

WEST NANTMEAL TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

ORDINANCE NO. 2-2024

AN ORDINANCE OF THE TOWNSHIP OF WEST NANTMEAL, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE TOWNSHIP OF WEST NANTMEAL, TO AMEND AND REPLACE IN ITS ENTIRETY CHAPTER 140 TITLED, "PROPERTY MAINTENANCE AND CERTIFICATION OF OCCUPANCY", IN ORDER TO RENAME CHAPTER 140 AS "PROPERTY MAINTENANCE CODE AND USE & OCCUPANCY CERTIFICATION" AND TO EXPAND UPON PROPERTY MAINTENANCE REQUIREMENTS IN THE TOWNSHIP, CLARIFY CERTIFICATION OF OCCUPANCY PROVISIONS AND PROVIDE FOR VIOLATION AND PENALTY PROVISIONS.

BE IT ENACTED AND ORDAINED, and it is hereby enacted by authority of the Board of Supervisors of West Nantmeal Township as follows:

SECTION 1. Chapter 140 of the Code of the Township of West Nantmeal, titled, "Property Maintenance and Certification of Occupancy" shall be amended and replaced in its entirety to read as follows:

**"Chapter 140
Property Maintenance Code and Use & Occupancy Certification**

ARTICLE I. GENERAL PROVISIONS

§ 140-1. Intent, scope and purpose.

A. The provisions of this chapter shall apply to all property and residential and nonresidential structures and buildings in the Township.

B. One of the purposes of this chapter is to require owners of property to maintain their property, structures and buildings in a manner which provides a minimum level of sanitation and safety and which does not create a nuisance or adverse impact on the public health, safety and welfare.

C. This chapter contains two components – one is to establish an enforceable property maintenance code, and the other component is to establish a certification of occupancy process that complies with the provisions of the Municipal Code and

Ordinance Compliance Act, 68 P.S. §§ 1081 through 1083 (the "Act"), including definitions set forth therein, and as included below.

§ 140-2. Definitions.

The following terms shall, for the purposes of this chapter, have the meanings set forth herein:

DATE OF PURCHASE

The closing date on which title and right to possess the property transfers to the purchaser and, in cases where the property is sold pursuant to the act of May 16, 1923 (P.L. 207, No. 153), referred to as the "Municipal Claim and Tax Lien Law," the first day following the right of redemption period authorized under the Municipal Claim and Tax Lien Law.

EXTERIOR PROPERTY

The open space on the premises and on adjoining property under the control of owners or operators of such premises.

GARBAGE

The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.

INFESTATION

The presence within or contiguous to a structure or premises of insects, rats, vermin or other pests.

INOPERABLE MOTOR VEHICLE

A vehicle which cannot be driven upon the public streets for reasons, including, but not limited to, being unlicensed, wrecked, abandoned, in a state of disrepair or incapable of being moved under its own power.

OCCUPANCY

The purpose for which a building or portion thereof is utilized or occupied.

OWNER

Any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the county as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

PERSON

An individual, corporation, partnership or any other group acting as a unit.

PREMISES

A lot, plot or parcel of land, easement or public way, including any structures thereon.

RUBBISH

Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.

SUBSTANTIAL VIOLATION

A violation of an adopted building, housing, property maintenance or fire code or maintenance, health or safety nuisance ordinance that makes a building, structure or any part thereof unfit for human habitation and is discovered during the course of a municipal inspection of a property and disclosed to the record owner or prospective purchaser of the property through issuance of a municipal report.

TEMPORARY ACCESS CERTIFICATE

A certificate issued by the Township as a result of the municipal inspection of a property incident to the resale of the property that identifies at least one substantial violation, and the purpose of the certificate is to authorize the purchaser to access the property for the purpose of correcting substantial violations.

TEMPORARY USE AND OCCUPANCY CERTIFICATE

A certificate issued by the Township as a result of the municipal inspection of a property incident to the resale of the property that reveals a violation but no substantial violation, and the purpose of the certificate is to authorize the purchaser to fully utilize or reside in the property while correcting violations.

