



SKIPPACK TOWNSHIP

www.skippacktownship.org

4089 Heckler Road - P.O. Box 164, Skippack, PA 19474

PHONE: 610-454-0909 - FAX: 610-464-1385

SUBDIVISION/LAND DEVELOPMENT APPLICATION SUBMISSION CHECKLIST

This checklist and the following items MUST be submitted to the Township, completed and in their entirety, at the time of submission for the Township to accept a subdivision/land development application.

<u>Applicant Please Initial</u>	<u>Required Item of Submission</u>	<u>Township Confirmation of Submission</u>
_____	This Checklist, confirming submission of a complete application.	_____
_____	Skippack Township Application (Signatures must be in ink)	_____
_____	Skippack Township Time Waiver Form (Signatures must be in ink)	_____
_____	Skippack Township Fee (See current Fee Resolution, 2023-28) (Payable to Skippack Township)	_____
_____	Completed Montgomery County Planning Commission Act 247 Municipal Request for Review	_____
_____	Aerial Photograph (Resolution 2000-33) (More than four (4) lots or any non-residential Land Development)	_____
_____	Traffic Impact Study (SALDO §169-16.1) (More than ten (10) lots or when required by Township Engineer)	_____
_____	Title Search (SALDO §169-16.C.(3))	_____
_____	Affidavit of Posting Property Notice Posted (Resolution 2000-34)	_____
_____	Ten (10) Complete Sets of Plans	_____
_____	Eleven (11) Full Size Sets of just the Record, Landscape, and Grading Plans.	_____
_____	Electronic Copy of All Sets of Plans (In PDF Format via email)	_____
_____	Executed Professional Services Agreement with required escrow payment	_____

Original preliminary and/or original final subdivision and/or land development applications submitted by 4:00 pm on the last business day of the month will be reviewed by the Skippack Township Planning Commission at the regular meeting two months following the date of the submission.

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SUBDIVISION/LAND DEVELOPMENT APPLICATION

Fees and plans showing all public improvements are submitted with this application. Any additional plan information required by the Township Engineer will be submitted to the Township Secretary for distribution. The undersigned applicant agrees to comply with all the requirements of the Skippack Township Subdivision and Land Development Ordinance, as amended, and agrees to obtain all necessary permits in connection with the proposed subdivision and/or land development.

Skippack Township employees, or township-authorized agents, are hereby granted permission to enter upon the land, if necessary, for site inspections.

I hereby certify, as the undersigned applicant, that I am familiar with the subdivision and land development submission requirements of the Skippack Township Subdivision and Land Development Ordinance, as amended, and, to the best of my knowledge and belief; this application and submitted plans conform to the submission requirements of §169-16 and/or §169-17.

Submission Date: _____

Signature of Applicant: _____

Printed Name: _____

I, _____, _____, of _____
(PRINTED NAME) (TITLE) (ENTITY SUBMITTING PLAN)

(Hereinafter Applicant) do hereby swear that I am authorized by the Applicant to affix my signature to this application.

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SKIPPACK TOWNSHIP SUBDIVISION/LAND DEVELOPMENT TIME WAIVER FORM

On _____, I/We (hereinafter Applicant) submitted to Skippack Township for official filing, the subdivision and/or land development plan titled, _____
(TITLE OF PLAN)

for approval from Skippack Township.

Applicant recognizes that the Skippack Township staff needs the opportunity to adequately review the original, and any revised, subdivision and/or land development plan. Applicant also recognizes that applicant may need to make revisions to the subdivision and/or land development plan during the review process.

Please be advised, notwithstanding any contrary provision of the Pennsylvania Municipalities Planning Code, in recognition of the above, **THIS FORM WILL SERVE AS NOTICE TO SKIPPACK TOWNSHIP THAT THE REQUIREMENT THAT ACTION BE TAKEN ON THIS SUBDIVISION AND/OR LAND DEVELOPMENT PLAN WITHIN NINETY (90) DAYS IS HEREBY WAIVED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SIGNATURE OF SAID WAIVER.**

The applicant understands that applicant may **revoke this waiver at any time**, upon written notice provided to Skippack Township via US Postal Service certified mail. Skippack Township shall have forty-five (45) days from the date of receipt of the certified mail revocation notice within which to take appropriate action on this subdivision and/or land development plan.

