



Local Government 101

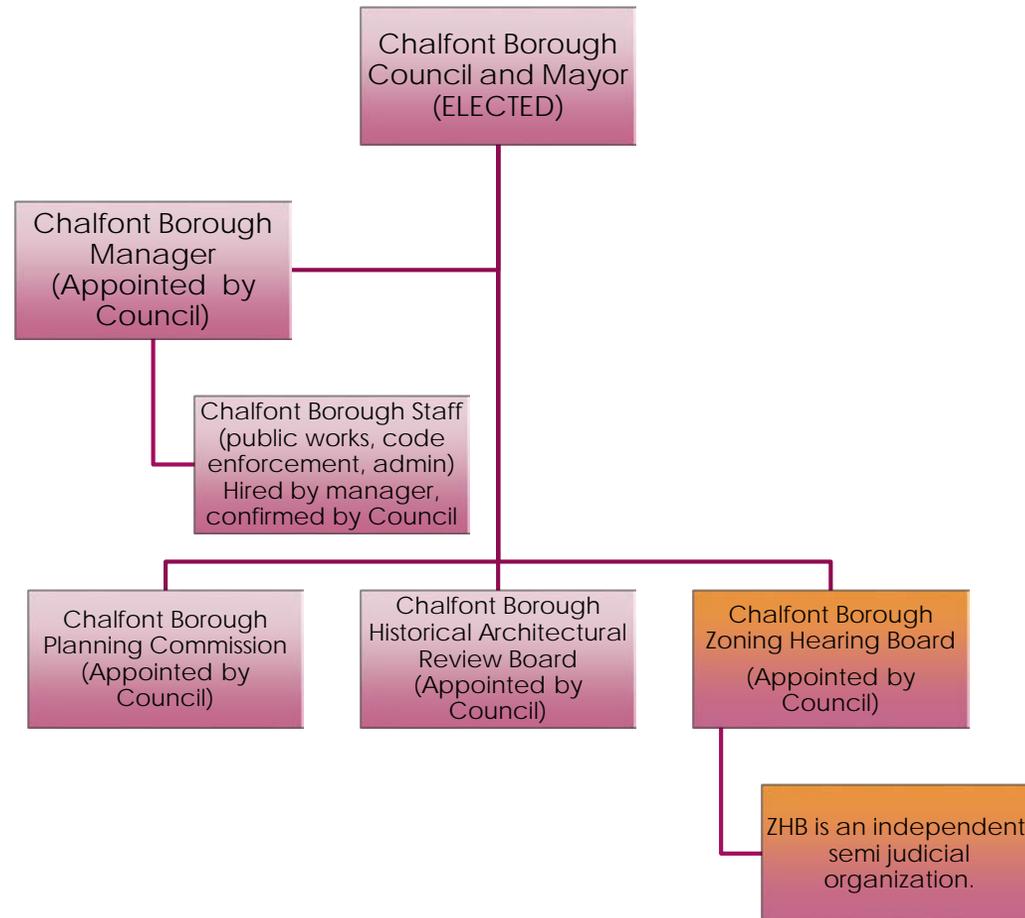
CHALFONT BOROUGH

SANDRA B. ZADELL, BOROUGH MANAGER

Tonight's Presentation

- ▶ You will learn who your elected officials and appointed officials are and what their roles are
- ▶ You will learn how to get involved and best make your voice heard
- ▶ You will learn what property rights are protected, and what processes we can use for changing resident behaviors/violations
- ▶ You will learn what goals/priorities Chalfont Borough is working on right now
- ▶ You will learn about all the new development in town
- ▶ You will learn about our budget process
- ▶ You will learn how to best contact us when you need help/services/

Local Government is sort of like the federal government, but much more approachable



Roles- who does what?

