



MONROE TOWNSHIP

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MONROE TOWNSHIP ZONING PERMIT CONDITIONS STATEMENT

You have been issued Zoning Permit _____ in accordance with Section 701 of the Monroe Township Zoning Ordinance. This permit is subject the conditions noted below:

Required Observations: This checklist has observations CHECKED that pertain to your project. The observations must be arranged either by telephone or in person at least twenty-four (24) hours in advance. Observations may be scheduled by calling **ROBERT HOLLABAUGH** at Pennoni Associates Inc. at 975-6481 weekdays between 7:30 AM and 4:30 PM. We will not place observations on our schedule unless a street address and permit number are given. We will not schedule observations on weekends, holidays, before or after normal working hours. The zoning permit card(s) must be displayed at the site until the final observation is completed.

- Stake-Off/Pre-Construction Observation** **Complete** _____
Stakes or markings in adequate numbers are installed to allow the observer to determine the limits of the proposed improvement. Observation to be performed prior to excavation or any other construction begins. IT IS THE RESPONSIBILITY OF THE APPLICANT TO LOCATE PROPERTY LINES. IF THE APPLICANT IS UNSURE AS TO THE LOCATION OF PROPERTY LINES, A FIELD SURVEY MAY BE REQUIRED.
- Final Observation** **Complete** _____
Construction is substantially complete
- Other Observation as Noted Below:** **Complete** _____

Other Applicable Requirements: Construction must be in accordance with the "Approved" drawings. Deviation from the approved drawings must be submitted to the Zoning Officer for review and approval **PRIOR** to proceeding. It is the responsibility of the owner and / or applicant to notify other agencies if / when necessary, (i.e. Dept. of Environmental Protection, PA One Call, PennDOT, special inspection agencies, etc.).

Certificate of Occupancy: Use or Occupancy of a structure prior to performance and completion of **all** observations and the issuance of a Certificate of Occupancy is a violation of the Monroe Township Zoning Ordinance. Certificate(s) of Occupancy will not be issued prior to all required observations being completed, approved and all required Municipal fees are paid.

Permit Expiration: The issue permit expires one year from the date of issuance. If construction activities will extend beyond the expiration date, it is the responsibility of the applicant to apply for a permit extension.

Right to Appeal: You are advised that you have the right to appeal to the Zoning Hearing Board within 30 days of receipt of any violation notice in accordance with the procedures set forth in the Zoning Ordinance. Violations are enforceable by civil enforcement proceedings commenced by the Township and fines may be levied not to exceed \$500 plus court costs for each day a violation is continued.

Acknowledgement:

I _____ hereby acknowledge receipt of the permit as owner / or agent for the
(Print Name Here)

Owner, agree to all permit conditions and agree to resolve all violations in accordance with the Ordinance.

SIGNED: _____ PHONE: () _____