UNFIT FOR HUMAN HABITATION

A condition which renders a building or structure, or any part thereof, dangerous or injurious to the health, safety or physical welfare of an occupant or the occupants of neighboring dwellings. The condition may include substantial violations of a property that show evidence of a significant increase to the hazards of fire or accident; inadequate sanitary facilities; vermin infestation; or a condition of disrepair, dilapidation or structural defects such that the cost of rehabilitation and repair would exceed 1/2 of the agreed-upon purchase price of the property.

USE AND OCCUPANCY CERTIFICATE

A certificate issued by the Township stipulating that the property meets the standards set forth in this chapter and may be used or occupied as intended as authorized by § 215-173 of Chapter 215, Zoning, of the Code of West Nantmeal Township.

VIOLATION

A violation of a properly adopted building, housing, property maintenance or fire code or maintenance, health or safety nuisance ordinance that does not rise to the level of a substantial violation and is discovered during the course of a municipal inspection of a property and disclosed to the record owner or prospective purchaser of the property through issuance of a municipal report.

§ 140-3. Administration.

A. The Township's Building Code Official (the "BCO" and also sometimes referred to as the Property Maintenance Code Official) shall administer and enforce the provisions of this chapter. The Building Code Official shall have the authority to render interpretations of this chapter and to adopt policies and procedures in order to clarify the application of its provisions.

B. The Building Code Official shall have the authority to make all required inspections that are necessary pursuant to this chapter.

C. Where it is necessary to conduct an inspection of a premises, structure or building located in the Township to enforce the provisions of this chapter or whenever the Building Code Official has reasonable cause to believe that there exists in a structure or upon a premises a condition in violation of this chapter, the Building Code Official is authorized to enter the structure or premises at reasonable times to inspect or perform the duties imposed by this chapter, provided that, if such structure or premises is occupied, the Building Code Official shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, the Building Code Official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the Building Code Official shall have recourse to the remedies provided by law to secure entry.

ARTICLE II. PROPERTY MAINTENANCE CODE

§ 140-4 Exterior Property Maintenance.

A. Grass and Weeds

Grasses and weeds shall be maintained and trimmed to a height of no more than ten (10) inches in the following locations: 1) all premises and exterior property located within fifty (50) feet of an occupied building in areas visible from a neighboring property or roadway; or 2) within fifty (50) feet of a driveway access of a property (measured at the

point of interconnection with a public or private roadway). Notwithstanding anything herein to the contrary, no plantings along a roadway shall be permitted that impinge into or obstruct a clear sight triangle for the roadway and/or any driveways accessing a roadway. All noxious and invasive weeds or plants shall be prohibited. "Weeds" shall be defined as grasses, annual plants and vegetation, other than trees or shrubs, provided, however, this term shall not include cultivated flowers or gardens.

B. Vehicles and Equipment

All premises and exterior property shall be maintained free from inoperable motor vehicles, as defined above in the Definition section, and motor vehicle/equipment nuisances as defined below. Moreover, inoperable motor vehicles, equipment, dismantled vehicles or equipment, and parts of vehicles and equipment shall not be stored in front yard areas or other areas where visible from the public right-of-way or from neighboring properties. A motor vehicle/equipment nuisance shall include any motor vehicle (or parts thereof) or any piece of mechanical equipment that has any of the following defects:

- (1) Broken windshields, mirrors or other glass with sharp edges;
- (2) One or more flat or open tires or tubes which could permit vermin harborage;
- (3) Missing doors, windows, hood, trunk or other auto-body parts that could permit animal harborage;
- (4) Any auto-body parts with sharp edges, including holes resulting from rust;
- (5) Missing tires resulting in unsafe suspension of the motor vehicle;
- (6) Upholstery that is torn or open which could permit animal and/or vermin harborage;
- (7) Broken headlamps or tail lamps with sharp edges;
- (8) Disassembled parts apart from a motor vehicle or equipment stored in a disorderly fashion or loose in or on the vehicle/piece of equipment;
- (9) Protruding sharp objects;
- (10) Broken vehicle frame suspended from the ground in an unstable condition;
- (11) Leaking or damaged oil pan, gas tank or other fluids, which are detrimental to the environment, the groundwater and/or nearby water resources;
- (12) An exposed battery containing acid;
- (13) Inoperable locking mechanism for doors, trunks or other enclosed spaces;
- (14) Open or damaged floorboards, including trunk and firewall;

- (15) Damaged bumpers pulled away from the perimeter of vehicle;
- (16) A broken grill with protruding edges;
- (17) Loose or damaged metal trim and clips;
- (18) Broken communication equipment antennae; and
- (19) Such other defects or conditions that could threaten the health, safety and welfare of the residents of the Township.

