

ORDINANCE NO. 62

AN ORDINANCE AMENDING ARTICLE IX, MOBILE HOMES AND MOBILE HOME
PARKS, OF THE BERWICK TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE, ORDINANCE NO. 41, ENACTED
SEPTEMBER 28, 1998

BE IT ENACTED AND ORDAINED, and it is hereby enacted and ordained, by
the Township of Berwick, Adams County, Pennsylvania, as follows to wit:

to Article IX, Section 901 3. of Ordinance Number 41, is hereby amended to read as
follows:

3. LICENSE - Written approval, in whatever form, as issued by the
Township, authorizing a person to operate and maintain a mobile home
park

2. Article IX, Section 902 B.3.c.3 of Ordinance Number 41, is hereby amended to
read as follows:

3) Prior to issuance of a Mobile Home Park License, the Township shall
inspect finished construction of all improvements to ensure compliance
with the approved plans. The cost for review and inspection shall be paid
by the Applicant in accordance with the requirements of Article VI of this
Ordinance and shall be paid prior to issuance of a license. Following
satisfactory inspection of improvements and payment of all license
review and inspection fees, a Mobile Home Park License will be issued.
The license will be issued within forty-five (45) days following
certification of improvements by the Township Engineer. The Township,
following recommendations of the Township Engineer, shall reserve the
right to require that an As-Built plan be submitted in accordance with the
requirements of Section 310 of this Ordinance.

The Mobile Home Park license shall be valid for a period of three (3)
years and shall be renewed every three (3) years.

3. Article IX, Section 902 B.4. of Ordinance Number 41, is hereby amended to read as follows:

4. RENEWAL LICENSES

Application for Renewal of Mobile Home Park License shall be made to the Township at least sixty (60) days prior to the expiration date of the license. Renewal of a Mobile Home Park License shall be issued by the Township upon certification of the Owner that the park continues to meet the standards and requirements hereunder for the issuance of an original license.

It shall be unlawful for any person to operate a Mobile Home Park without a license to be renewed every three (3) years in the name of the landowner and manager.

Prior to the renewal of any Mobile Home Park License there shall be an inspection by the Township. If it is determined there are deficiencies or that the mobile home park does not comply with the Township's Ordinances, the Township shall reserve the right to require that improvements be made to bring the Mobile Home Park into compliance and to establish reasonable time limits for those improvements.

The Township shall reserve the right to deny renewal of license if there is not compliance.

Individual lots in a Mobile Home Park shall not be sold separately. Any sale of lots within a mobile home park shall be for the park as a whole.

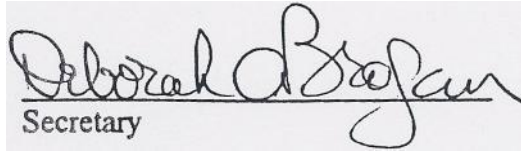
4. If any sentence, clause, section, or part of this Ordinance Amendment for any reason is found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of the remaining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

5. All parts of Ordinance Number 41 inconsistent with the provisions of this Ordinance Amendment are hereby repealed or rescinded to the extent of the inconsistency. All other provisions of Ordinance Number 41 are, and shall remain, in full force and effect.

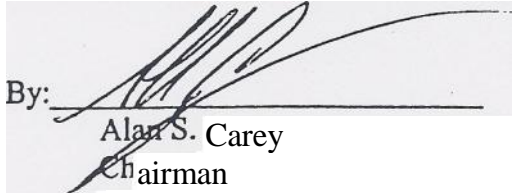
This Ordinance shall be effective five (5) days after its adoption.

ENACTED AND ORDAINED the 28th day of March, 2005.

A EST:


Secretary

BERWICK TOWNSHIP
ADAMS COUNTY, PENNSYLVANIA

By: 
Alan S. Carey
Chairman
Board of Supervisors of Berwick
Township