



BENSALEM TOWNSHIP

Building and Planning Department
2400 Byberry Road • Bensalem PA 19020
215-633-3644 • FAX 215-633-3653

SUBDIVISION AND LAND DEVELOPMENT APPLICATION

Notice To All Applicants for a

- Minor Land Development
- Major Land Development
- Major Sub-Division

A **Traffic Study** is now required at the time of application submission.

6. Has parcel ever received relief from the Zoning Hearing Board? _____
If yes, list date of decision and attach copy of the decision. _____

7. Deed restrictions that apply or are being contemplated. If no restrictions, state none. If yes, attach copy.

8. List proposed improvements and utilities to be installed:

9. List title of each plan, report and any other documents submitted:

10 List presence of floodplain, wetlands, steep slopes or any other environmental features on site:

11 List all variances and special exceptions that will be required from the Zoning Hearing Board for this application:

12 List all zoning changes, conditional uses and waivers that will be required for this application:

NOTE: Plan requirements can be found in The Code of the Township of Bensalem, Chapter 201

FOR MUNICIPAL USE ONLY:

Date Received:	_____
Application Fee:	_____
Escrow:	_____

SECTION VIII SUBDIVISION & LAND DEVELOPMENT/ZONING HEARING BOARD

APPLICATION FEES **TWP ENG. TWP SOL. TRAF ENG.**

A) SUBDIVISION PLANS - APPLICATION FEES & ESCROWS

1) Sketch Plan-----\$250	\$750.00	\$ 500.00	\$500.00
2) <u>Residential - Preliminary</u>			
Minor, Lot Line Change, 2 lots---\$150 + \$50 per lot	\$1400.00	\$1000.00	NONE
3 to 10 lots---\$250 + \$45 per lot over 2	\$1400.00	\$1000.00	NONE
11 to 20 lots---\$425 + \$45 per lot over 11	\$2000.00	\$1200.00	NONE
21 to 40 lots---\$1100 + \$40 per lot over 20	\$3000.00	\$1200.00	NONE
41 to 60 lots---\$1900 + \$30 per lot over 40	\$4000.00	\$1200.00	NONE
61 to 80 lots---\$2500 + \$20 per lot over 60	\$5000.00	\$1200.00	NONE
81 or more lots-\$2900 + \$10 per lot over 80	\$6000.00	\$1200.00	NONE
3) Commercial/Industrial, Lot Line Change			
\$300 + \$50.00	\$2000.00	\$1000.00	NONE
	plus \$1000.00	plus \$200.00	
	per lot add'l	per lot add'l	
4) Final Subdivision Plan---\$150.00			
3 to 10 lots	\$1000.00	\$ 750.00	NONE
Over 10 lots	\$2000.00	\$1000.00	NONE

B) Land Development Plans

1) Sketch Plan-----\$250.00	\$1200.00	\$ 500.00	NONE
2) Preliminary Plan. \$300.00 plus \$50.00 per one-half acre of proposed developed site area and Professional fees as follows.			
Up to .5 acre	\$2000.00	\$ 500.00	\$3000.00
.6 to 1 acre	\$2500.00	\$1500.00	\$3000.00
1.1 to 2 acres	\$3500.00	\$2500.00	\$3000.00
2.1 to 5 acres	\$5000.00	\$2500.00	\$3000.00
5.1 to 20 acres	\$6500.00	\$5000.00	\$3000.00
20.1 or more acres	\$10000.00	\$7500.00	\$3000.00

***Escrow amounts are minimum amounts required. Additional amount may be required based upon the actual acreage and intensity of Development.**

2b) Master Development Plan.....the same as a Preliminary Plan, and, in addition the applicant shall deposit an amount equal to One Hundred (\$100.00) Dollars per acre of gross site area in escrow. The escrow amount shall be used to pay the actual and reasonable expenses of outside consultants engaged by the Township to review the studies required by the Zoning Ordinance pertaining to Traffic Impact, Natural and Historic Resources, and Fiscal and Community Impact. Unused amounts shall be returned to the applicant, but no amount in addition to that described herein shall be required for those purposes.

3) Final Land Development Plan..... \$ 150.00

Escrow Escrow Escrow
Twp Eng. Twp Sol. Traffic Eng.

