

NEWLIN TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 2019-01

AN ORDINANCE OF THE TOWNSHIP OF NEWLIN, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE NEWLIN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF 1999, AS AMENDED, TO AMEND SECTION 403.F TO REVISE THE TIMELINE FOR SUBMISSION OF A SKETCH PLAN, AND TO AMEND SECTION 404 TO ADD A NEW SUBPARAGRAPH C TO REQUIRE AN APPLICANT TO NOTIFY ADJOINING LANDOWNERS THAT A PRELIMINARY SUBDIVISION OR LAND DEVELOPMENT PLAN HAS BEEN FILED.

NOW THEREFORE BE IT ENACTED AND ORDAINED by the Board of Supervisors of Newlin Township that the Newlin Township Subdivision and Land Development Ordinance of 1999, as amended, (the "SALDO") is hereby further amended as follows:

SECTION 1. Section 403.F.1. shall be amended as follows:

"403.F.1. The sketch plan, meeting the requirements set forth in Section 301B of this Ordinance, should be submitted to the Township Secretary during business hours for distribution to the Board of Supervisors, the Planning Commission, and the Engineer at least 14 days prior to the Planning Commission meeting at which the sketch plan is to be discussed. The sketch plan illustrates initial thoughts about a conceptual layout for Greenway lands, house sites, and street alignments, and shall be based closely upon the information contained in the Existing Resources and Site Analysis Plan. The sketch plan should also be designed in accordance with the four-step design process described in Section 602, and with the design review standards listed in this Ordinance."

SECTION 2. Section 404 is amended to include a new subsection C which shall state as follows:

"C. The applicant shall be responsible to notify all adjoining landowners in writing that the application has been filed and provide the date, time and location of the next regularly scheduled meeting of the Planning Commission when the application will be considered. Adjoining land is defined as property contiguous to the subject property including if separated by roadway, right-of-way or water body. The notice shall be sent by regular mail and certified mail, return receipt requested to each adjoining landowner and mailed at least ten (10) days prior to the Planning Commission meeting when the

application will be considered. The names and addresses of the adjoining property owners shall be obtained from the records of the Chester County Tax Assessment Office. At the Planning Commission meeting, the applicant shall provide a copy of each notification letter sent and certified green cards, if available. Review of the application shall not proceed unless such copies are provided.”

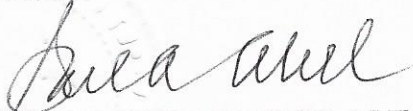
SECTION 3. Severability. If any term, condition, or provision of this ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective.

SECTION 4. Repealer. All Ordinances or parts of Ordinances conflicting with any provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 5. Effective Date. This Ordinance shall become effective as provided by law.

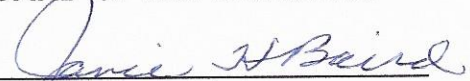
ENACTED this 14th day of January, 2019.

ATTEST:

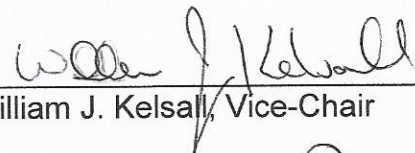


Gail A. Abel, Secretary

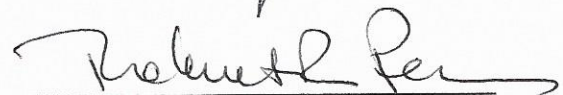
NEWLIN TOWNSHIP
BOARD OF SUPERVISORS



Janie H. Baird, Chair



William J. Kelsall, Vice-Chair



Robert R. Pearson, Member