C. Personal Property/Garbage/Rubbish

Personal property, garbage or rubbish shall not be permitted to be stored or deposited on a property in a manner that causes a threat to the public health, safety or welfare, including, but not limited to, in a manner that could permit vermin harborage, the pooling of standing, stagnant water, or could promote the leakage, seepage or discharge of harmful materials into the soil, groundwater or air. Moreover, the personal property, landscaping waste, garbage, rubbish or other materials stored or deposited on a property shall be screened from view from any roadways and neighboring properties, and shall be maintained and stored in a manner so as to protect the materials, roadways and neighboring property owners from the effects of stormwater runoff.

D. Animals

Every person owning or occupying any property shall be responsible for the sanitary maintenance of the premises on which any animals or pets are housed, maintained or kenneled. Animal waste and excess animal food shall not be allowed to accumulate (and shall not be disposed of) in such manner so as to create a food source for bacteria, insects or rodents or in a manner that creates a threat to the public health, safety or welfare.

E. Swimming Pools

Private swimming pools, hot tubs and spas containing more than twenty-four (24) inches in depth of water shall be completely surrounded by a fence or barrier at least forty-eight (48) inches in height above the finished grade, with gates and/or doors being self-closing and self-latching. Spas or hot tubs with a safety cover that complies with ASTM F 1346-91 shall be exempt from the provisions of this section. Swimming pools, hot tubs and spas shall be maintained so as to prevent the accumulation of trash, leaves, or other materials, and shall not be maintained in a manner that promotes mosquito or insect breeding or other public health threats.

F. Unsafe Structures, Buildings and Equipment

Unsafe structures, buildings and equipment shall not be permitted. A structure, building or piece of equipment shall be unsafe when it poses a risk of harm to the public or occupants, including, but not limited to:

- 1) Structures, buildings, or equipment that are in danger of collapse;
- 2) Structures or buildings on which trees have collapsed;
- 3) Structures, buildings or equipment with uncompleted siding, roofing, framing or other features which are open to the elements and allow for the intrusion of water, rodents and other animals. To the extent that the owner of a property has a permit for improvements to a building or structure and takes appropriate temporary steps acceptable to the Township to address the intrusion of weather, water and rodents, this paragraph shall not apply, except that nothing herein shall abrogate a property owner's obligation to maintain his/her/its property in a safe manner.
- 4) Structures, buildings, and equipment containing standing or stagnant water (excepting ponds, code compliant hot tubs and swimming pools, and duly approved stormwater management facilities);
- 5) Buildings with broken or malfunctioning gutters;
- 6) Buildings with exterior stairways, balconies and porches that are not structurally sound;
- 7) Buildings with windows, skylights and door frames that are not weather tight; and
- 8) Basement stairways or hatchways that harbor or fail to prevent the entrance of rodents, rain and surface drainage water.

The Building Code Official may declare a building or structure unfit for human occupancy if: the same fails to comply with the minimum safeguards necessary to protect or warn occupants of fire; or if the structure or building is so damaged, dilapidated, structurally unsafe or unstable that further occupancy constitutes a threat to the health of occupants thereof.

§140-5. Interior Property Maintenance.

With respect to rental properties and all properties in which the owner of the property does not reside, the interior of a building, structure or piece of equipment therein shall be maintained in good repair, structurally sound and in a safe and sanitary condition. The interior of a structure, building or piece of equipment shall be deemed unsafe when it poses a risk of harm to the public or occupants, including, but not limited to, buildings, structures, and equipment that:

- a. Contain fecal matter, mold, mildew, dirt or animal waste in a manner that is hazardous to the health of the occupants, neighboring occupants or the public;
- b. Contain conditions that promote or have resulted in insect, rodent or other animal infestations;

- c. Have missing, broken or loose handrails for stairs, ramps, landing areas, and for balconies, porches, and decks elevated off of the ground by more than thirty (30) inches above grade;
- d. Have peeling, chipping, flaking or abraded paint;
- e. Have broken, loose or impassible stairs;
- f. Lack ventilation, heat, water supply, electricity or approved sanitary sewer facilities;
- g. Lack appropriate fire safety controls or access, lack smoke alarms or carbon monoxide detectors (in or immediately outside of each separate sleeping area), or have other conditions that result in the building, structure or piece of equipment being a fire safety hazard;
- h. Lack at least one window capable of use for emergency egress to the outdoors for each habitable space;
- i. Contain electrical wiring, facilities and systems that create an electrical hazard or danger to the safety of the residents or public; and
- j. Contain leaking or inoperable plumbing.