One half of Preliminary Plan Escrows

4) If an applicant wishes to make application for a combined preliminary and final subdivision and/or land development plan approval, the applicant shall pay the appropriate fees and escrows for both the preliminary and final plans as listed in Items (A) 2) & 3) and (B) 2) & 3) above. It is understood that Bensalem Township Council is under no obligation to grant a combined preliminary and final approval.

For all subdivision and land development plans - 10% of the Bucks County Planning Commission fee will be charged for administration costs.

(C) All fees are for initial review only. Each time a plan is altered, corrected, amended, revised or modified and is resubmitted for review, a fee of fifty (50) percent of initial fee shall be paid with resubmitted plans together with additional escrow monies in an amount equal to 50% of the initial escrows.

(D) Fees shall be submitted at the time of application of resubmission of subdivision or land development plan.

(E) All fees for the Bucks County Planning Commission shall also be submitted at the time of application. Checks shall be made payable to the Bucks County Planning Commission in accordance with their fee schedule.

(F) Escrows listed for the Solicitor, Township Engineer and Traffic Engineer are required to be paid with the application, and relate to the pre-approval process. Please note that these escrows are separate and apart from the cash and legal/engineer escrow to be posted after approval of any subdivision of land development plan.

(G) Fees for the approved Planning Agency shall be billed separately in the event the Township finds it necessary to engage the professional services of a consultant. The fee will apply to all subdivisions, land developments and Rezoning petitions. (To be paid before final action taken by the Township Council).

(H) Conditional Use Application Fee:

All applicants for a conditional use shall pay an application fee \$300.00 and an Escrow of \$4,000.00 at the time of application. Fee is non-refundable. Reviews resubmitted is 50% of application fee.

(I) Application for Change of Zoning Classification:

Any person who shall petition the Council of Bensalem Township for change in or amendment to the Bensalem Ordinance of 1954 as supplemented and amended shall pay an application fee of \$300.00 and an Escrow of \$2,500.00.



BUCKS COUNTY
Planning Commission

Subdivision and Land Development
Review Application

1260 Almshouse Road Neshaminy Manor Center
Doylestown, Pa 18901 Phone 215/345-3400 FAX 215/345-3886

This application must be completed by the applicant or his/her agent and submitted along with one copy of the plan and required fee (see fee schedule on back) for subdivision and land development reviews mandated by the Pennsylvania Municipalities Planning Code, Act 247 of 1968, as amended.

Municipality _____

Name of Proposal _____

Location _____

Tax Parcel No. _____ Total Acreage _____

Applicant _____ Telephone _____

Address _____

Owner of Record _____

Address _____

Present Land Use _____

Proposal

Residential 1) Number of lots or units _____ Nonresidential 1) Number of lots or leaseholds _____
2) Proposed new building area _____ Gross square feet (floor area)

Water Supply Public
(check one) Community On-site
 Individual On-lot

Sewerage Public
(check one) Community On-site
 Individual On-lot

The following documentation is required for every plan submission at the applicable level in addition to a completed application form. Please check appropriate state of plan submission.

Sketch Plan *or* One copy of plan
 Revised Sketch Plan

Preliminary Plan *or* One copy of preliminary plan/revised preliminary plan
 Revised Preliminary Plan Review of fee (see schedule on back)
 Proof of variances, special exceptions, conditional uses, or other agreements
 Sewage Facilities Planning Module
 Transportation Impact Study

Final Plan *or* One copy of final plan/revised final plan
 Revised Final Plan Review fee (see schedule on back)
 Conditions of preliminary approval

If proposal is made by applicant or agent directly to the Bucks County Planning Commission (BCPC), the following certification is required to assure that all plans submitted to the BCPC are also submitted to the municipal government for review.

I hereby certify that this plan has been submitted for review to the Township/Borough of _____ and that, if the plan is withdrawn from consideration by the municipality, it will also be withdrawn from the BCPC review process via written notification.

Members of the BCPC and staff are authorized to enter land for site inspection if necessary.

Print Name of Applicant

Signature of Applicant

Date

BCPC USE ONLY

BCPC File No. _____

Date Received _____

Review Date _____

Fee Paid _____

BUCKS COUNTY PLANNING COMMISSION FEE SCHEDULE FOR REVIEWS

The following fees will be charged by the Bucks County Planning Commission for subdivision and land development reviews as authorized by Act 194 amending Act 247, the Pennsylvania Municipalities Planning Code. These fees are effective January 1, 2004. Plans will not be accepted for review without the appropriate fee and completed application form. If you need assistance in calculating application fee(s), please call us at 215-345-3400.