Council

Manager

Mayor

Zoning
Hearing
Board

Legislative Branch
makes policy decisions

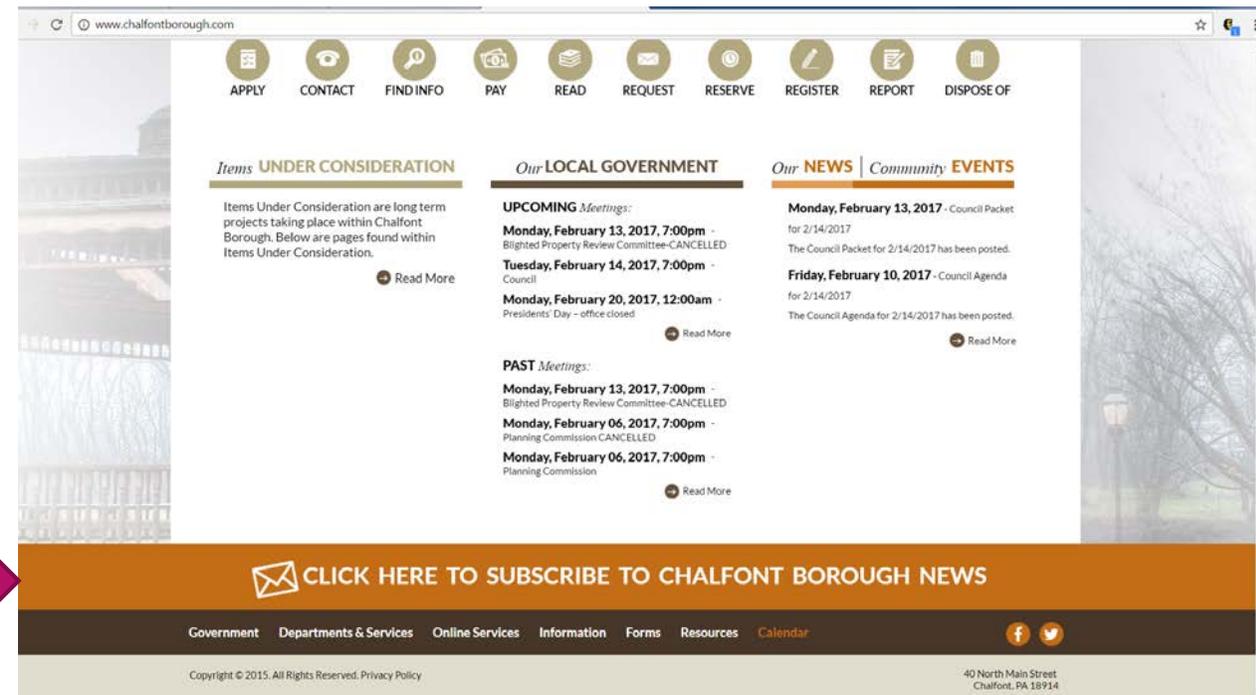
Administrator/Executive
administrates town
based on council's
policy

Breaks vote ties,
performs marriages,
serves on Regional PD
Commission

Judicial Branch

Volunteer Opportunities

- ▶ We have numerous sub committees (Property Maintenance Appeals board, Planning Commission, Zoning Hearing Board, Blighted Property Review Board, and appointments to the Regional EMS and Sewer Boards)
- ▶ We post those openings on our website, facebook @chalfontborough and twitter @chalfontboro



The screenshot displays the website www.chalfontborough.com. At the top, there is a navigation bar with icons for: APPLY, CONTACT, FIND INFO, PAY, READ, REQUEST, RESERVE, REGISTER, REPORT, and DISPOSE OF. Below this, the page is divided into three main sections:

