

TOWNSHIP OF EAST BRADFORD
CHESTER COUNTY, PENNSYLVANIA
ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF EAST BRADFORD, CHESTER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 115 OF THE EAST BRADFORD TOWNSHIP CODE, BEING THE ZONING ORDINANCE, TO IDENTIFY REQUIREMENTS FOR NOTICE TO NEARBY PROPERTY OWNERS OR OCCUPIERS FOR CERTAIN APPLICATIONS OR HEARINGS. EFFECTIVE FIVE (5) DAYS FROM ENACTMENT.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Bradford Township, Chester County, Pennsylvania, and it is hereby **ENACTED** and **ORDAINED**, that Chapter 115 of the East Bradford Township Code of Ordinances, being the Zoning Ordinance, is amended as follows:

Section 1. Chapter 115 of the East Bradford Township Code of Ordinances, being the East Bradford Township Zoning Ordinance, Article XIX, Administration, is amended to add a new section, § 115-119.1, Notice, as follows:

§ 115-119.1– Notice.

- A. Owners and occupiers of properties in the Township may register their names with the Township Zoning Officer for purposes of receiving notice of the filing of any application requiring notice pursuant to this Section.
- B. When notice is required to be sent to property owners within a certain distance from a subject property, or to all property owners or occupiers who have registered their names with the Township pursuant to Subsection A of this Section, such notice shall be as follows:
 - (1) All distances shall be measured at a right angle from all points on every property line.
 - (2) The names and addresses of adjacent property owners shall be obtained from records of the Chester County Tax Assessment Office. The names and addresses of the owners registered under Subsection A of this Section shall be obtained from the Township Zoning Officer.
 - (3) The notification shall be sent by regular mail and certified mail, return receipt requested, and mailed a minimum of two (2) weeks before the first scheduled public hearing of the Board of Supervisors or the Zoning Hearing Board, as applicable. At the hearing, if applicable, the

applicant shall provide a copy of each notification sent and certified mail green cards, or electronic equivalent, if available. The hearing shall not proceed unless the copies are provided.

- (4) At a minimum, the written notice shall contain the street address of the parcel subject to the application, a general description of what is proposed by the applicant, and the time, date and location of the first hearing. The notice shall also inform the property owner that only one notice will be provided and that they are not required to attend, but may attend if interested.

C. Failure to give notice as required by this section shall not invalidate any action taken by the Township.

Section 2. Chapter 115 of the East Bradford Township Code of Ordinances being the East Bradford Township Zoning Ordinance, Article XV, General Regulations and Requirements, § 115-77.C.(5), Conditional Use Procedure, is amended as follows:

- (5) All owners of land within 500 feet of the property shall be notified by the applicant of the conditional use application pursuant to the criteria set forth in § 115-119.1. The applicant shall show proof at the conditional use hearing that all property owners were notified.

Section 3. Chapter 115 of the East Bradford Township Code of Ordinances being the East Bradford Township Zoning Ordinance, Article XVI, Zoning Hearing Board, § 115-81.A.(2)(b), Hearings, is amended as follows:

- (b) All owners of land within 500 feet of the property shall be notified by the applicant of the application pursuant to the criteria set forth in § 115-119.1. The applicant shall show proof at the hearing that all property owners were notified.

Section 4. Chapter 115 of the East Bradford Township Code of Ordinances being the East Bradford Township Zoning Ordinance, Article XVI, Zoning Hearing Board, § 115-81.A.(1)(d), Hearings, is amended as follows:

- (d) Forward a written notice of the hearing to the Zoning Officer, the Township Secretary, each member of the Board of Supervisors, each member of the Planning Commission, the Secretary of the Chester County Planning Commission and to every person or organization who shall have registered with the Board for the purpose of receiving such notices pursuant to Section 115-119.1A.

Section 5. This Ordinance shall become effective five (5) days after enactment.

ENACTED and **ORDAINED** this ___ day of _____, 2019.

**EAST BRADFORD TOWNSHIP
BOARD OF SUPERVISORS**

Vincent M. Pompo, Chairman

John Snook, Vice Chairman

Patrick Davis, Member

ATTEST:

Mandie Cantlin, Secretary