Residential subdivisions, land developments, and conversions (Including Tentative Planned Residential Development Plans)

		Base Fee	+		
-	2	lots or units	=	\$150	
3	-	10	lots or units	=	\$100 + \$60 for each lot/unit over 2
11	-	25	lots or units	=	\$600 + \$40 for each lot/unit over 10
26	-	50	lots or units	=	\$1,200 + \$35 for each lot/unit over 25
51	-	100	lots or units	=	\$1,800 + \$15 for each lot/unit over 50
101	+		lots or units	=	\$2,400 + \$10 for each lot/unit over 100

Nonresidential land developments

		Base Fee	+		
0	-	5,000	sq. ft.	=	\$300 + \$40 for every 1,000 gross sq. ft. of floor area
5,001	+		sq. ft.	=	(no base fee) \$0.10 per square foot not to exceed \$4,500

Nonresidential subdivisions

-	2	lots or units	=	\$200	
3	-	10	lots or units	=	\$100 per lot
11	+		lots or units	=	\$95 per lot

Curative Amendments (not municipal curative amendments) \$1,500

Private Petitions for Zoning Change (not municipal petition) \$1,000

For the purposes of this Fee Schedule the definitions in Article II of the Pennsylvania Municipalities Planning Code of subdivision and land development shall be used.

There is **no fee** for review of a sketch plan or final plan (unless otherwise noted below) submission.

All fee charges are intended to cover the entire review process from preliminary to final stages **except** as follows:

- 1) **Each resubmission of a preliminary or final plan with minor revisions** shall be subject to an additional fee not to exceed the required fee listed in the tables above or \$200.00, whichever is less. A subdivision which proposes no more than two lots may be resubmitted with minor revisions one time without a charge for the review.
- 2) **Each resubmission of a preliminary or final plan involving a major revision or change in program** from the original submission shall be required to pay an additional fee as required in the tables above. A major revision or change in program may include but is not limited to a change in use, dwelling type, density, lot layout, or street layout.
- 3) **Each plan submitted for review two years after the first submission** shall be subject to an additional fee not to exceed the required fee listed in the tables above or \$150.00, whichever is less, if the plan contains only minor revisions. If there are major revisions to the plan, the submission will require a fee in accordance with the fee schedule above.
- 4) **Proposals submitted which contain a mix of uses** will be subject to the appropriate fee for each use.

MEETINGS WITH THE STAFF of the Bucks County Planning Commission to discuss applications either prior to or during the formal development application are encouraged and are free of charge. Appointments can be made by contacting 215/345-3400.

SIGNING OF PLANS FOR RECORDING: We require one paper copy of a final plan with municipal signatures when mylars/plans are brought in to the Bucks County Planning Commission for signing.

REQUESTS FOR ADDITIONAL COPIES OF REVIEW

Copies of the Bucks County Planning Commission review of this proposal will be sent to the applicant, municipality, and municipal engineer. If you wish to have copies sent to other persons, please type names and addresses below:

Engineer/Architect/Surveyor:

Other:



BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
Matthew K. Takita
Director of Building and Planning
2400 Byberry Road • Bensalem, PA 19020

To: All Applicants
From: Impact Fee Advisory Committee
Re: Imposition of Impact Fees

Please be advised that the submission for Subdivision and/or Land Development Application submitted by you to Bensalem Township shall be reviewed by the Impact Fee Advisory Committee.

Pursuant to Act 209 of the Commonwealth of Pennsylvania and Ordinance No. 91-19 of the Township of Bensalem, a highway impact fee shall be imposed when appropriate.

For your information, the Impact Fee Advisory Committee meets the third Tuesday of each month following the date of your application. You are welcome to attend this meeting.

Effective Date: January 1, 2013



BUCKS COUNTY CONSERVATION DISTRICT

1456 FERRY ROAD, SUITE 704
DOYLESTOWN, PA 18901-5550
P (215)345-7577 F (215)345-7584

In Pursuit of Environmental Excellence

E&S APPLICATION / GENERAL INFORMATION FORM

This form must be completed and submitted along with the required plans and fees for both first time E&S reviews and resubmissions. Please see page 2 for instructions regarding the number of copies required for various submissions.