The Building Code Official may declare a building or structure unfit for human habitation if: the same fails to comply with the minimum safeguards necessary to protect or warn occupants of fire; or if the structure or building is so damaged, dilapidated, structurally unsafe or unstable that further occupancy constitutes a threat to the health of occupants thereof. Tenants must attempt to resolve any issue directly with the landlord prior to submitting a complaint and must document the communications with the landlord as part of the complaint.

§ 140-6. Exterior maintenance requirements specific to the removal of diseased or dangerous trees from public streets and public rights-of-way.

A. The property owner or person in possession and control of property within the Township shall be responsible for maintaining any and all trees, branches, vines, shrubs and other landscaping on their property so that they do not unreasonably affect or interfere with the health, safety or welfare of the public or the right of the public to the unobstructed use of the public roads or public property. If the condition of any tree, branch, vine, shrub or other landscaping on private property in the Township, because of disease or otherwise, unreasonably affects or interferes with the health, safety or welfare of the public or the right of the public to the unobstructed use of the public roads or property, the Township shall send written notice as set forth in Violations and Penalties article of this chapter to the property owner or person in possession and control of the property ordering that such obstruction be cut and/or removed from the public road or public property within 30 days from receipt of the notice. Upon failure of the property owner to remove the obstruction, the property owner shall be subject to prosecution in accordance with the

Violations and Penalties article of this chapter and as prescribed by the authority having jurisdiction. If the property owner fails to remove such obstruction within 30 days, the Township may enter the property and remove the obstruction. Thereafter, the Township's cost of cutting and/or removing the obstruction shall be billed to the property owner or the person in possession and control of the property and shall be due and payable within 10 days of the date the Township bills the property owner for the cost of the cutting and/or removal of the obstruction. If the amount of the bill is not paid within 10 days, all amounts due and owing shall be deemed to be delinquent and shall be subject to a penalty of 10% of the amount billed.

B. If the billing is not paid within 15 days, the Township may take legal action as set forth in the Violations and Penalties article of this chapter, or file an action in assumpsit or any proceeding otherwise provided by law to recover the amount of the delinquent bill together with any costs, attorney's fees or expenses, or may file a municipal lien against the property pursuant to the procedure established in the Pennsylvania Municipal Claims and Tax Lien Law for any amounts due and owing the Township. Such lien shall be collected in the manner provided for by law for the filing and collection of such municipal liens. All of the Township's remedies shall be cumulative.

C. In the event that a tree, branch, vine, shrub or other landscaping has fallen into the Township right-of-way and obstructs the use of the public roads or is creating a hazardous condition which requires immediate attention, the Township is authorized to immediately remove the obstruction from the right-of-way and bill the property owner for the cost of removing the obstruction.

ARTICLE III. USE AND OCCUPANCY CERTIFICATION

§ 140-7. Change in ownership or transfer of title.

Whenever there is a change in ownership or transfer of title to an existing building, the Building Code Official shall issue a use and occupancy certificate in the manner as set forth in this chapter. It shall be the responsibility of the owner or owner's agent to request this inspection. Use and occupancy certificates shall not be required in the case of transfers relating to taking title to offset losses or foreclosures by financial institutions as specifically set forth and provided for in the Municipal Code and Ordinance Compliance Act, 68 P.S. § 1082.2.

§ 140-8. Inspection fee and inspection items.

A. The inspection fee for the issuance of a use and occupancy certificate shall be established by resolution of the Board of Supervisors, as may be amended from time to time. The inspection fee shall cover the initial inspection. Each subsequent follow-up reinspection will be charged at a rate to be determined by resolution of the Board of Supervisors. The initial fee must be paid at the Township Building at the time of application and any subsequent reinspection that are required must be paid at the Township Building prior to reinspection appointment. Applications for a use and occupancy inspection shall

be requested and occur at least 14 days prior to the scheduled transfer or settlement of said property.