Further, Skippack Township is in no way obligated to render action on the applicant's subdivision and/or land development plan earlier than ninety (90) days following the date of the next regularly scheduled meeting of the Skippack Township Planning Commission after the date the subdivision and/or land development plan is submitted to Skippack Township.

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SKIPPACK TOWNSHIP SUBDIVISION/LAND DEVELOPMENT TIME WAIVER FORM

This waiver is not transferable or assignable by applicant.

This waiver shall apply to any and all preliminary or preliminary/final or final subdivision and/or land development plans submitted by applicant regarding with or in relation to this application for subdivision and/or land development.

Date: _____
(DATE)

Signature: _____

Printed Name: _____

Firm Name: _____
(IF APPLICABLE)

Title: _____
(IF APPLICABLE)

I _____,
(PRINTED NAME) (TITLE)

of _____
(ENTITY SUBMITTING PLAN)

(hereinafter Applicant) do hereby swear that I am authorized by the Applicant to affix my signature to this waiver.

Date: _____ Signature: _____



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Skipack, PA 19464

PHONE : 610-454-0909 - FAX: 610-454-1385

SKIPACK TOWNSHIP - 2024 FEE SCHEDULE

SECTION 1. RESIDENTIAL NEW CONSTRUCTION, ADDITIONS AND ALTERATIONS

- A. New Construction – each residential dwelling unit:
1. New residential Units
(all space including garage, basement and attics) \$400.00+\$0.20 per gross sq. ft. area
\$0.15 per gross sq. ft. of below grade/unfinished space
 2. Decks, Patios, Courts, etc.
(unfinished areas, roofed areas per Alterations and Additions) \$100.00+\$0.10 per gross sq. ft. area
 3. Sheds less than 200 sq. ft. \$ 50.00
More than 200 sq. ft. \$100.00
More than 500 sq. ft. \$200.00+\$0.15 per gross sq. ft. of floor area
 4. Driveway opening \$50.00
 5. Swimming pools, hot tubs, spas \$100.00+\$0.35 per sq. ft. of water surface area
 6. Each Mobile or Modular Home unit \$200.00
- B. Additions/Alterations – each residential dwelling unit:
1. Alterations and Additions \$200.00+\$0.15 per gross sq. ft. of floor area.
\$0.10 per gross sq. ft. of below grade/unfinished space.
 2. Reroofing \$100.00 shingles only.
\$250.00 with sheathing replacement.
 3. Di minimis Alteration \$ 75.00

SECTION 2. NON-RESIDENTIAL NEW CONSTRUCTION, ADDITIONS AND ALTERATIONS

- A. New Construction:
1. All non-residential work including new construction, additions, and alterations \$500.00+\$0.35 per gross sq. ft. of gross area
 2. Outdoor structures under 200 square feet \$100.00
 3. Driveway opening \$100.00
 4. Swimming Pools \$200.00+\$0.35 per sq. ft. of water surface area
 5. Reroofing \$100.00+\$0.10 per sq. ft. of roof area

SECTION 3. PLUMBING

Three (3) fixtures or less	\$75.00
Each additional fixture	\$15.00
Sewer lateral connection	\$200.00
Non-residential fire protection system: 1 st \$1,000	\$450.00
Each additional \$1,000	\$25.00

SECTION 4. ELECTRICAL AND MECHANICAL

First \$1,000 of construction	\$100.00 minimum
Each additional \$1,000 up to \$25,000	\$25.00
Each additional \$1,000 over \$25,000	\$20.00

SECTION 5. USE AND OCCUPANCY

Residential (New Construction)	\$100.00
Non-residential	\$200.00

SECTION 6. ZONING PERMITS

Residential	\$50.00
Non-residential	\$100.00
Zoning Question Research & Written Response	\$50.00

