84-1 (PERMITS AND APPLICATIONS) TO REPEAL SECTION 84-1 (PERMITS AND APPLICATIONS) IN ITS ENTIRETY**

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The Board of Supervisors of Lower Salford Township does hereby **ENACT** and **ORDAIN:**

**SECTION I.- Amendment to Code**

The Code of the Township of Lower Salford, Chapter 84 (Fees), Article I (Building Permits and Zoning Applications), Section 84-1 (Permits and Applications) is hereby repealed in its entirety.

**SECTION II.- Severability**

The provisions of this Ordinance are intended to be severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

**SECTION III.- Failure to Enforce not a Waiver**

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

**SECTION IV.- Effective Date**

This Ordinance shall take effect and be in force from and after its approval as required by the law.

**SECTION V.- Repealer**

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

**ORDAINED AND ENACTED** by the Board of Supervisors of Lower Salford Township, Montgomery County, Pennsylvania, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**LOWER SALFORD TOWNSHIP**

By: \_\_\_\_\_  
**Keith Bergman**, Chairman,  
Board of Supervisors

Attest: \_\_\_\_\_  
**Joseph S. Czajkowski**, Township Manager/Secretary



**NOTICE**

**NOTICE** is hereby given that the Board of Supervisors of Lower Salford, at its public meeting on \_\_\_\_\_, 2023 at 7:30 PM in the Township Building, 379 Main Street, Harleysville, Pennsylvania, will hold a public hearing on and could vote to adopt an ordinance entitled "Ordinance Repealing the Fee Schedule for Building Permits and Zoning Applications" amending the Code of the Township of Lower Salford, Chapter 84 (Fees), Article I (Building Permits and Zoning Applications), Section 84-1 (Permits and Applications) to repeal Section 84-1 (Permits and Applications) in its entirety.

Copies of the full text of the proposed Ordinance are available for examination during normal business hours at the Offices of *Montgomery News*, 307 Derstine Avenue, Lansdale, Pennsylvania 19446, the Montgomery County Law Library, Court House, Norristown, Pennsylvania 19401, and the Lower Salford Township Building, 379 Main Street, Harleysville, Pennsylvania 19438 where a copy of the proposed Ordinance may be obtained for a charge not greater than the cost thereof.

**JAMES J. GARRITY, ESQUIRE  
ANDREW R. FREIMUTH, ESQUIRE  
WISLER PEARLSTINE, LLP**

Solicitors for Lower Salford Township



# Lower Salford Township

379 Main Street Harleysville, PA 19438; phone # 215-256-8087

Department of Building and Zoning

## FEE SCHEDULE

### A. BUILDING AND ZONING PERMITS:

#### (1) Zoning

*All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals.*

**All Permit Fees are due upon issuance of permits, NOT with the Permit Application, with the exception of roof replacements, sheds, fences, and driveway expansions.**

(a) Written Zoning Opinions - Upon Request \$200.00 each

(b) Zoning Permits for Construction within the R-3 and R-4 Use Groups  
(In addition to any applicable Subdivision and/or Land Development costs)

New Dwelling Unit (Each)	\$100.00
Additions to existing dwelling unit	\$50.00
Accessory Buildings/Structures	\$50.00

(This item includes storage sheds, detached garages, uncovered decks and patios, retaining walls, barns, silos, swimming pools, hot tubs, etc.) Patios that utilize interlocking pavers and do not require the placement of a foundation and/or frost wall and sheds, pole barns and temporary buildings less than one thousand square feet (1,000 sf) shall require a Zoning Permit only. This item shall include alternative energy systems (solar, wind, etc.) when not placed on an existing structure.

(c) Fences within the R-3 and R-4 Use Groups \$75.00

(d) Zoning Permits for Construction within all other Use Groups  
(In addition to any applicable Subdivision and/or Land Development costs)

New Construction	\$150.00
Additions/Fit-Outs to existing space	\$150.00
Accessory Buildings/Structures	\$100.00

(Includes storage sheds, detached garages, uncovered decks and patios, retaining walls, barns, silos, swimming pools, hot tubs, etc.)



