

Procedures for Completion and Dedication of Public Improvements and Common Amenities

The applicant should:

1. Fulfill the requirements of the Subdivision and Land Development Agreement by completing the development in accordance with the approved plan.
2. Request a final inspection of the public improvements and common amenities. Send the request to the Township Planning Department with a copy to the Township Engineer. Complete the work contained in the punchlist and arrange for additional inspections, as needed, to obtain a clean inspection report.
3. Provide deeds of dedication and legal descriptions of any street rights-of-way, utility easements, stormwater basins and any other public improvements that will be dedicated to the Township, for review by the Township Solicitor and the Township Engineer.
4. Provide the maintenance security, in accordance with the terms of the Maintenance Agreement, for review by the Township Solicitor. An extension of the existing Letter of Credit, or alternate form of security, is usually acceptable.
5. Provide funds for the Stormwater Basin Maintenance account, if a basin is to be dedicated.
6. Provide As-built drawings of the development.
7. If there are no improvements to dedicate, the 18 month maintenance period will begin on the date of the Township Engineer's clean inspection report or the date the maintenance security is delivered, if the security is not already in place. If there are improvements to dedicate, the maintenance period will begin on the date that all the conditions of the Board of Commissioners Resolution have been fulfilled. If the dedication is accepted unconditionally, the date of the Resolution shall mark the beginning of the maintenance period.
8. Once the maintenance period begins, the Township will assume responsibility for the routine maintenance of the improvements, including snowplowing, street sweeping, leaf collection, grass cutting and roadside maintenance. The developer will continue to be responsible to fix sinkholes, fill potholes, seal cracks, and repair broken curb and sidewalk. The Township will release the maintenance security at the conclusion of the maintenance period, after the Township Engineer inspects the improvements and declares them to be in good condition.