SECTION 7. MISCELLANEOUS

A. Permits:		
1. Demolition		
Residential Structure		\$300.00
Residential Accessory Structure		\$50.00 (ex. Pool, shed)
Non-residential Structure		\$200.00
2. Blasting		\$200.00
3. Sign of 20 square feet or less		\$50.00
4. Sign of 21 square feet or greater		\$50.00+\$2.00 sq. ft.
5. Portable Sign (Annual Fee)		\$50.00
6. Peddling & Solicitation (30 day period)		\$82.00 (per person)
B. Plan Reviews:	Residential	\$25.00
	Others	\$35.00
C. Re-Inspection:		\$65.00/each
D. Temporary Buildings/Trailers, Construction Trailers		\$150.00
E. Roll off containers including PODs and dumpsters (Containers cannot be placed in the street)		\$25.00
F. Other Items:		
1. Copy of Zoning Ordinance, SALDO, Comprehensive Plan		\$30.00
2. Sewer Rent Certification		\$20.00
3. Color Maps (each)		\$5.00
4. Recycling Bin		\$10.00
5. Copies		
Each 8½ x 11 B&W page		\$0.25
Each 8½ x 11 color page		\$0.50
Each 11x17 B&W page		\$1.00
Each 11x17 color page		\$2.00
6. Zoning/Conditional Use Transcripts		Actual Cost (Paid directly to Court Reporter)

PERMIT FEES FOR WORK STARTED PRIOR TO APPROVAL ARE DOUBLED

ALL PERMIT FEES ARE NON-REFUNDABLE. EACH PERMIT ISSUED UNDER THE UNIFORM CONSTRUCTION CODE IS SUBJECT TO AN ADDITIONAL FEE TO COVER PA UCC PERMIT FEE, WHICH IS SUBJECT TO CHANGE PER CURRENT STATE FEE (\$4.50 AS OF 1/10/2022).

SECTION 8. CONTRACTOR REGISTRATION

Certificate of Insurance for Workers Compensation Required	
Contractor, Plumber, Electrician, Mechanical, Sprinkler	\$50.00/Annual
Each Additional Trade	\$30.00
Journeyman	\$10.00

SECTION 9. SUBDIVISION, LAND DEVELOPMENT AND EARTH DISTURBANCE

	<u>FEE</u>	<u>ESCROW</u>
A. Pre-Application Meeting with Township Consultants	\$ 500.00	N/A
B. Subdivision or Land Development Sketch Plan	\$ 200.00	\$2,000.00
C. Subdivision or Land Development Preliminary, Final or Preliminary/Final Plan Submission		
1. Two (2) to five (5) lots	\$ 400.00	\$5,000.00
2. Six (6) to ten (10) lots	\$1,000.00	\$5,000.00
3. Eleven (11) lots or greater	\$2,000.00	\$5,000.00
4. Structure of 3,000 square feet or less	\$ 400.00	\$5,000.00
5. Structure of 15,000 square feet or less	\$1,000.00	\$5,000.00
6. Structure of 15,001 square feet or greater	\$2,000.00	\$5,000.00
D. Earth Disturbance Activity as defined in Section 172.11 of the Township Code that is not part of a Land Development or Subdivision Application.		
1. 1,000 sq. ft. – ½ acre	\$ 500.00	N/A
2. ½ acre-One (1) acre	\$1,200.00	N/A
3. Over one (1) acre	\$2,000.00	\$2,000.00

SECTION 10. WINTER GRADING SECURITY DEPOSIT

In the event a lot cannot be completely grade, raked, seeded, and mulched, or a driveway cannot be paved due to inclement weather, security deposits must be submitted to Skippack Township prior to the issuance of any U&O. Fees effective December 15. All work must be completed by May 15.

A. Driveway Wearing Course		\$ 530.00
B. Driveway Binder & Wearing Course		\$ 900.00
C. Grade, Rake, Seed, and Mulch:	1/4-acre lot	\$ 400.00
	1/3-acre lot	\$ 500.00
	1/2 - acre lot	\$ 600.00
	1-acre lot	\$1,200.00

D. For topsoil placement, grade, rake, seed and mulch:

1/4-acre lot	\$ 800.00
1/3-acre lot	\$1,000.00
1/2-acre lot	\$1,200.00
1-acre lot	\$2,400.00

SECTION 11. ESCROWS

The purpose of the escrow amounts established in the Resolution is for the Township to receive timely reimbursement for the costs the Township incurs to review plans, drawings, engineering studies and other documents related to the application or permit. The escrow accounts established under this Resolution are subject to the conditions of the Professional Services Agreement executed by the Township and the developer/permittee.

