

The following are commonly asked questions and their corresponding answers. This FAQ section is for informational purposes only, the current version of the Newlin Township Ordinances supersedes these questions and answers.

FAQ - Zoning

1. What Permits are required for a fence on my property?
 - a. Newlin Township does not regulate fencing in any way and does not require a Zoning Permit or a Building Permit with the following exceptions:
 - i. Fencing is required to adhere to specific requirements governed by the Building Code for use around pools, hot tubs, and spas. The fencing would be submitted as part of the Building Permit requirement.
 - ii. Fencing is required around pasture lands and daycare play areas. Again, would be reviewed and submitted as part of the associated Building Permits or Use and Occupancy Permits, or Zoning Permits as applicable to those projects.
 - iii. Fencing over six (6) foot tall requires a Building Permit.
2. What permits are required for an Event Tent?
 - a. Zoning Permit
 - b. A building permit would need to be applied for under the 'Miscellaneous' category on both the residential and commercial fee schedule.
3. What permits are required to install a hot tub?
 - a. Zoning Permit
 - b. Building Permit
4. What permits are required to install a greenhouse on my property?
 - a. Zoning Permit
 - b. Building Permit would only be required if the use has public access.
5. What permits are necessary for adding a second floor to an existing structure?
 - a. Zoning Permit
 - b. Building Permit
6. Are Fees associated with Act 319?
 - a. Contact the County for any questions related to Act 319 taxes, application fees, etc. Contact CEDARVILLE Engineering Group for questions regarding Township subdivision procedure as it relates to properties applying for Act 319.
7. Which should be applied for first, Zoning Permit or Building Permit?
 - a. Zoning Permit should be applied for first.
 - b. Building Permit Applications can only be approved after the Zoning Permit has been issued.
8. What permits are required for a new deck?
 - a. Zoning Permit
 - b. Building Permit
9. I would like to put a shed on my property, how far does it need to be from the property line?
 - a. Single Family dwelling lots created prior to 1999: 15 feet from property line.
 - b. For lots created prior to 1999, on a lot with any use OTHER than a single-family dwelling: 20 feet from property line.

- c. For lots created after January 1, 1999, see Section 304 of the Zoning Ordinance for guidance. You can call the Zoning Officer at 610-705-4500 for questions on determining if your property was subdivided under Options 1, 3, or 4 requirements.

FAQ – Building

1. Do I need a permit for a new roof?
 - a. If you are replacing your roofing material with the same type of material and no structural repairs or renovations are done, then no building permit is required.
 - b. If you are replacing your roof with a completely different material (for example, going from slate roof to a metal roof), then you will need to secure a Building Permit before installation.
2. Do I need a Building Permit for the replacement of an underground fuel tank on my property?
 - a. Zoning Permit
 - b. Building Permit
 - c. You will need to get your soil tested if there is any evidence of a leak.
3. Do I need a Building Permit for replacing my furnace?
 - a. If you are changing from one fuel or heat source to another, you would need a Building Permit. For example, if you have electric forced air heat and are switching to a natural gas furnace, you would be required to apply for Building Permit.

FAQ - Septic System (On-lot Disposal Systems - OLDS)

1. Do I need a permit from the Chester County Health Department for routine maintenance and pumping of my OLDS?
 - a. No
2. When do I need a septic permit from the County Health Department?
 - a. A permit is needed for any change, modification, replacement, or repair to any system component, disposal area, or portion thereof. This is a state law.
 - b. This link is to the Chester County Health Department website and describes the various permit types: <http://chesco.org/1348/Permits-for-On-Lot-Sewage-Disposal-Syste>
3. What are signs that my system needs to be repaired or replaced?
 - a. A seasonal growth of lush vegetation
 - b. Chronic surfacing of effluent in the area of the system
 - c. Backing up of sewage into the home, and/or the contamination of the groundwater supply with untreated effluent.

These problems may be due to the natural aging of the individual components of the system, improper installation, improper operation and maintenance, adverse site conditions, or a combination of these.

4. What are common fixes for the problems observed in question #3?
 - a. Installing water conservation devices in the home;
 - b. Pumping and inspecting the septic tanks or aerobic tank which could entail the repair of baffles, cracks in the tank or lid, or replacement of the tank;
 - c. Inspecting and leveling the distribution box in trench systems;
 - d. Replacing the building sewer line which may have been damaged during installation or by the natural effects of the settling of the house and tank over a period of time;
 - e. Diverting surface water from the absorption area;
 - f. Installing underground curtain drains to divert groundwater from the absorption area.

If the above suggestions do not properly rehabilitate the system, it may be necessary for the homeowner to install a new sewage disposal system. Any effort to remedy a malfunctioning on-site system should be done with assistance from the Sewage Enforcement Officers at the Chester County Health Department. Certified Sewage Enforcement Officers employed by the Department may be able to give the homeowner additional suggestions. They will also be able to provide the homeowner with information on how to proceed should a new system ultimately be required.

Note: "No system may be repaired and no new system installed until a permit is issued by the Chester County Health Department. This is required by State law."

5. How do I find out information on the septic system of a property I am looking to purchase?
 - a. The Chester County Health Department provides a form to look up existing sewage and well files. See link below:

<https://forms.chesco.org/iFiller/iFiller.jsp?fref=e41dcf33aeec1f4c01e3605aobdd823d>

6. What happens if I need a new system and my property doesn't perc well?
 - a. The property owner should work with their consultant and the Chester County Health Department's Sewage Enforcement Officer for Newlin Township to evaluate all available sewage disposal alternatives for the property in compliance with current regulations. Some system types are not dependent upon percolation test rates such as spray irrigation systems and some alternate sewage disposal systems; however, there are other soil, slope, and location requirements associated with these system types.
 - b. Small flow treatment facilities may be considered only to mitigate existing public health hazards from failing residential wastewater systems.
 - c. While retaining tanks are not a permitted use in Newlin Township, in the event of a failing system, a retaining tank may be utilized on an emergency basis, pending the permitting, design, and construction of a new OLDS.

7. What types of systems does Newlin Township allow?

The following list was compiled from information taken from the DRAFT Act 537 Plan for Newlin Township:

Individual On-lot Sewage Disposal Systems (OLDS)

- a. In-Ground System (Standard Trench or Bed)
- b. Subsurface Sand Filter System
- c. Elevated Sand Mound
- d. Drip Irrigation
- e. Alternate Systems – examples: at-grade systems, micro-mounds, A/B systems, steep-slope sand mounds, and filter-media pre-treatment tanks. The filter-media pre-treatment tanks reduce the required size of the drain field. Micro-mounds and A/B systems can be sited on soils that are ten (10) or more inches to a SHWT and sixteen (16) or more inches to a rock limiting layer.

Community Disposal Systems

- a. Community systems can utilize in-ground system, elevated sand mound, or drip irrigation dispersal methods. In addition, a community system can utilize spray irrigation, which consists an above-ground lateral system that sprays tertiary treated wastewater onto the land surface.

Small Flow Sewage Treatment Facilities

- a. A Small Flow Treatment Facility (SFTF) is an individual or community sewage system that is designed to adequately treat sewage flows not greater than two-thousand (2,000) gallons per day, utilizing stream discharge as approved by the Pennsylvania Department of Environmental Protection (PADEP). These systems are not permitted for new land development, as these systems are not allowed for new development in Special Protection watersheds. These systems are to be utilized to mitigate existing public health hazards for residential wastewater.

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