PLEASE SUBMIT FOLDED PLANS TO THE DISTRICT. ROLLED PLANS WILL NOT BE ACCEPTED.

Township/Borough _____ Project Street Location _____

Project Name _____

Tax Parcel No. (s) _____

Name of Nearest Stream _____ Stream Classification _____

Submitted By: Engineering Firm/Plan Designer Contractor Landowner Twp.

Sealed Engineer Name: _____ Engineering Contact: _____

Name of Engineering/Designing Firm _____ Phone#: _____ Ext. _____

Mailing Address _____ Fax#: _____

_____ e-mail: _____

Landowner Name(s) _____ Landowner Phone# _____

Landowner Mailing Address _____

*TOTAL ACREAGE _____ *ACRES TO BE DISTURBED _____ #Lots _____ #Units _____
*(Do not use square feet. Square feet divided by 43,560 = Total Acres)

Plan Date OR Most Recent Revision Date: _____ **NEW PLAN** **RESUBMISSION**
ADMINISTRATIVE INCOMPLETE INFO ONLY (\$250.00 RE-FILE FEE)

****FEE SCHEDULE FOR E&S REVIEWS (BASED ON DISTURBED ACRES ONLY)**

"SINGLE LOT" = 1 RESIDENCE

ALL OTHER EARTH DISTURBANCE

.02296 to 1.99 acres \$150.00
2.0 to 2.99 acres \$225.00
3.0 to 3.99 acres \$290.00
4.0 to 4.99 acres \$355.00
5+ acres \$465.00

.02296 to 0.99 acres \$590.00
1.0 to 1.99 acres \$1,190.00
2.0 to 4.99 acres \$1,780.00
5.0 to 9.99 acres \$2,380.00
10.0 to 24.99 acres \$3,470.00
25+ acres \$3,470.00 +

Additional \$70.00 per acre for each acre over 25

(Fractions of an acre are rounded up to the next whole acre.)

****PLEASE READ PAGE 2 OF THIS APPLICATION UNDER "EXEMPTIONS AND EXCEPTIONS"**

TIMBER HARVEST (DISTURBED ACRES ONLY) 0.0-24.99 ACRES = \$65.00; 25.0+ ACRES = 100.00 + ESC PERMIT

SMALL POND WORK E&S FEE = \$65.00 (MAY REQUIRE NPDES PERMIT, SEE REVERSE SIDE / "NPDES INFORMATION".

INCLUDED WITH SUBMISSION ARE: PLANS/NARRATIVES FEE(S) NPDES APPLICATION

FOR PROJECTS WITH EARTH DISTURBANCE OF ONE (1) ACRE OR MORE IT IS REQUIRED THAT AN NPDES APPLICATION (NO) BE SENT WITH E&S SUBMISSION.

BCCD USE ONLY BEYOND THIS POINT

ENTRY # _____

DATE SENT BACK _____

E&S FEE REC'D \$ _____ CHECK# _____

DEP CWF FEE \$ _____ CHECK# _____

EXPEDITED FEES _____ CHECK# _____

P&H FEE \$ _____ CHECK# _____

NPDES FEE \$ _____ CHECK# _____

NPDES # ASSIGNED _____

GENERAL INFORMATION:

E&S reviews are processed in the order they are received. The District is required to complete its review within 30 days. Projects requiring NPDES Applications (NOI) will be reviewed for Administrative and Technical completeness within 15 Business days of receipt. If the NOI is considered to be Administratively and Technically Complete, the E&S review will follow within 22 Business days. Re-submittals will be processed within 22 business days of receipt.

The BCCD Office Does NOT process Chapter 105 General Permits 1 - 9 & 15. They must be submitted to the S.E. Regional DEP Office, 2 East Main Street, Norristown, PA 19401. 484-250-5900. Please refer to the DEP website (www.dep.state.pa.us) for any further information.

If a meeting with the BCCD is needed, PLEASE CALL AHEAD TO SCHEDULE AN APPOINTMENT.

E&S Review letters are sent to the Landowner, appropriate Municipal government, Bucks County Planning Commission, and Engineer / Plan Designer.

PLEASE NOTE: If copies of review letters are needed by any other entities please attach names and addresses.