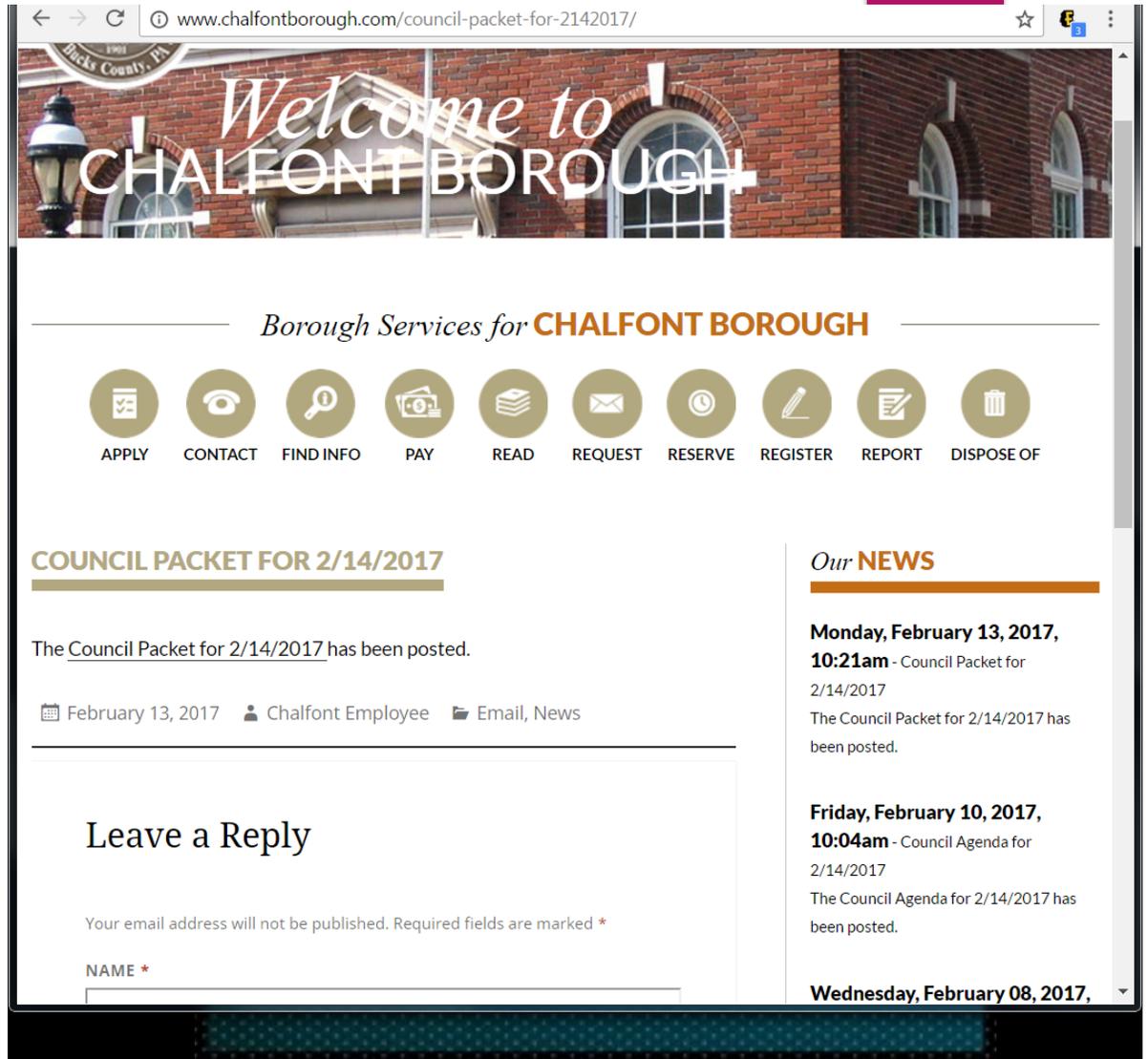
- Items UNDER CONSIDERATION:** A section describing long-term projects within the borough, with a "Read More" link.
- Our LOCAL GOVERNMENT:** A section listing upcoming and past meetings. Upcoming meetings include:
 - Monday, February 13, 2017, 7:00pm - Blighted Property Review Committee-CANCELLED
 - Tuesday, February 14, 2017, 7:00pm - Council
 - Monday, February 20, 2017, 12:00am - Presidents' Day - office closedPast meetings include:
 - Monday, February 13, 2017, 7:00pm - Blighted Property Review Committee-CANCELLED
 - Monday, February 06, 2017, 7:00pm - Planning Commission-CANCELLED
 - Monday, February 06, 2017, 7:00pm - Planning Commission
- Our NEWS | Community EVENTS:** A section listing recent news items, such as "Monday, February 13, 2017 - Council Packet for 2/14/2017" and "Friday, February 10, 2017 - Council Agenda for 2/14/2017".

