

38 *Adopted 5/5/81*
Effective 5/10/81
ORDINANCE NO. 38

AN ORDINANCE amending Westfall Township Zoning Ordinance of 1979 No. 36.
BE IT ORDAINED AND ENACTED by the Supervisors of Westfall Township,
and it is hereby ordained and enacted by the authority of the same.

1. Paragraph 405.1 b of Section 405 C-2 Highway Commercial is amended to read as follows:

405.1 b. Business, professional or government offices which may include laboratories for research, testing, and development of household or personal consumer products; provided that no manufacturing is conducted on the premises unless it relates to experimental research, testing and/or development of the products and provided further that the operation of such laboratory shall be subject to the safeguards and conditions described in General Industrial Uses, e 1 through e 11 and h, of Section 706.4.

2. Paragraph 706.4 Conditional Use Standards of Section 706 Conditional Use is amended to read as follows:

706.4 Conditional Use Standards. Conditional Uses shall be subject to the appropriate safeguards, standards, and conditions contained herein, and applicable state and local rules, regulations or ordinances.

The burden of proof shall be on the applicant to present sufficient evidence to show compliance with all applicable safeguards, standards, and conditions contained herein, and with applicable state and local rules, regulations and ordinances and the burden shall never shift to the municipality or other parties to show the contrary.

Conditional Uses which are authorized by the Township Supervisors may be subject to any additional conditions, standards, and safeguards including, but not limited to, increased lot size established by the Township Supervisors in each case which may be warranted by the character of the areas in which such uses are proposed or by other special factors, and which are necessary to implement the purposes of this ordinance.

Gasoline Service Stations

3. Paragraph 706.4 - General Industrial Uses of of Section 706
Conditional Use is amended to add an additional paragraph as follows:

h. Proof of liability insurance must be given to the Secretary of the governing body at the beginning of each calendar year. The limit of liability for bodily injury and property damage must be no less than five hundred thousand (\$500,000.00) dollars per occurrence. The neglect or failure to provide proof of insurance within thirty (30) days after receiving written notice to provide same shall constitute sufficient grounds for revocation of the Certificate of Use and Occupancy.

4. Paragraph 1. of R-3 High Density Residential, Appendix, is amended to read as follows:

1. From the Delaware River northwest along the Matamoras Borough line to Bertha Street; thence southwest on Bertha Street to Rose Lane; thence northwest on Rose Lane to Route 209; thence southwest on Route 209 to the spur of the Old Milford Road by the Westfall Firehouse; thence west on the spur of the Old Milford Road to Blue Ridge Avenue; thence northeast on Blue Ridge Avenue, and the northwesterly boundary of the Tri-States Theater property and properties of Merlin Adams and Ken Adams to the Matamoras Borough Line; thence northwest on the Matamoras Borough line to LR51016; thence southwest on LR51016 to the southerly line of the Interstate 84 right-of-way; thence northeast on the southerly line of the I-84 right of way to the westerly property line of Dorothy Hulst and the easterly line of Herbert Cassidy; thence following the easterly and southerly lines of the lands of Cassidy to the property line of James Rose; thence northwesterly along the westerly line of Cassidy to the southerly line of Interstate I-84; thence southwest along the southerly line of Interstate I-84 to the easterly or southerly line of Miller; thence southwesterly along the easterly or southerly line of Miller to the easterly line of Carol Schields; thence south along the line of Schields to the Delaware River; thence north along the Delaware River to point of origin.

5. Paragraph 3. of R-2 Medium Density Residential, Appendix, is amended to read as follows:

3. From the Delaware River, following the easterly property line of John Stromer north to the westerly line of Robert Blood; thence following the westerly line of Blood to the southerly line of Commonaldo Cicerone, thence southwest on the southerly line of Cicerone to the easterly line of Mary Pahlow, thence north on the westerly line of Cicerone to the Route 209 right-of-way; then southwest on the Route 209 right-of-way to the westerly line of the John Quick property; then following the Quick line south to the Delaware River; thence east along the Delaware River to point of origin.

6. C-1 General Business, Appendix, is amended to add the following paragraph:

3. Beginning at a common corner of lands owned by Bob Blood and Commonaldo Cicerone in the southerly right of way line of Route 209; thence running southwest along the 209 right-of-way to the easterly line of Mary Pahlow, thence south along the easterly line of Pahlow to the southerly line of Cicerone; thence northeast along the southerly line of Cicerone to the westerly line of Blood, thence north along the westerly line of Blood to point of origin.

7. Paragraph 2 of C-1 General Business, Appendix, is amended to read as follows:

Beginning at a common corner of lands of Dorothy Hulst and Herbert Cassidy in the southerly right of way line of Interstate I-84, thence southwesterly along the southerly line of Interstate I-84 to the easterly property line of James Rose; thence along the easterly property line of James Rose to the northerly property line of Pine Grove Cemetary; thence along the northerly property line of Pine Grove Cemetary to the westerly line of Dorothy Hulst; thence along the westerly line of Dorothy Hulst to the place of origin.

8. Paragraph C-2 Highway Commercial, Appendix, ia amended to read as follows:

2. From the Delaware River in a northwesterly direction along the easterly property line of Carol Schields, thence northeast along the southerly property line of Theodore Miller and lands now or formerly of Jack Maltby to the Interstate I-84 right of way; then southwest along the I-84 right of way to the Route 209 right of way; thence southwest along the Route 209 right of way to the westerly property line of Robert Blood; thence south along the westerly property line of Blood to the easterly property line of John Stromer; thence southwest along the easterly property line of John Stromer to the Delaware River; thence east along the Delaware River to point of origin.

This ordinance shall become effective five (5) days after the date of its enactment.

Duly enacted by the Supervisors of Westfall Township, Pike County, Pennsylvania, this 5 day of May, 1981, in lawful session duly assembled.

Attest: *Kenneth H. Bauer*
Secretary

SUPERVISORS OF WESTFALL TOWNSHIP

Gregory Campbell

Carlton J. Shroy

Kenneth H. Bauer