Multi-Family Uses	\$150.00 <i>plus</i> \$20 per Dwelling Unit
(e) <u>Fences within all other Use Groups</u>	\$200.00
(f) <u>Well Permit</u>	
Installation of New Well	\$325.00
Geothermal Well	\$325.00 (Each)
Abandonment of Existing Well	\$200.00
(g) <u>Temporary Construction Trailer</u>	\$130.00/year
(h) <u>Flood Plain Determination Review</u>	\$150.00 <i>plus</i> Standard hourly fees of Township Engineer
(For new construction, Township Engineer shall be included in the review of the request only if deemed necessary at the sole decision of the Township Staff.)	
(i) <u>Storage Units placed on-site (PODS or similar)</u>	\$75.00
(Only where approved in accordance with the Zoning Ordinance and for a maximum of 30 days)	
(j) <u>Solar Power Generating System (Ground Mounted)</u>	
Uses R3 and R4	\$100.00
All Other Uses	\$150.00
(k) <u>Emergency Generator</u>	
R3 and R4 Uses	\$50.00
All Other Uses	\$100.00
(l) <u>Driveway/Parking Area</u>	
Accessory to R3 and R4 Uses	\$50.00
Accessory to All Other Uses	\$50.00
<i>plus</i> \$1,500.00 Escrow	
(Plus all other approvals including but not limited to Land Development, etc.; Applicant shall establish an Escrow Account with the Township to reimburse the Township Engineer Review and Inspection)	
(m) <u>Relocation of Structure</u>	\$50.00
(n) <u>Sales Trailers (All Uses)</u>	\$100.00
(Applicant shall obtain approval from the Lower Salford Township Board of Supervisors prior to the Application.)	
(o) Permit for permanent roadside stand:	\$200.00

(p) Permit for temporary roadside stand: \$50.00

**(2) Building Permit Applications**

*All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals.*

Gross Floor Area (GFA) – In association with the referenced fees, the Gross Floor Area shall be defined as the following; the total square feet of all floors within the perimeter of the outside walls, including basements, bays, cellars, attached garages, roofed patios, breezeways and covered walkways, halls, mechanical/utility areas, restrooms, stairs, stair towers, halls, covered decks and attics and crawl spaces having a minimum headroom of six feet (6'-0"). Attics and crawl spaces having minimum headroom of less than six feet (6'-0") are not included within the GFA.

Where Fees are calculated using Construction Costs the Township reserves the right to require the Applicant to produce suitable evidence establishing the stated Construction Costs.

Use Groups - In association with the referenced fees, the Use Group designation is derived from the ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who reside on a 24 hour basis in a supervised residential environment and receive custodial care. All other Use groups refers to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, H-5, I-1, I-2, I-3, I-4, M, R-1, R-2, S-1 and S-2.

**All Permit Fees are due upon issuance of permits, NOT with the Permit Application; with the exception of roof replacements, sheds, fences, and driveway expansions.**

The Pennsylvania UCC Fee, as prescribed by the Pennsylvania Department of Labor and Industry, plus any Administrative Fee shall be added to all Building Permits.

All Building Permit Applications that propose a change to either the existing footprint or Use of any structure on the site in question shall be subject to a Zoning Permit and all applicable Zoning Permit Fees in addition to the Building Permit Fees.

(a) New Construction

Use Groups R-3 and R-4	\$500.00 <i>plus</i> \$0.30 per SF of GFA
All other Use Groups	\$1,000.00 <i>plus</i> \$0.30 per SF of GFA

(b) Additions/Alterations/Fit-out of Existing Space

Use Groups R-3 and R-4	\$130.00 <i>plus</i> \$0.25 per SF Minimum Fee \$200.00
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All other Use Groups \$300  
*plus* \$0.25 per SF  
 Minimum Fee \$550.00

(c) Demolition

Use Groups R-3 and R-4 \$65.00  
*plus* \$0.25 per SF  
 Minimum Fee \$130.00

All other Use Groups \$130.00  
*plus* \$0.25 per SF  
 Minimum Fee \$300.00

(d) Accessory Structures (Not associated with agricultural uses)

Uncovered Decks or Patios \$0.30 per SF  
 Minimum Fee \$200.00

(Individual applications for covered decks and covered patios shall be classified as an Addition.)

Sheds, Detached Garages, Pole Barns and Temporary Buildings (>1000 sf) shall be considered New Construction. (Sheds, Pole Barns and Temporary Buildings less than one thousand square feet (<1000 sf) shall require a Zoning Permit only. Sheds, Pole Barns and Temporary Buildings over one thousand square feet (>1000 sf) shall be considered New Construction.)