At the bottom of the page, there is a prominent orange banner that reads "CLICK HERE TO SUBSCRIBE TO CHALFONT BOROUGH NEWS". Below the banner is a footer with navigation links for Government, Departments & Services, Online Services, Information, Forms, Resources, and Calendar. Social media icons for Facebook and Twitter are also present. The footer includes the copyright notice "Copyright © 2015. All Rights Reserved. Privacy Policy" and the address "40 North Main Street Chalfont, PA 18914".

Meeting Agendas and Full information are posted online before each meeting

Council agendas post Friday before Council meetings (2nd Tuesdays) and the full packet posts on Monday AM.

By reviewing the packet you have all the same information Borough Council has



The screenshot shows a web browser window with the URL www.chalfontborough.com/council-packet-for-2142017/. The page features a header with a brick building image and the text "Welcome to CHALFONT BOROUGH". Below the header is a navigation bar with the text "Borough Services for CHALFONT BOROUGH" and a row of ten icons representing various services: APPLY, CONTACT, FIND INFO, PAY, READ, REQUEST, RESERVE, REGISTER, REPORT, and DISPOSE OF.

COUNCIL PACKET FOR 2/14/2017

The [Council Packet for 2/14/2017](#) has been posted.

February 13, 2017 Chalfont Employee Email, News

Leave a Reply

Your email address will not be published. Required fields are marked *

NAME *

Below the "Our NEWS" section, there are three news items:

- Monday, February 13, 2017, 10:21am** - Council Packet for 2/14/2017
The Council Packet for 2/14/2017 has been posted.
- Friday, February 10, 2017, 10:04am** - Council Agenda for 2/14/2017
The Council Agenda for 2/14/2017 has been posted.
- Wednesday, February 08, 2017,**

Where does local government derive its power and limits from?

Borough Code

Chalfont Borough Charter

Municipal Planning Code

International Property Maintenance Code, 2009 Edition

US Constitution and other land use laws, privacy laws, federal regulations, etc.

Our own Comprehensive Plan, TOD plan, etc. all made with Residents input

- ▶ The MPC has many purposes: to accomplish coordinated development; to guide uses of land, structures, streets, and public facilities; to promote preservation of natural and historic resources; to encourage revitalization of urban centers; to encourage consistency of comprehensive plans and land use regulations; and more

Code Enforcement Process

Zoning Complaint

Illegal Use (boarding house, neighbor built a shed to close to the setback, etc.)

- Notice of Violation is issued once we have investigated
- Owner has five days to begin remedy and 30 days to complete- OR they can appeal to the ZHB
- ZHB can either grant or reject the appeal
- Applicant then can appeal to the Court of Common Pleas
- District Justice (DJ) can either accept or reject the applicant and can pass judgements of \$500 plus all court costs per day. DJ also has some flexibility on how they proceed. In almost all cases, the Borough advocates for a remedy rather than a fine.

Code Enforcement Process

Code Complaint

Property Maintenance Code Violations, construction site violations, Blighted properties, etc.

- Notice of Violation is issued once we have investigated.
- Owner has as many days as the BCO gives to correct the problem (this varies based on severity/safety hazard of the offense, and must be defensible in court)
- BCO issues a citation if the property owner hasn't complied which then calls the property owner to DJ
- DJ reviews the case and rules on any penalty or solution. In most cases the Borough advocates for solution of the problem (i.e. mow the grass, not a fine)

Why does it take so long to make people mow their grass?

