

CENTRE TOWNSHIP, BERKS COUNTY, PENNSYLVANIA

ORDINANCE NO 201 7-161

AN ORDINANCE OF THE TOWNSHIP OF CENTRE, BERKS COUNTY, PENNSYLVANIA, AMENDING ORDINANCE NO. 88-2000 TO ADD REQUIREMENTS FOR MINIMUM MAINTENANCE STANDARDS FOR ACCESS DRIVES WITHIN MOBILE HOME PARKS.

WHEREAS, the Township of Centre is a second class township in the Commonwealth of Pennsylvania; and

WHEREAS, the Township of Centre is governed by the Second Class Township Code of the Commonwealth of Pennsylvania; and

WHEREAS, under 53 P.S. §66506, the Board of Supervisors may adopt ordinances necessary for the proper management, care and control of the Township and the maintenance of the peace, good government, health and welfare of the Township and its citizens; and

WHEREAS, pursuant to 53 P.S. §66527, the Board of Supervisors may enact ordinances to secure the safety of persons or property within the Township; and

WHEREAS, the Board of Supervisors may enact ordinances per 53 P.S. §66601 in which general or specific powers of the Township may be exercised; and

WHEREAS, the Township previously enacted Ordinance No. 88-2000 on February 14, 2000, which Ordinance establishes certain requirements for the licensing, inspection, sale, and operation of mobile home parks within Centre Township, and for the construction and establishment of utilities and other services therein; and

WHEREAS, the Township Board of Supervisors desire to clarify the licensing and inspection procedures for mobile home parks; and

WHEREAS, in accordance with the authority granted to it, the Township Board of Supervisors deems it in the best interest of Centre Township, and the health, safety and welfare of its residents, to require that all mobile home parks, whether existing or proposed, have internal access roads that are maintained in a safe, passable condition; and

NOW THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of the Township of Centre, Berks County, Pennsylvania as follows:

SECTION 1. AMENDMENT OF ORDINANCE 88-2000

- A. Section 102 of Ordinance No. 88-2000, shall hereby be amended to and restated in full, to read as follows:

Section 102. License; Sale of Mobile Home Space.

- A. License Required. It shall be unlawful for any person to maintain, construct, alter or extend any mobile home park within the limits of the Township unless he holds an annual license issued by the Township in the name of such person for the specific maintenance, construction, alteration or extension proposed. Any owner or operator of a mobile home park shall be required to obtain such license from the Township. The license shall be conspicuously posted in the office or on the premises of the mobile home park at all times.
- B. Application to Township. The applicant for any new or renewal mobile home park license shall submit an application to the Township using a form furnished by the Township for a license to operate a mobile home park in the Township.
- C. License Duration; Renewal. All licenses issued pursuant to this Ordinance shall be issued for the twelve-month period beginning January 1 of each year. To remain in compliance with this Ordinance, the license must be renewed for the following year prior to December 31 of each calendar year. Upon receipt of an application for renewal of a license, which shall include proof by the applicant that the mobile home park continues to meet the standards prescribed by this Ordinance, the Township shall renew such license.
- D. Inspection of Mobile Home Park. Upon receipt of an application for a new or renewal mobile home park license, the Township or its designee shall inspect such mobile home park to determine compliance with this Ordinance. In addition, such inspector may inspect a mobile home park at additional reasonable intervals and times, to determine compliance with this Ordinance.
- E. Compliance of Existing Mobile Home Parks.
- (1) Mobile home parks in existence at the date of adoption of this Ordinance may be continued so long as they otherwise remain lawful.
 - (2) Any subsequent new construction, alteration or extension of an existing mobile home park shall comply with the provisions of all Township Ordinances.
 - (3) Any existing mobile home park which in the opinion of the Township creates a public health, welfare and/or safety hazard shall be required to comply with this Ordinance and all other Township ordinances within a reasonable period of time as determined by the Board of Supervisors of the Township.
- F. Individual Mobile Homes. The owners and/or occupiers of individual mobile homes permitted in the areas as set forth in the Township Zoning Ordinance and not located in a mobile home park shall not be required to obtain an operating

license; however, they shall be required to obtain zoning and building permits as prescribed by the appropriate Township ordinances. The owners or occupiers of individual mobile homes shall comply with all other applicable Township ordinances and regulations governing single-family homes.

- G. Inspection; Revocation of License; Appeals. Whenever, upon inspection of any mobile home park, it is determined by the Township that conditions or practices exist which are in violation of any provision of this Ordinance, or of any Township ordinance, the Township shall give notice in writing in accordance with the provisions of this Ordinance to the person to whom the operating license was issued, advising him that unless such conditions or practices are corrected within a reasonable period of time specified in the notice, the operating license shall be suspended. At the end of such period, such mobile home park shall be inspected, and if such conditions or practices have not been corrected, the Township shall suspend the operating license and give notice in writing of such suspension to the person to whom the operating license is issued. The licensee or applicant may appeal the decision of the Township by petitioning for a hearing within ten (10) days of the decision. Within forty (40) days of the petition, the Board of Supervisors of the Township shall hold a hearing and render its decision.

B. Section 104 of Ordinance No. 88-2000 shall be repealed in its entirety.

C. Section 108 of Ordinance No. 88-2000 shall hereby be amended and restated in full to read as follows:

Section 108. Service Buildings and Other Community Service Facilities.

- (a) Application of this Ordinance. The requirements of this Ordinance shall apply to service buildings, recreation buildings and other community service facilities when constructed such as: management offices, repair shops and storage areas; laundry facilities; and indoor recreation areas.
- (b) Structural Characteristics. All structural characteristics of service buildings, recreation buildings and other community service facilities shall be in accordance with the Township ordinances regulating the same.
- (c) Internal Access Roads. All private internal access roads which provide access to individual mobile home lots or other service buildings, recreation buildings, or other community service facilities, shall at all times be maintained in a dust-free, mud-free, pothole-free condition, reasonably and safely passable by standard passenger vehicles.

SECTION 2. REPEALER

All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 3. SEVERABILITY

The provisions of this Ordinance are severable, and if any section, sentence, clause or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted if such illegal, invalid or unconstitutional section, sentence, clause or provision had not been included herein.

SECTION 4. EFFECTIVE DATE

This Ordinance shall become effective five (5) days after enactment, as provided by law.

ENACTED AND ORDAINED as an Ordinance of Centre Township, Berks County, Pennsylvania, this 18 day of December, 2017.

**BOARD OF SUPERVISORS OF
CENTRE TOWNSHIP,
BERKS COUNTY, PENNSYLVANIA**



Chairman



Vice Chairman



Member

ATTEST:



Secretary

CERTIFICATE OF ENACTMENT

I hereby certify that the foregoing is a true and accurate copy of Ordinance No. 201 7-161 adopted by the Board of Supervisors of Centre Township, Berks County, Pennsylvania at a public meeting held on December 18, 2017, pursuant to notice as required by law.

Dated: 12/18/17

Dennis Shi
Township Secretary