(e) Accessory Structures (Associated with approved agricultural uses)

Barns, animal sheds, and similar structures when associated with properties identified as having an approved Agricultural Use as the primary Use: \$100.00 *plus* \$0.10 per sf

(f) Use and Occupancy Certificate

(New construction and changes in existing Use and Occupancy)

Each individual unit requires a Use and Occupancy Certificate (ex. residential units, multiple family dwelling units, condominium units and similar facilities that have separate and distinct individual units.)

Use Groups R-3 and R-4 and Multi-Family Dwellings (New Structure):  
 \$100.00 per dwelling unit

All other Use Groups (New Structure): \$300.00 per unit

All other Use Groups (Fit-out/Renovations): \$100.00

Temporary Use and Occupancy Certificate for New Construction:  
 \$200.00 per unit in addition  
 to all other applicable costs

Copy of Use and Occupancy Certificate or Letter: \$25.00 per copy after original

is issued.

(g) Miscellaneous Renovations 2% of Construction Cost  
Includes all applications not covered elsewhere within this Resolution.

(h) Swimming Pools (Pool fencing is included within permit cost)

Aboveground (Portable)	\$100.00
In ground (Permanent)	\$250.00

(i) Blasting Permit \$100.00/day \$300.00/week  
Blasting Permit approval shall be issued by Zoning Officer after review by the Building Inspector, Fire Marshal and Township Engineer.

(j) Storage Tanks (Non-Residential Aboveground/Underground)  
Tanks not associated with residential heating or cooking operations.

Tank Installation (Aboveground/Underground)	
0 to 10,000 Gallons:	Gallons x \$0.05 Minimum Fee \$75.00
Greater than 10,000 Gallons:	Gallons x \$0.05 Minimum Fee \$250.00

Tank Removal (Underground) \$100.00 per tank  
Copies of soil and water test results, disposal ticket and closure report shall be provided to the Township.

(k) Storage Tanks (Residential Aboveground/Underground)  
Oil/Propane tanks specifically associated with residential heating or cooking operations.

Tank Installation (Aboveground/Underground)	
0 to 1,000 Gallons:	Gallons x \$0.05 Minimum Fee \$60.00
Greater than 1,000 Gallons:	Gallons x \$0.05 Minimum Fee \$75.00

Tank Removal (Underground) \$50.00 per tank  
Copies of soil and water test results, disposal ticket and closure report shall be provided to the Township.

(l) Fireplaces

Masonry Fireplaces	\$100.00
Pre-manufactured fireplace inserts/Wood Stoves:	\$50.00

(m) Elevators \$100.00 each  
Certificate of approval from PA Department Labor and Industry shall be provided to the Township.

(n) Industrialized Housing (Mobile Home) Units Installation



Permanent Residential	\$150.00 per unit
Temporary Residential	\$50.00

(When associated with an application for a permanent single family detached dwelling. Permit may be renewed at the option of the Township each six month period, each period shall be an additional application.)

(o) Contractor Registration

Required for all construction projects not defined as a “Home Improvement” within the Commonwealth of Pennsylvania Home Improvement Consumer Protection Act undertaken within the Township including, new construction, remodeling, alterations and renovations. In addition to the General Contractor, all subcontractors employed by the builder and General Contractor are also required to be registered, including but not limited to concrete, masonry, plumbing, HVAC, electrical, framing, roofing, sprinkler and landscaping contractors. Registration period is from January 1st to December 31st. Registration is for identification and insurance verification purposes only and is not meant to attest to the competency of any contractor or subcontractor.

Annual Registration	\$75.00 per year
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(p) Commonwealth of Pennsylvania UCC Fee

As prescribed by the Commonwealth of Pennsylvania Department of Labor & Industry *Plus* \$0.50

(q) Solar Power Generating System

Uses R3 and R4 (Roof Mounted)

Where structural modifications ARE NOT required to existing structures:	\$75.00
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Where structural modifications ARE required to existing structures:	\$200.00
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Uses R3 and R4 (Ground Mounted)	\$250.00
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All Other Uses	2% of Construction Cost
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(r) Accessibility Improvements/Review \$250.00

(s) Temporary Structures

Seasonal Kiosks	\$50.00 (90 days maximum)
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Tents, Canopies, Air Supported and Similar Structures