SECTION 12. APPEALS

A. Zoning Hearing Board:

1. Residential (Variance, Special Exception, Enforcement Notice)	\$500.00
2. Non-residential (Variance, Special Exception, Enforcement Notice)	\$750.00
3. Challenges	\$1,000.00
4. Continuance Fee (continued for additional Applicant testimony)	50% of Original Fee paid prior to hearing

B. Board of Appeals (Building Code)

1. Residential Appeal	\$500.00
2. Non-residential Appeal	\$750.00
3. Continuance Fee (continued for additional Applicant testimony)	50% of Original Fee paid prior to hearing

C. Board of Supervisors:

1. Residential Conditional Use	\$500.00
2. Non-residential Conditional Use	\$750.00
3. Petition to Amend Zoning	\$1,000.00
4. Curative Amendment	\$2,000.00
5. Continuance Fee (continued for additional Applicant testimony)	50% of Original Fee paid prior to hearing

SECTION 13. SMALL WIRELESS COMMUNICATIONS FACILITIES

A. Right-of-Way Fees

1. Annual Right-of-Way Fee	\$270.00 per small wireless facility
2. Failure to Repair Right-of-Way Penalty (if not completed within 30 days of notice)	\$500.00

B. Application Fees

1. Small Wireless Facility Collocation	\$500.00 for up to 5 small wireless facilities; Plus \$100.00 per
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additional small
wireless facility over
5 collocated small
wireless facilities

2. New or Replacement Pole

\$1,000 per pole

Applicant Request for County Review

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.



MONTGOMERY COUNTY PLANNING COMMISSION

MCPC

P.O. Box 311, Norristown, PA 19404-0311
 Phone: 610-278-3722
 Business Hours: 8:30 A.M. to 4:15 P.M.
www.planning.montcopa.org

Date: _____

Municipality: _____

Proposal Name: _____

Applicant Name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

Applicant's Representative: _____

Address: _____

City/State/Zip: _____

Business Phone (required): _____

Business Email (required): _____

Type of Review Requested:

(Check All Appropriate Boxes)

- Land Development Plan
- Subdivision Plan
- Residential Lot Line Change
- Nonresidential Lot Line Change
- Zoning Ordinance Amendment
- Zoning Map Amendment
- Subdivision Ordinance Amendment
- Curative Amendment
- Comprehensive / Other Plan
- Conditional Use
- Special Review*

**(Not included in any other category - includes parking lot or structures that are not associated with new building square footage)*

Type of Plan:

- Tentative (Sketch)
- Preliminary / Final

Type of Submission:

- New Proposal
- Resubmission*

** A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.*

Zoning:

Existing District: _____

Special Exception Granted Yes No

Variance Granted Yes No For _____

Plan Information:

Tax Parcel Number(s) _____

Location *(address or frontage)* _____

Nearest Cross Street _____

Total Tract Area _____

Total Tract Area Impacted By Development _____

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New		Senior Housing		Open Space Acres*	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family						
Townhouses/Twins						
Apartments						
Commercial						
Industrial						
Office						
Institutional						
Other						

**Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.*

Additional Information: _____

RESOLUTION NO. 2000-33

**A RESOLUTION OF SKIPPACK TOWNSHIP, MONTGOMERY COUNTY,
REQUIRING AN AERIAL PHOTOGRAPH BE SUBMITTED WITH A
PRELIMINARY APPLICATION FOR DEVELOPMENT**

WHEREAS, the Township of Skippack desires to promote coordinated and practical community development; and

WHEREAS, the Township of Skippack desires to coordinate proposed subdivisions and land development with existing streets, parks, subdivisions, commercial development and other features of the Township Comprehensive Plan; and

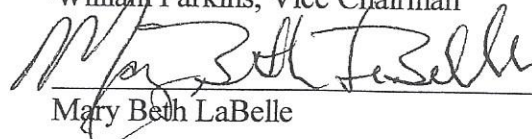
WHEREAS, the Township of Skippack, by and through its Planning Commission, in order to promote the goals stated above, desires all applicants seeking approval for subdivision and land development plans to submit an aerial photograph with the subdivision and/or land development application.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED, that every application for preliminary approval of a land development or subdivision plan with more than 4 proposed lots shall include an aerial photograph of the tract of land identified in the land development plan or subdivision plan. Said aerial photograph shall encompass the boundary of the tract of land being proposed for land development or subdivision plus five hundred (500) feet in all directions outside the boundary line of the proposed tract of land.

