

BOROUGH OF ROYERSFORD
300 MAIN STREET, ROYERSFORD, PA 19468
PHONE (610) 948-3737 FAX (610) 948-2915

APPLICATION FOR:

- ☐ COMMERCIAL ☐ RESIDENTIAL
☐ SKETCH PLAN REVIEW
☐ SUBDIVISION/LAND DEVELOPMENT REVIEW
☐ SUBDIVISION/LAND DEVELOPMENT FINAL REVIEW
☐ WAIVER REQUEST

Applicant's Name _____

Address _____

_____ Phone () _____

Name and address of owner (if different than applicant above)

_____ Phone () _____

Interest of applicant if other than owner _____

Location of proposed subdivision or land development

Tax Map Block _____ Unit _____ Tax Parcel _____

Development Plans

Sell lots only (yes or no) _____ Construct houses for sale (yes or no) _____

Other _____

Name and address of person or firm preparing plans

Name _____

Address _____

Phone () _____ Fax () _____

Criteria for Minor Subdivision

A subdivision or a tract of land that:

- a. Contains less than four (4) lots
- b. Has not been part of a subdivision submitted under the same ownership within the past three (3) years
- c. Proposes all lots to front on a physically improved street that is legally open to the public
- d. Will not involve a new access, right-of-way, easement, and/or the construction of any new street or road, the extension of municipal facilities or the creation of any other public improvements
- e. Requires not more than one (1) dimensional variance from the Borough zoning chapter for not more than one of the proposed lots on which new construction will occur or may occur in the future
- f. Is in general conformance with the Borough Comprehensive Plan and other applicable plans.

Criteria for Minor Residential Land Development

A land development that:

- a. Contains only one (1) residential building with less than five (5) dwelling units
- b. Has not been part of a land development submitted under the same ownership within the past three (3) years
- c. Presently fronts on a physically improved street that is legally opened to the public
- d. Will not involve the construction of any new street or road, the extension of municipal facilities or the creation of any other public improvement
- e. Is in general conformance with the Borough Comprehensive Plan and other applicable plans
- f. Will be served by existing public sewer and water.

I hereby certify that the attached plan complies with the above listed criteria.

Signature of Applicant_____

Date_____

FOR BOROUGH USE ONLY

Date Received_____ Payment Received_____

EXTENSION OF TIME

Date: _____

Attn: Borough Manager
Borough of Royersford
300 Main Street
Royersford, PA 19468

Dear Borough Manager:

RE: SUBDIVISION / LAND DEVELOPMENT PLAN OF _____

On _____, I (we) submitted the referenced plan for official filing.

Please be advised that notwithstanding any contrary provision of the Pennsylvania Municipalities Planning Code or the Borough Subdivision and Land Development Ordinance, this letter will serve as notice to the Borough of Royersford that the requirement that action be taken on this Plan within ninety (90) days, is hereby waived, without limitation as to time.

This waiver is granted to permit us to make such adjustments or revisions to the Plan as may be required during the Plan review period.

If we ever deem it necessary to limit the time of the subdivision or land development review process, we may revoke this extension of time in writing, sent certified mail, return receipt requested, and the Borough shall be obligated to render a decision on our plans within sixty (60) days after the date on which the written revocation notice was received.

If the Borough determines that insufficient progress is being made towards concluding the subdivision or land development review process, the Borough may revoke this extension of time in writing, sent regular mail and certified mail, return receipt requested. For purposes of this provision, the Borough's written notice shall be deemed received, if sent regular mail and certified mail, on the date of the written receipt on the certified mail return receipt, or three (3) days after the date indicated on the Borough's notification letter in the event the certified mail is returned as "refused," "unclaimed," or is otherwise returned without indication of receipt, if addressed as follows (or to a subsequent address specifically provided to the Borough by me/ us for the purpose of notice):

At any time sixty (60) days after our receipt of such notice from the Borough, we understand that the Borough may take (but shall not be obligated to take) such action with regard to our plans as the Borough deems necessary and appropriate.

I/we further understand that nothing herein shall be construed to prevent me/us from offering, and the Borough from accepting, additional extensions of time in the future, but neither party shall be obligated to do so by the terms of this waiver.

Very truly yours,

By: _____
Signature

Print Name, Title

Date: _____

Accepted By: _____
Signature of Borough Official

Print Name, Title