Occupancy Capacity 0 to 100 persons:	\$100.00 for up to 3 Days <i>plus</i> \$10.00 for each additional day
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Occupancy Capacity 101 to 500 persons:	\$150.00 for up to 3 Days <i>plus</i> \$25.00 for each additional day
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Occupancy Capacity Greater than 500 persons	\$200.00 for up to 3 Days
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plus \$50.00 for each additional day

(t) Pennsylvania Uniform Construction Code Board of Appeals

Decision on any Application by a meeting as permitted under 34 PA.Code §403.122(d) and more fully defined by the By-Laws of the UCC Board of Appeals:

\$800.00

Hearings/Meetings Continued at the Request of the Applicant:

\$400.00 per Hearing/Meeting

(u) Transfer of Issued Permit

\$50.00

(Covering the Cost of transferring any previously issued permit to a different contractor.)

(v) Emergency Generator

R3 and R4 Uses

\$100.00

All Other Uses

\$250.00

(Application shall be reviewed and Approved and all Electrical Inspections associated with the application shall be performed by a by a Certified Third Party Agency Licensed by the Commonwealth of Pennsylvania Department of Labor and Industry.)

(w) Roofing and Siding Replacement on Existing Structures (All Uses)

(Based upon the Total Square Footage divided by one hundred (100) or per "Square")

1 to 10 Square

\$50.00

>10 Square

\$50.00 plus \$2.50 per Square

>10 Square

**(3) Mechanical Permit Applications**

*All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals.*

Use Groups - In association with the referenced fees, the Use Group designation is derived from the ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who reside on a 24 hour basis in a supervised residential environment and receive custodial care. All other Use groups refers to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, I-1, I-2, I-3, M, R-1, R-2, S-1 and S-2.

(a) Replacement of Existing Equipment (In kind)

Units utilizing an existing chimney and/or vent pipe to have the existing chimney and/or vent certified by a qualified professional specializing in certification of chimneys and vents with written evaluation provided to the Township. Manual J Calculations shall be submitted with the Application.

Use Groups R3 and R4



Existing Heater (Gas, Electric, Oil) or Air Conditioning Unit/Condenser:  
\$50.00

All Other Use Groups  
Existing Heater (Gas, Electric, Oil) or Air Conditioning Unit/Condenser:  
\$100.00

Chimney Liner (All Use Groups) \$100.00

(b) New Construction (Equipment Installation)

(Manual J Calculations shall be submitted with the Application.)

Use Groups R3 and R4  
Heater (Gas, Electric, Oil) or Air Conditioning Unit/Condenser:  
\$50.00 for the first \$1,000 of construction cost *plus* \$20 for each additional \$1,000 of costs with a minimum fee of \$100.00.

All Other Uses  
Heater (Gas, Electric, Oil) or Air Conditioning Unit/Condenser:  
\$100.00 for the first \$1,000 of construction cost *plus* \$25 for each additional \$1,000 of costs with a minimum fee of \$150.00 per unit.

(c) Alterations to Existing HVAC Systems (Re-Alignment of Ductwork Only)

Use Groups R-3 and R-4 \$25.00  
All other Use Groups \$100.00

(d) Commercial Kitchen Exhaust System

\$250.00

(Units utilizing an existing chimney and/or vent pipe shall have the existing chimney and/or vent certified by a qualified professional specializing in certification of chimneys and vents with written evaluation provided to the Township.)

(e) Commonwealth of Pennsylvania UCC Fee

(When not associated with a Building Permit)

As prescribed by the Commonwealth of Pennsylvania Department of Labor & Industry *Plus* \$0.50

**(4) Plumbing Permit Applications**

*All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals.*

Use Groups - In association with the referenced fees, the Use Group designation is derived from the ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who

reside on a 24 hour basis in a supervised residential environment and receive custodial care. All other Use groups refers to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, I-1, I-2, I-3, M, R-1, R-2, S-1 and S-2.

Prior to a Plumbing Permit being issued, the applicant is required to present to the Township written proof that the Sewer Authority has approved the application and all applicable fees have been paid in full, where applicable.