**SKIPPACK TOWNSHIP
BOARD OF SUPERVISORS**

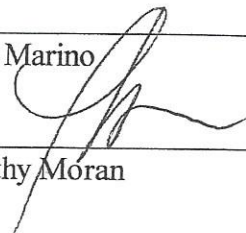

Samuel DiNenna, Chairman

William Parkins, Vice Chairman



Mary Beth LaBelle

DATE: 9-27-00

Mark Marino


Timothy Moran

ATTEST:


Kisha Tyler, Township Secretary



SKIPPACK TOWNSHIP
SUBDIVISION/LAND DEVELOPMENT
AFFIDAVIT OF POSTING

The undersigned, _____, representing the applicant for a Proposed Subdivision/Land Development in Skippack Township titled:

Address of Property: _____

_____ does hereby depose and affirm that on the date of: _____, at _____ o'clock M. _____ did personally post a notice prepared in accordance with the provisions outlined in Skippack Resolution 2000-34. A true and correct copy of the posting which is attached.

Signed

Printed

Address

Phone

Email

RESOLUTION NO. 2000-34

**A RESOLUTION OF SKIPPACK TOWNSHIP, MONTGOMERY COUNTY,
REQUIRING DEVELOPERS TO NOTIFY THE PUBLIC OF
ANY PROPOSED SUBDIVISION OR LAND DEVELOPMENT**

WHEREAS, the Township of Skippack desires to promote coordinated and practical community development; and

WHEREAS, the opinions and comments of the citizens of Skippack Township are necessary in order to promote coordinated and practical community development; and

WHEREAS, the Township of Skippack desires to keep its citizens informed of all proposed subdivision and land development within Skippack Township; and

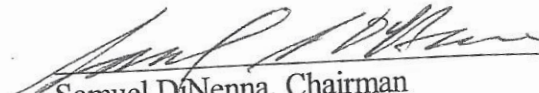
WHEREAS, the Township of Skippack, by and through its Planning Commission, in order to promote the goals stated above, desires that all applicants seeking approval for subdivision and land development plans notify the public of this intention to develop or subdivide land in Skippack Township.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED, that notice of said proposed subdivision plan or land development plan be conspicuously posted by the applicant every five hundred (500) feet along the adjacent roadway (s). The notice must be posted within twenty-four (24) hours of the submission of a preliminary land development or subdivision plan and must remain on the property throughout the duration of the land development and/or subdivision review approval process. All expense shall be born by the applicant. Said notice shall:

1. state: "This property is the subject of a land development or subdivision. Any questions call Skippack Township 610-454-0909."

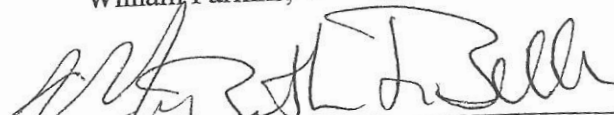
2. be no smaller than twenty four (24) inches by thirty six (36) inches and no larger than thirty six (36) by forty eight (48) inches; and
3. be black print, on white background.

**SKIPPACK TOWNSHIP
BOARD OF SUPERVISORS**




Samuel DiNenna, Chairman

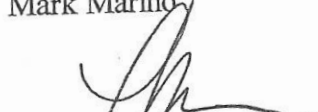
William Parkins, Vice Chairman



Mary Beth LaBelle




Mark Marino



Timothy Moran

DATE: 9-27-00

ATTEST:



Kisha Tyler, Township Secretary



SKIPPACK TOWNSHIP
PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT made this ____ day of _____, 20 __, by and between the **Township of Skippack**, Montgomery County, Pennsylvania, with offices located at 4089 Heckler Road, P.O. Box 164, Skippack, PA 19474 (hereinafter referred to as "Township") and _____ with offices located at _____ (hereafter referred to as "Developer").

WITNESSETH:

WHEREAS, Developer is the legal or equitable owner of certain real estate located at _____, Skippack Township, Montgomery County, Pennsylvania ("Property"); and

WHEREAS, Developer has requested that the Township review certain plans, drawings, engineering studies and other documents related to the property so Developer will be able to pursue an application(s) for Building Permits, Stormwater Management, Land Development, Subdivision, or any other Township application (hereinafter "Application") with the Township for the Property (the "Project"); and

WHEREAS, Developer desires that the Township have its Planner, Engineer, and/or any other Township Consultant perform certain reviews and/or inspections and have its Solicitor provide such legal services as are related to the Application and proposed development of the Property (hereinafter collectively "Services"); and

WHEREAS, Township has authorized the Services upon execution of this Agreement by Developer, and upon the deposit of the required funds as hereinafter set forth.