E&S FEE INFORMATION:

BCCD DOES NOT ACCEPT CASH OR CREDIT CARDS.

E&S FEE EXEMPTIONS AND EXCEPTIONS:

State and county agencies, volunteer fire stations, volunteer ambulance services, conservation co-operator farms, & plans with lot subdivision only and no earthmoving involved are exempt from fees. Municipalities and Public Schools please submit One half (1/2) of the fee listed under "ALL OTHER EARTH DISTURBANCE" fee schedule.

FEEES ARE REQUIRED FOR ALL OTHER SUBMISSIONS.

THERE ARE NO EXEMPTIONS FROM EXPEDITED REVIEW FEES.

E&S submissions and resubmissions require one (1) plan set, one (1) General Information Form, and appropriate fee. MAKE CHECKS PAYABLE TO "BUCKS COUNTY CONSERVATION DISTRICT" OR "BCCD".

Withdrawal of a submission prior to a response from the BCCD is subject to a fee of either fifteen percent (15%) of the original fee or \$150.00, whichever is less.

NPDES INFORMATION:

A separate federally mandated NPDES General Permit is needed if proposed earth disturbance is one (1) acre or greater. The fee for this permit is \$500.00, payable to "BCCD-CWF"

An NPDES Individual Permit is needed if the project is one (1) acre or greater and located in High Quality (HQ) or Exceptional Value (EV) Watershed. Please refer to Chapter 93, Water Quality Standards, Title 25 of PA CODE. The fee for this permit is \$1500.00, payable to "BCCD-CWF".

With every NPDES Submission, please include 3 copies of plans and narratives for review. In a separate package provide a copy of the BCCD General Information Form, the Notice of Intent (NOI), a USGS location Map and a check for \$100.00 per disturbed acre, (rounded to the nearest whole acre) made payable to the "PA-CWF". DISTURBED ACRE FEES ARE COLLECTED BY THE BCCD AND DELIVERED TO THE PA DEP WEEKLY.

BCCD requires a \$250.00 Re-filing fee for NPDES applications found to be incomplete or missing information on the first submission. Required information must be submitted to BCCD within 60 days of notice or the application will be considered withdrawn.

ALL APPLICATIONS FOR NPDES PERMITS ARE PROCESSED BY BCCD OFFICE. PLEASE INCLUDE THEM WITH THE E&S SUBMISSION IN THEIR ENTIRETY.

FOR E&S FORM, NPDES FORMS, and POLICIES PLEASE VISIT www.buckscdd.org/app-forms.htm OR www.dep.state.pa.us

RESUBMISSION GUIDELINES:

Any submission involving a Major Revision from a previously reviewed plan shall be required to submit the FULL E&S Fee. A MAJOR change or revision on a plan may include, but is not limited to: a change in use, lot layout, street layout, grading changes, OR BASIN revisions. If you have any questions, please call the BCCD office.

A Fee of 20% of the CURRENT FEE will be charged for each resubmission without major changes.

New revision dates noted on the plans require a resubmission to BCCD, including an application and resubmission fee. A new review letter is required with corresponding plan dates.

Failure to begin earthmoving within 2 years from date of BCCD's Adequate E&S Review Letter will require a resubmission and will be subject to a full E&S Fee.

Prepared by: Edward Rudolph, Esquire
RUDOLPH, CLARKE & KIRK, LLC
Eight Neshaminy Interplex, Ste. 215
Trevose, PA 19053

Return to: Edward Rudolph, Esquire
RUDOLPH, CLARKE & KIRK, LLC
Eight Neshaminy Interplex, Ste.215
Trevose, PA 19053
(215) 633-1890

CPN #:

APPLICATION FOR CONTRACT FOR PROFESSIONAL SERVICES

MADE _____ day of _____, 201____ by and between the
TOWNSHIP OF BENSALEM, a Pennsylvania township of the Second Class (hereinafter
referred to as "Township") and _____
_____ (hereinafter referred to as "Developer").

WITNESSETH

WHEREAS, the Developer is the legal or equitable owner of certain land located in
the Township _____ (hereinafter the "Land").
The plans propose _____
_____ (hereinafter referred to as "Project").