- ▶ In government, process is important! We have to give due process to property owners, and allow them time to remedy the solution.
- ▶ If we don't adhere to those rules, we may loose at the DJ.
- ▶ A creative solution to help us deal with the restrictions in Code Enforcement was the creation of the Blighted Property Review Committee in 2015 by Council.
- ▶ Of the 13 original properties on our list, all but two are fully remediated.
- ▶ The two properties left are demolished or in the process of demolition for redevelopment (Hellberg, Butler and Bristol)

What has the BPRC done?

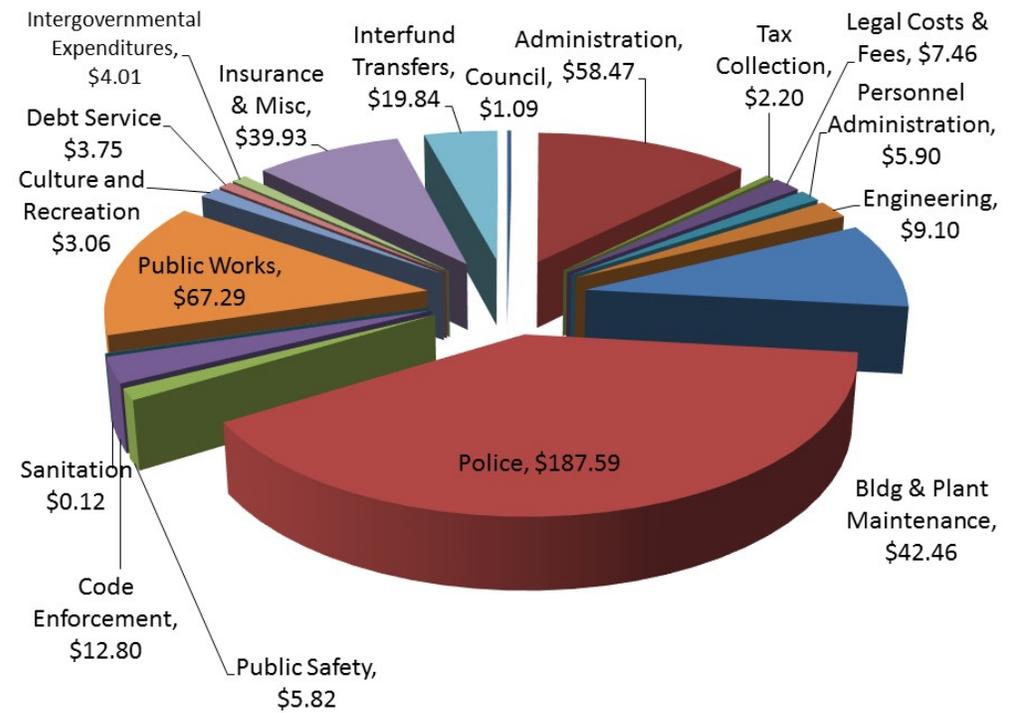
- ▶ Car wash clean up and redevelopment!!!!!!
- ▶ Butler and Bristol Demolition
- ▶ Hellberg/Strong Demolition
- ▶ Helped to save the roof and install new windows on Chalfont School
- ▶ Dealt with numerous smaller issues, such as power washing the Schoolhouse apartments and a few other minor issues on Main Street.

Chalfont Borough Goals in 2017

- ▶ Purchase new equipment to enable clearing our trails in snow
- ▶ Pave 4-5 times the number of roads we usually do annually (Taft, PA, Meadowbrook, Oak Avenue, Fairview Avenue, Hillside Avenue and maybe more)
- ▶ Institute a LERTA in a Borough Core to bring revitalization and new businesses
- ▶ Work towards the installation of a parking lot and potential reuse of 101 N. Main Street (awarded a \$1 million RACP grant)
- ▶ Maintain current taxation level
- ▶ Grants are submitted for Traffic Calming on Moyer Road, Flashing school signs on Moyer Road, planting native trees, install a new playground at Chestnut Street Park
- ▶ Pave Twin Streams Parking lot
- ▶ Complete a comprehensive plan update (our version of a strategic plan for land use)
- ▶ Purchase new Ford F800 for main plow operations replacing a 20 year + old prior vehicle