(a) New Construction and Alterations

Use Groups R-3 and R-4	\$150.00 for first five (5) fixtures \$20.00 for each additional \$100.00 Min. per new dwelling unit
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All other Use Groups	\$200.00 for first five (5) fixtures \$20.00 for each additional \$100.00 Min. per new dwelling unit within Multi-family Facilities \$200.00 Min. for all other Use Groups
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(b) Hot Water Generator/Domestic Water Heater or Coil (New or Replacement)

Use Groups R-3 and R-4	\$25.00
All other Use Groups	\$30.00

(c) Boiler to Potable Water tie-In (All Use Groups) \$20.00

(d) Lawn Sprinkler System to Potable Water Tie-in (including backflow preventer)

Connections to the potable water system may only be performed by a registered master plumber.

Use Groups R-3 and R-4	\$20.00
All other Use Groups	\$50.00

(e) Fire Sprinkler System to Potable Water Tie-In

Connections to the potable water system may only be performed by a registered master plumber.

Use Groups R-3 and R-4	\$20.00
All other Use Groups	\$50.00

(f) Circulators Pumps & Sump Pumps (All Use Groups)

Under 2 H.P.	\$20.00
2 H.P. to 6 H.P.	\$30.00

6 H.P. and Greater \$60.00

(g) Sanitary Sewer and Water Laterals

New Construction

R3 and R4 Uses Sanitary Sewer Lateral \$100.00

R3 and R4 Uses Water Lateral \$100.00

All other Uses Sanitary Sewer Lateral \$200.00

All other Uses Water Lateral \$200.00

Repairs or Replacement of Existing

R3 and R4 Uses Sanitary Sewer Lateral \$100.00

R3 and R4 Uses Water Lateral \$100.00

All other Uses Sanitary Sewer Lateral \$250.00

All other Uses Water Lateral \$250.00

(h) Interceptors

All interceptors shall be inspected by the Township Engineer and are to be associated with a Land Development Application with an associated approved Developers Agreement.

(i) Sanitary Sewer Rental Fees:

Refer to Sewer Authority Fee Schedule

(j) Sanitary Sewer Connection Fee:

Refer to Sewer Authority Fee Schedule

(k) Sanitary Sewer Customer Facility Fee:

Refer to Sewer Authority Fee Schedule

(l) Sewer Certification

Refer to Sewer Authority Fee Schedule

(m) Industrialized Housing (Mobile Home) Units:

\$150.00 per unit

(n) Sanitary Sewer System Standard Construction Specifications:

Refer to Sewer Authority Fee Schedule

(o) Sewage Holding Tank

\$150.00

At the time of the Sewage Holding Tank Application the applicant shall execute an Operation and Maintenance Agreement with the Township.

(p) On-Site Septic Systems

Standard and Pressure Dose New Systems or System Replacement for Single Family Dwelling, Community Residential and Commercial Land Development (Includes Redesign/Relocation of Existing System):

\$500.00 plus \$125.00 for each Additional EDU (EDU = 400 GPD) (Requires



Commonwealth of PA  
Permit)

(Permit Fee includes a maximum of two (2) Deep Hole Test Pits and two (2) Percolation (perc) Tests.)

Additional Deep Hole Test Pits and Perc Tests (>2) \$75.00 each (in addition to Permit Fee) (Requires Township Permit Only)

Septic Tank Replacement \$100.00 (Requires Commonwealth of PA Permit)

Modifications/Repairs to Existing Systems (D Box, Broken Lateral, etc.) \$75.00 (Requires Township Permit Only)

(q) Annual Plumbing Permit Fee \$300 per year  
When the nature of the Plumbing Work is for routine repairs, maintenance or replacement the Township may issue as Annual Permit for a designated site upon the payment of the required Fee by January 31st of each year. The Annual Permit for the routine repair, maintenance or replacement of Plumbing Work and equipment may be issued to Owner(s) or occupant of a building regularly employing one or more licensed plumber on the premises. Each holder of an Annual Permit shall maintain a record of all work in the nature of replacement or repairs and request inspections.