WHEREAS, Developer has requested the Township to provide administrative,
engineering and legal services regarding the review and processing of all applications,
plans, documents and other issues related to the development of the Project (hereinafter
referred to as "Services"); and

WHEREAS, the Township is willing to provide the Services as requested by

Developer conditioned that the same may be provided consistent with the laws, ordinances and requirements of the Township (hereinafter collectively referred to as "Township Ordinances").

NOW, THEREFORE, the parties hereto agree as follows:

1. The Developer and the Township hereby authorize and direct the Township's Consulting Engineer (hereinafter referred to as "Engineer") to review the Developer's plans, applications and all other related matters, and to prepare such plans and documents as may be necessary for the review and development of the Project which are required in the Engineer's opinion related to the Township Ordinances.

2. The Developer and the Township further authorize and direct the Township's Solicitor ("hereinafter referred to as "Solicitor") to provide such legal services, as determined necessary by the Township and the Solicitor related to the Project.

3. The Developer shall pay: (a) the Engineer's charges and fees for the review and/or preparation of said plans and applications; (b) reasonable legal fees for legal review and drafting of necessary documents and papers; and (c) administrative costs and expenses which the Township may incur by reason of this Contract, including all professional service charges that have been accrued by the Township prior to the execution of this Agreement. All charges and fees shall be paid by the Developer as required by the Township in accordance with Paragraph Four (4) herein below.

4. The Developer hereby agrees to and shall deposit with the Township the sum of _____ Dollars (\$_____) as security for the payment of all costs and expenses, charges and fees as set forth hereinabove, together with a ten percent (10%)

administration fee of _____ Dollars (\$_____) upon the initial application filing with the Township for the Project. It is agreed and understood by the parties that neither the Township, its Solicitor, nor the Engineer shall commence any further professional services for the Project or conducting any additional reviews as may be requested until said security deposit has been deposited with the Township.

5. In the event that the Township shall expend or become liable for administrative costs and expenses, or any legal or engineering fees in an amount in excess of the deposit referred to in Paragraph Four (4) hereof, the Developer shall promptly deposit such additional sum with the Township after receiving a detailed statement of account from the Township. In no event shall the security deposit with the Township be less than Two Thousand Dollars (\$2,000.00) at any given time. Upon notice from the Township to Developer that the security deposit is Two Thousand Dollars (\$2,000.00) or less, the Developer shall promptly replenish the security deposit as requested by the Township.

6. In the event that Developer fails to replenish the deposits in accordance with Paragraph Five (5) hereof, the Township, its Engineer and Solicitor may terminate the rendering of any Services or efforts related to the Project until such replenishment has occurred in full.

7. The Township agrees to render Services to the Developer, in accordance with the terms of this Agreement, until such time as the Developer enters into a formal Land Development Improvements Agreement with the Township, in form and substance determined by the Township, at which time the terms and conditions of the Land Development Improvements Agreement shall control.

8. The Developer may at any time terminate all further obligations under this Agreement, by giving written notice to the Township that it does not desire to proceed with the Project, and upon receipt of such notice by the Township, the Developer shall only be liable to the Township for its costs and expenses incurred to the date and time of its receipt of the notice. The Township shall use its best efforts to advise the Developer of the impending likelihood that its costs will exceed said sum.

9. If Developer does not terminate any of the obligations as set forth in this Agreement, and the Township completes its review of the plans and other documents related to the Project, the Developer shall proceed with the filing of all other necessary documents for the Project, and shall be required to enter into the otherwise required land development and other agreements for the Project.

10. The Developer and the Township acknowledge that this Contract represents their full understanding and bargain.

TOWNSHIP OF BENSLEM:

(DEVELOPER)

Matthew Takita
Director of Building and Planning

(NAME)
(TITLE)

Date: _____

Date: _____

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF BUCKS :

On this, the ____ day of _____, 201____, before me, a Notary Public for the Commonwealth of Pennsylvania, personally appeared William Cmorey , who says that he is the Director of Building and Planning of the **TOWNSHIP OF BENSALEM**, who, being satisfactorily proven to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

I hereunto set my hand and official seal.

NOTARY PUBLIC
My Commission expires:

COMMONWEALTH OF PENNSYLVANIA :

SS

COUNTY OF :

On this, the ____ day of _____, 201____, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of _____, the undersigned officer, personally appeared _____, known to me to be the person whose name is subscribed to the above instrument, and acknowledged that he executed the foregoing instrument and the same is his act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

NOTARY PUBLIC