NOW THEREFORE, the parties agree as follows:

1. Township authorizes the Township Engineer, Traffic Engineer, Planner, Solicitor, or any other Township consultant (hereafter "Consultants") to perform site or field inspections, plan reviews, engineering studies/reviews of other documents, and provide legal services as are required and are deemed appropriate by the Township pursuant to its rules and regulations or proper engineering standards in order to ensure that the proposed development of the Property reflects proper planning and engineering practices and complies with all Township ordinances and other laws and regulations of the County of Montgomery, Commonwealth of Pennsylvania, the United States of America or any other regulatory body.

2. Developer agrees to pay upon receipt, all invoices from the Township for any and all Services provided and for Consultant's comments, communications, attendance at meetings and on-site visits necessary to review/inspect the Developer's Application and/or Project.
3. Developer hereby agrees to deposit, upon execution of the Agreement, the amount of \$ _____ (hereafter "Escrow") with all required documentation, to establish an escrow account as security for the payment of all costs and expenses, charges and fees, as set forth in paragraph 2 above. It is agreed and understood by the parties that no Services shall be provided, nor action taken on Developer's request for inspections or reviews related to the Property until the required funds have been deposited with the Township. Funding the Escrow amount does not relieve the Developer of paying for Services and administrative costs upon receiving an invoice for same.
4. The escrow in paragraph 3 above will be maintained in full throughout Developer's pursuit of the Project. All costs incurred by the Township will be billed to the Developer on a regular basis. Developer agrees to pay for all costs billed along with an administrative charge of 10% within fifteen (15) days of notice from the Township that an amount is due. Upon request, a detailed statement of account shall be provided to Developer.
5. If any costs are not reimbursed to the Township within fifteen (15) days of billing, it is understood and agreed: a) that no further Services will be provided for Developer; b) Developer releases the Township from any claims for delay and/or other type damages that might be incurred by Developer; and c) the Township is authorized to draw from the Escrow those funds necessary to reimburse itself for Services provided to the Developer, for which Developer has failed to pay, plus administrative charges. Developer shall remain liable to the Township shall constitute a release of liability for the cost of any Services not reimbursed b the Developer or from the Escrow Fund.
6. This Agreement may be terminated by the Township: a) in the event the Developer fails to, upon demand from the Township, immediately replenish the Escrow to its original amount set forth in paragraph 3 above; b) in the event the Developer fails to deposit any additional funds into the Escrow as required by the Township from time-to-time in its sole and absolute discretion; and/or c) at any other time, in the Township's sole and absolute discretion.

7. Upon termination of this Agreement by the Township and the return to Developer of any funds remaining in the Escrow not necessary to pay for unreimbursed Services, the Township shall be under no continuing obligation to Developer for provision of any Services, and/or continued review of the Project.
8. Developer further agrees that this Agreement and the engineering, planning, consulting and or legal work authorized by it shall in no way be construed as allowing any repairs, construction, or other improvements prior to the Developer receiving all required Township, County, Commonwealth and Federal approvals and/or permits and execution of Construction and Escrow Agreements with the Township.
9. Developer may, at any time, give written notice to the Township that it does not desire to proceed with the work. Upon receipt of such notice by the Township, together with the withdrawal of any application related thereto, Developer shall only be liable to the Township for costs and expenses related to Services up to and including the date and time of the Township's receipt of the notice. Township will process all monies remaining in the Escrow Fund to the Developer within ninety (90) days of receipt by the Township of this notice to terminate.
10. Developer and Township acknowledge that this document represents the full understanding between them, shall be interpreted in accordance with the laws of the Commonwealth of Pennsylvania, and will be honored by both, each of whom agree to be legally bound by its terms.

IN WITNESS WHEREOF, and intending to be legally bound hereby, the parties, have caused their signatures to be affixed their hands and seals hereto the day and year first above written.

ATTEST:

 (TOWNSHIP SEAL)

SKIPPAK TOWNSHIP

By: _____
 Township Manager

ATTEST:

 (SEAL)

DEVELOPER:

By: _____