(r) Commonwealth of Pennsylvania UCC Fee  
(When not associated with a Building Permit)  
As prescribed by the Commonwealth of Pennsylvania Department of Labor & Industry *Plus* \$0.50

(s) Natural Gas Service to Emergency Generator  
(Utility Service Provider approval shall accompany Application)

R3 and R4 Uses \$50.00  
All Other Uses \$150.00

**(5) Fire Protection Systems and Hazardous Equipment**

*All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals.*

(a) Fire Suppression and Detection (New or Re-Aligned)  
1 to 20 Sprinkler Heads or Smoke/Heat Detectors \$200.00  
21 to 100 Sprinkler Heads or Smoke/Heat Detectors \$500.00  
101 to 200 Sprinkler Heads or Smoke/Heat Detectors \$1,000.00  
200 to 400 Sprinkler Heads or Smoke/Heat Detectors \$1,500.00  
401 and greater Sprinkler Heads or Smoke/Heat Detectors \$2,000.00

(b) Plan Review Cost

In addition to the above referenced per head costs, the applicant shall pay the Township for the actual costs of Plan Review for each system proposed, plus a fifteen percent (15%) Administrative Fee, that were incurred for Engineering and/or Third Party Plan Review of the Application. Additional outside Plan Review shall be at the sole discretion of the Building Inspector/Building Code Official, Zoning Officer or Township Engineer.

(c) Non-Residential Kitchen Hood Suppression System \$500.00

(d) Fire Report from Fire Marshal \$100.00 plus \$20.00 per page/per copy \$250 per CD

(e) All other Inspections, not referenced herein, performed by Building Inspector, Fire Inspector and/or Fire Marshal  
Inspection Cost \$85.00 per hour, 1 hour minimum

(f) Fireworks Permit \$200.00/per display  
Fireworks Permit shall be issued by Zoning Officer after review by Fire Marshal.

(g) Fire Code Operational and Construction Permits not included elsewhere in this Fee Schedule \$100.00

(h) Commonwealth of Pennsylvania UCC Fee  
(When not associated with a Building Permit)  
As prescribed by the Commonwealth of Pennsylvania Department of Labor & Industry Plus \$0.50

**(6) Electrical Permits**

*All Fees referenced within this section shall be doubled if the project is started without the applicable Permits and/or Approvals.*

Use Groups - In association with the referenced fees, the Use Group designation is derived from the ICC International Building Code. R-3 refers to occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I. R-4 refers to buildings and structures for more than 5 but not more than 16 persons, excluding staff, who reside on a 24 hour basis in a supervised residential environment and receive custodial care. All other Use groups refers to the following Use Groups; A-1, A-2, A-3, A-4, A-5, B, E, F-1, F-2, H-1, H-2, H-3, H-4, I-1, I-2, I-3, M, R-1, R-2, S-1 and S-2.

(a) New Construction and Alterations

Use Groups R-3 and R-4 \$100.00  
All Other Uses \$250.00

(All Plan Review and Inspections shall be performed by a Certified Third Party Agency licensed by the Commonwealth of Pennsylvania Department of Labor and Industry with Approvals provided to the Township.)

- (b) Commonwealth of Pennsylvania UCC Fee  
 (When not associated with a Building Permit)  
 As prescribed by the Commonwealth of Pennsylvania Department of Labor & Industry *Plus*  
 \$0.50

**(7) Control of Alarms**

- (a) Fire Alarm Registration Fee - per Alarm \$25.00 one time fee  
 Fire Alarm Registrations are issued by and through the Fire Marshal and by the Zoning Officer to qualified applicants.
- (b) Emergency Alarm Registration Fee - per Alarm \$25.00 one time fee  
 Emergency Alarm Registrations are issued by and through the Lower Salford Township Police Department to qualified applicants.
- (c) Alarm Penalty Fee for False/Accidental Alarms with Police/Fire Response  
 (Fee is assessed for a twelve (12) month period.)
 

1 to 3 False Alarms	\$50.00 per alarm
4 to 6 False Alarms	\$100.00 per alarm
6 or more False Alarms	\$500.00 per alarm
- (d) Registration Fee for the Operation of an Alarm Business  
 (Defined as a Central Station/Office for receiving and distributing alarms signals.)
 

First year	\$100.00
Succeeding years	\$50.00

**B. SIGNS**

- (1) Permanent Residential Sign: \$35.00
- (2) Permanent Non-Residential Sign: \$75.00
- (3) Temporary Sign: \$50.00

**C. ZONING HEARING BOARD APPLICATIONS**

- (1) Residential: \$300 *plus* 1/2 stenographic fees
- (2) Nonresidential: \$900 *plus* 1/2 stenographic fees

All applications: \$150 *plus* 1/2 stenographic fees for each continued or additional hearing necessitated by applicant.