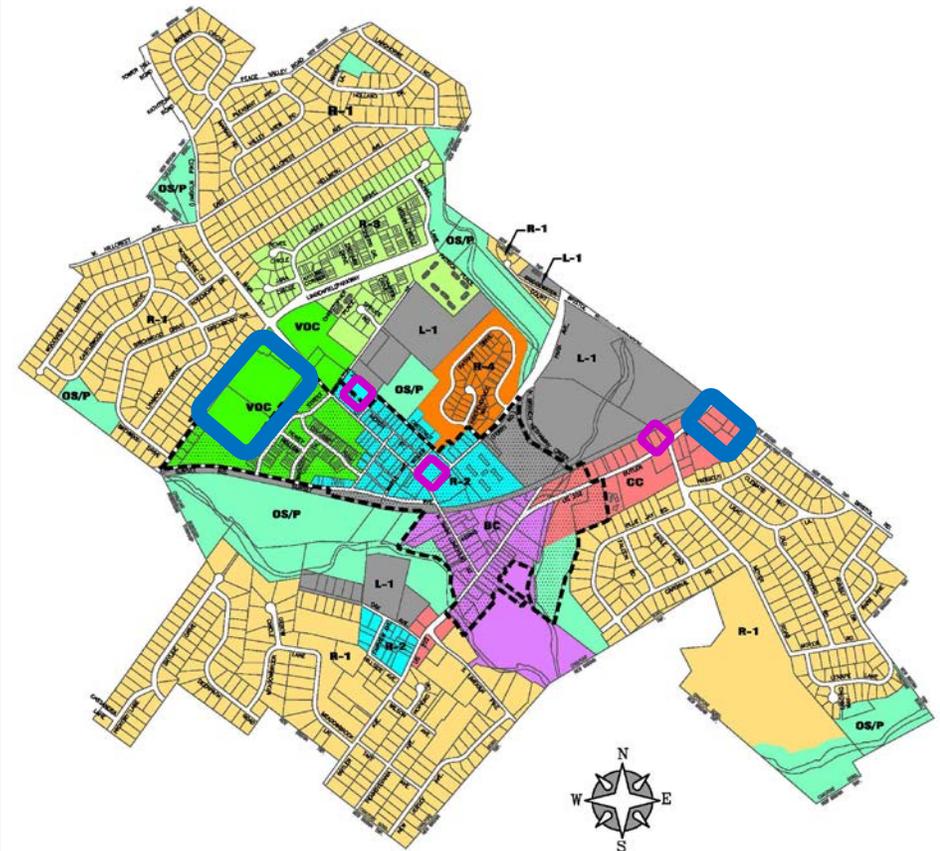
Chalfont Borough Budget sets priorities and Taxation

- ▶ We run on a calendar year fiscal cycle
- ▶ Begin internal budget conversations with staff in August
- ▶ Generally host 1-2 public finance committee meetings in Sept/Oct/Nov
- ▶ Budget presentations occur at our November and December meetings
- ▶ General Fund Expenditures based on the average tax bill of \$475.76



Land Development- Process is governed by the Municipalities Planning Code of PA

- ▶ Chalfont School (Final Approval)
 - ▶ 4 apartments, 18 townhomes
- ▶ Petrucci (Approved and in construction)
 - ▶ 69 apartments at Park avenue
- ▶ Univest Bank (recently opened)
- ▶ Chalfont View (preliminary Approval)
 - ▶ 57 Single Family Homes
- ▶ Chalfont Crossing (sketch Plan not approved)
 - ▶ Proposed drive through restaurant, 2500 sq. ft retail space and 54 townhomes)



More info

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Chalfont Borough Manager

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- ▶ More info on the MPC-
http://mpc.landuselawinpa.com/mpc_guide.html
- ▶ More info on Municipal Law-
<http://dced.pa.gov/local-government/local-government-laws/#.WKyFz1UrKUK>
- ▶ Chalfont Code-
<http://www.ecode360.com/CH0570>