B. West Nantmeal Township use and occupancy inspection items. The following items shall be inspected and found to be satisfactory prior to issuance of the use and occupancy certificate:

(1) Handrails and guardrails.

(a) Handrails (exterior and interior) are to be on one side of the stairs with four or more risers, securely attached, and in good condition. If a handrail is to be replaced or installed, it must comply with current codes.

(b) Guardrails (exterior and interior) are to be on both sides of open stairs or surfaces exceeding 30 inches above floor/grade, securely attached, and in good condition. If a guardrail is to be replaced or installed, it must comply with current codes.

(2) Fuel-burning heating systems. Verification within the last 365 days that the oil or gas heating system has been serviced by a qualified service contractor. In lieu of such verification, a copy of the fuel-burning system section of a home inspector's report completed within the last 60 days which confirms that the fuel-burning heating system is in proper working order will suffice.

(3) All hot-water heaters must have a blowoff pipe attached to the emergency relief valve. Said pipe must be extended to just above floor level.

(4) An operable smoke detector shall be installed in each room used for sleeping purposes. In addition, one operable smoke detector shall be placed in the hallway adjacent to the sleeping areas and on each level of the property, including the basement. Carbon monoxide alarms are required whenever there is a fossil fuel burning appliance or fireplace in the home. Alarms may be smoke/carbon monoxide combination units.

(5) All dwellings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. Numbers shall be a minimum of four inches high with a minimum stroke width of 0.5 inch.

(6) All blank spaces (if any) in the fuse box are to be properly filled.

(7) All windows and doors shall operate as designed from inside each room without the use of keys or tools (e.g., all windows when raised must remain in raised position).

(8) Garage doors shall operate properly with functioning safety cables and auto reverse sensors.

(9) GFCI protected outlets, interior and exterior, shall be required when outlets are located within six feet of a water source or in a wet/damp location. All exterior and garage outlets must be GFCI protected.

§ 140-9. Compliance requirement.

Within 12 months of the date of purchase, or longer subject to an agreement between the purchaser and the Township, any purchaser of any building, structure or part of a building or structure known to have one or more violations or one or more substantial violations of the Township municipal codes relating to building, housing, property maintenance or fire shall a) bring the building, structure or that part of a building or structure into compliance with those codes; or b) demolish the building or structure, in the case of substantial violations, in accordance with the law.

§ 140-10. Issuance of use and occupancy certificate.

If the Township determines through an inspection that a property meets the standards set forth in this chapter, and may be used or occupied as intended, the Township shall issue a use and occupancy certificate.

§ 140-11. Issuance of temporary use and occupancy certificate.

If the Township determines through an inspection that a property has at least one violation, the Township shall issue a temporary use and occupancy certificate. The Township shall reinspect the property for the purposes of determining compliance with the Township Code; provided, however, the property owner may request an early inspection and the Township may conduct said reinspection consistent with the business of the Township. In the event that the violations are corrected within 12 months, the Township shall issue a use and occupancy certificate. In the event that the violations are not corrected within 12 months, the Township shall revoke the temporary use and occupancy certificate and avail itself of any remedies available at law.

§ 140-12. Issuance of temporary access certificate.

If the Township determines through an inspection that a property has at least one substantial violation, the Township shall issue a temporary access certificate solely for the purpose of correcting substantial violations. No person shall occupy a property during the term of the temporary access certificate. The Township shall reinspect the property for the purposes of determining compliance with the Township Code; provided, however, the property owner may request an early inspection and the Township may conduct said reinspection consistent with the business of the Township. In the event that the substantial violations are not corrected within 12 months, the Township shall revoke the temporary access certificate and avail itself of any remedies available at law. In the event that the substantial violations are corrected within 12 months, the Township shall issue a use and occupancy certificate.

ARTICLE IV. VIOLATION AND PENALTY PROVISIONS

§ 140-13. Violations and penalties.

A. It shall be unlawful for any person, firm or corporation to violate any of the provisions of this chapter.

B. Those provisions and procedures set forth above related to use and occupancy certificates shall be the initial manner in which inspections shall be conducted, and certificates shall be issued. For violations that exceed the twelve-month period set forth above the Township may proceed under this Violation and Penalties section and in any other manner permitted by law.