**D. CONDITIONAL USE APPLICATIONS**

- (1) Application Fee \$1,000.00
- (2) Escrow \$5,000.00



All applications: 1/2 the stenographic fees for the first hearing. An applicant shall also pay an additional fee of \$250.00 *plus* 1/2 the stenograph fees for each continued or additional hearing necessary to complete the testimony related to the application.

**E. ZONING ORDINANCE AMENDMENT OR ZONING MAP AMENDMENT**

(1) <u>Application Fee</u>	\$1,000.00
(2) <u>Escrow</u>	\$2,500.00

All applications: 1/2 stenographic fees, *plus* \$250, *plus* 1/2 stenographic fees for each continued or additional hearing necessitated by applicant.

**F. CURATIVE AMENDMENT OR PROCEDURAL AND SUBSTANTIVE VALIDITY CHALLENGE TO ZONING ORDINANCE OR ZONING MAP:**

(1) <u>Application Fee</u>	\$2,500.00
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All applications: 1/2 stenographic fees, *plus* \$250, and 1/2 stenographic fees for each continued/additional hearing necessitated by applicant.

**G. SUBDIVISION AND LAND DEVELOPMENT:**

(1) Lot line adjustment, simple conveyance and minor residential subdivision up to and including two lots: \$50

(2) Residential subdivision and/or land development: a general fee of \$500, *plus* \$100 for each lot in excess of five lots.

(3) Nonresidential subdivisions: a general fee of \$500, *plus* \$200 for each lot of the subdivision.

(4) Nonresidential land developments: a general fee of \$500, *plus* \$100 per acre, or part of, disturbed over five acres.

(5) At the time of filing a subdivision or land development application, in addition to those fees required for administration and review of the subdivision or land development plan, the applicant shall be required to deposit with the Township such escrow accounts as are set forth in the escrow deposit schedule below. Until such time as all applicable fees and required escrow deposits have been received by the Township, the application shall not be deemed complete nor officially received for review. It shall not be necessary for the escrow amount to be deposited by the Township in an interest-bearing account, but any unused portions of the escrow shall be returned to the applicant at such time as the subdivision or land development application is approved, denied or withdrawn. The amounts required to be deposited by the applicant shall be in accordance with the following schedule:

Use	Initial Deposit
Lot Line Adjustment with no new development	\$1,500 <del>\$2,500</del>
Minor subdivision (3 lots or fewer)	\$5,100

Major subdivision (4 to 10 lots inclusive)	\$10,000, <i>plus</i> \$420 per lot for each lot in excess of 3 lots
Major subdivision (in excess of 10 lots)	\$14,200
Land development plan	\$10,000

(6) In all cases, the applicant shall be responsible for 100% of all professional fees incurred in the course of reviewing a subdivision or land development plan and may be required to post additional escrow deposits as a condition for further review of such plans in the event the initial deposits are exhausted.

**H. WAIVER OF FORMAL SUBDIVISION AND LAND DEVELOPMENT REVIEW**

(1) <u>Application Fee</u>	\$1,000.00
(2) <u>Escrow</u>	\$5,000.00

**I. SKETCH PLAN**

(1) <u>Application Fee</u>	\$1,000.00
(2) <u>Escrow</u>	\$5,000.00

**J. GRADING PERMIT**

(1) <u>Application Fee</u>	\$1,000.00
(2) <u>Escrow</u>	<del>\$1,500.00</del> \$3,000.00

**K. ANNUAL FIRE SAFETY INSPECTIONS OF ALL NONRESIDENTIAL STRUCTURES AND UNITS**

\$35 for up to 5,000 square feet; re-inspections shall be based on a fee of \$25 per hour.

**L. INSPECTION:**

\$50 per hour in addition to permit fee.

**M. SEWAGE FACILITIES PLANNING MODULES:**

For the review of Sewage Facilities Planning Module Applications:

(1) <u>Application Fee:</u>	\$750.00
(2) <u>Escrow:</u>	\$1,000.00

**N. PUBLICATION/SERVICES FEES:**

(1) <u>Zoning Ordinance:</u>	\$45.00
(2) <u>Subdivision and Land Development Ordinance:</u>	\$25.00
(3) <u>Complete codified ordinances:</u>	\$300.00
(4) <u>Engineering standards:</u>	\$2.00
(5) <u>Community path, open space, comprehensive plan:</u>	\$20.00
(6) <u>Zoning Map:</u>	\$3.00
(7) <u>Copies:</u>	\$0.25 per sheet.

