



Borough Council Meeting Public Hearing
September 17, 2025 @ 6:30 PM
This meeting is recorded for public record.

Patrick McCoy, President	Member, 1st Ward	Term Expires: 12/31/25
Nicole Scimone, Vice President	Member, 4th Ward	Term Expires: 12/31/27
Bryan Travis	Member, 2nd Ward	Term Expires: 12/31/27
Brian McGinnis	Member, 3rd Ward	Term Expires: 12/31/25
Sheila Vaccaro	Member, 5th Ward	Term Expires: 12/31/25
Bernie Flynn	Member, 6th Ward	Term Expires: 12/31/27
Lisa Dorsey	Member, 7th Ward	Term Expires: 12/31/25

Mayor: Lillian L. DeBaptiste

Borough Manager: Sean Metrick

Borough Council Meeting:

I. Public Hearing:

AN ORDINANCE OF THE BOROUGH OF WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE BOROUGH OF WEST CHESTER, CHAPTER 66, TITLED “HOUSING AND PROPERTY MAINTENANCE” TO AMEND SECTION 66-2 TITLED “AMENDMENTS, ADDITIONS AND DELETIONS”, BY AMENDING SECTION R WHICH ADOPTED A NEW CHAPTER 10, SECTION 1000.1 “PURPOSE/LEGISLATIVE FINDINGS” AND SECTION 1008.E(3) TO INCREASE THE POINTS FOR VIOLATIONS OF CHAPTER 73 NOISE AND CHAPTER 84 NUISANCE.

II. Comments

Visit www.west-chester.com for access to all attachments.

Agendas are posted to www.west-chester.com by noon 3 business days prior to the meeting.

ORDINANCE NO. ___ - 2025

BOROUGH OF WEST CHESTER

CHESTER COUNTY, PENNSYLVANIA

AN ORDINANCE OF THE BOROUGH OF WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE BOROUGH OF WEST CHESTER, CHAPTER 66, TITLED "HOUSING AND PROPERTY MAINTENANCE" TO AMEND SECTION 66-2 TITLED "AMENDMENTS, ADDITIONS AND DELETIONS", BY AMENDING SECTION R WHICH ADOPTED A NEW CHAPTER 10, SECTION 1000.1 "PURPOSE/LEGISLATIVE FINDINGS" AND SECTION 1008.E(3) TO INCREASE THE POINTS FOR VIOLATIONS OF CHAPTER 73 NOISE AND CHAPTER 84 NUISANCE.

BE IT ENACTED AND ORDAINED, and it is hereby enacted by authority of the Council of the Borough of West Chester that Chapter 10 of the Borough's Property Maintenance Code, codified in Chapter 66 of the Borough Code, shall be amended as follows:

SECTION 1. Section 1000.1.A titled "Purpose/legislative findings" shall be amended as follows:

"It is the purpose of this chapter and the policy of the Council of the Borough of West Chester, in order to protect and promote the public health, safety and welfare of its citizens, to establish rights and obligations of owners and occupants relating to the rental of certain residential dwelling units in the Borough of West Chester and to encourage owners and occupants to maintain and improve the quality of rental housing within the Borough. It is also the policy of the Borough of West Chester that owners, responsible local agents and occupants share responsibilities to obey the laws, statutes, codes and ordinances which are adopted to protect and promote public health, safety and welfare. As a means to those ends, this chapter provides for a system of inspections, issuance and renewal of rental licenses and imposes penalties for violations. This chapter is also enacted to develop a point system for certain Code violations and disorderly conduct that occurs at residential rental dwellings and to authorize the non-renewal, revocation or suspension of a rental license when the owner of a residential rental dwelling unit accumulates ten points in one rental license year. This chapter shall be liberally construed and applied to promote its purpose and policies."

SECTION 2. Section 1000.1.B(1) titled "Purpose/legislative findings" shall be amended as follows:

"1000.1.B(1).There are approximately 4,800 rental residential dwelling units and approximately 1,050 rooming units in the Borough. Because the occupants of these rental

units have no ownership interest in the property, they have allowed the properties to deteriorate.”

SECTION 3. Section 1000.1.B titled “Purpose/legislative findings” shall be amended to add the following finding in a new subparagraph (9)

“(9) The police spend significant time and resources to respond to calls of disorderly conduct at residential rental dwelling units, especially student rental dwelling units. Often these calls result in the police issuing citations to the tenants and occupants for violations of Chapter 73 of the Borough Code, titled “Noise” and/or Chapter 84 of the Borough Code, titled “Nuisance.””

SECTION 4. Section 1008.E(3) shall be amended as follows:

“**1008.E(3).** Three points shall be assigned for the first violation in a rental license year of the following ordinances as set forth in Section 1000.8: Public Nuisance and Noise. Four points for the second violation by the same tenant in the same rental license year of the following ordinances as set forth in Section 1000.8: Public Nuisance and Noise. Five points for the third violation by the same tenant in the same rental license year of the following ordinances as set forth in Section 1000.8: Public Nuisance and Noise.”

SECTION 5. 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 Council of the Borough of West Chester that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included therein.

SECTION 6. REPEALER. All Ordinances or parts of Ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 7. EFFECTIVE DATE. This Ordinance shall become effective upon enactment as provided by law.

ENACTED AND ORDAINED THIS _____ DAY OF _____, 2025.

ATTEST:

**COUNCIL FOR THE BOROUGH
OF WEST CHESTER**

Sean Metrick, Secretary

By: _____
Patrick McCoy, President

APPROVED THIS _____ DAY OF _____, 2025.

**MAYOR OF THE BOROUGH
OF WEST CHESTER**

Lillian L. DeBaptiste

NOTICE IS GIVEN that on **September 17, 2025 at 6:30 p.m.**, prevailing time, Council for the Borough of West Chester, Chester County, Pennsylvania, will hold a public hearing as part of the regularly scheduled public meeting at the Borough of West Chester's municipal building located at 401 East Gay Street, West Chester, Pennsylvania, to consider the adoption of, and if approved, Borough Council will adopt the following ordinance with the following title:

AN ORDINANCE OF THE BOROUGH OF WEST CHESTER, CHESTER COUNTY, PENNSYLVANIA, AMENDING THE CODE OF THE BOROUGH OF WEST CHESTER, CHAPTER 66, TITLED "HOUSING AND PROPERTY MAINTENANCE" TO AMEND SECTION 66-2 TITLED "AMENDMENTS, ADDITIONS AND DELETIONS", BY AMENDING SECTION R WHICH ADOPTED A NEW CHAPTER 10, SECTION 1000.1 "PURPOSE/LEGISLATIVE FINDINGS" AND SECTION 1008.E(3) TO INCREASE THE POINTS FOR VIOLATIONS OF CHAPTER 73 NOISE AND CHAPTER 84 NUISANCE.

The full text of the Ordinance is available on the Borough's website www.westchester.com. In addition, a certified copy of the proposed Ordinance is on file at the offices of the *Daily Local News* by calling (215) 648-1066 and the Chester County Law Library, Chester County Justice Center, Suite 2400, 201 West Market Street, West Chester, Pennsylvania 19380.

Those individuals with disabilities and ADA accommodations for effective participation in the meeting should call 610-692-7574 at least two days prior to the meeting. All attempts will be made for reasonable accommodations.

Kristin S. Camp, Esquire
Borough Solicitor

PLEASE ADVERTISE ON SEPTEMBER 9, 2025