C. If the Building Code Official determines that a person, firm or corporation is in violation of any provisions of this chapter, he shall serve a written notice of violation, which includes the following:

- (1) Name of the property owner;
- (2) Description of the property;
- (3) Statement of the violation or violations and why the notice is being issued;
- (4) A correction order allowing a reasonable time to bring the property into compliance with the provisions of this chapter; and
- (5) A statement of the Township's intent to enforce the provisions of this chapter through the imposition of fines or other equitable relief.

D. The written notice of violation shall be delivered personally, sent by certified or first-class mail addressed to the last-known address of the property owner. If the notice is returned showing that the letter was not delivered, a copy shall be posted in a conspicuous place in or about the structure affected by the notice.

E. Any person who violates or permits the violation of any provision of this chapter shall, upon conviction thereof in a summary proceeding brought before a Magisterial District Judge under the Pennsylvania Rules of Criminal Procedure, be guilty of a summary offense and shall be subject to the payment of a fine of not more than \$1,000, plus the costs of prosecution. In default of payment thereof, the defendant may be sentenced to imprisonment in the county prison for a term of not more than 90 days. Each section of this chapter violated shall constitute a separate offense, and each day or portion thereof in which a violation of this chapter is found to exist shall constitute a separate offense, each of which violations shall be punishable by a separate fine imposed by the Magisterial District Judge of not more than \$1,000, plus the costs of prosecution, or, upon default of payment thereof, the defendant may be sentenced to imprisonment in the county prison for a term of not more than 90 days. All fines and penalties collected for the violation of this chapter shall be paid to the Township Treasurer.

F. If the property owner fails to abate the violation(s) listed in the notice of violation within the time prescribed in the notice, the Township may institute the appropriate proceeding at law or in equity to restrain, correct or abate the violation(s). All costs incurred by the Township shall be reimbursed by the property owner and until they are repaid shall be a lien against the premises.

G. Abatement. Notwithstanding any other provision of this chapter, but pursuant to the strictures of the law, the Township shall have the right to enter upon a property within the Township to correct and abate a violation of this chapter, with all expenses associated with correcting the violation to be charged to the property owner responsible for the violation. Such expenses shall constitute liens against the property. To the extent that the violation of this chapter does not constitute an immediate threat to the public health, safety and welfare, the property owner shall be provided a minimum of twenty (20) days in which to abate the violation.

H. Revocation of Use and Occupancy. To the extent that the Building Code Official determines that an occupied building or structure poses a threat to the health, safety or welfare of the occupant(s) thereof, the Building Code Official may: issue an order to declare the same unfit for human habitation; revoke the ability of the occupants to use and occupy the building or structure; and require the owner of the property to take all measures necessary to close up the premises, abate the unsafe conditions, and install all requisite temporary measures to address the same. To the extent that the property owner does not do so within a reasonable period of time, the Building Code Official may take all action necessary to abate all exigent risks to the public and occupant health and safety. In issuing an order pursuant to this subsection, the Building Code Official shall post the property as unfit for human habitation, "NOTICE – DECLARATION OF PROPERTY UNFIT FOR HUMAN HABITATION." It shall thereafter be a violation of Township ordinances for any individual to continue to occupy such building or structure."

SECTION 2. Severability. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors of West Nantmeal Township that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

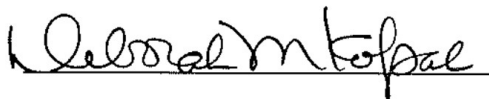
SECTION 3. Repealer. All Ordinances or parts of Ordinances conflicting with any provisions of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

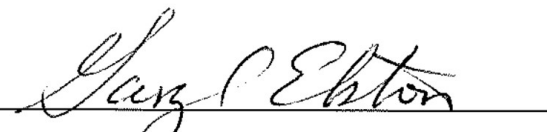
SECTION 4. Effective Date. This Ordinance shall be effective five (5) days following enactment as by law provided.


ENACTED AND ORDAINED this 8th day of April, 2024.


ATTEST:

**BOARD OF SUPERVISORS
WEST NANTMEAL TOWNSHIP**


Deborah M. Kolpak, Secretary

BY: 
Gary C. Elston, Chair


Nelson R. Beam, Vice-Chair


Frank V. Daniel, Jr., Member