

**BOROUGH OF ST. CLAIR  
SCHUYLKILL COUNTY, PENNSYLVANIA**

ORDINANCE NO. 432

**AN ORDINANCE OF THE BOROUGH OF ST. CLAIR, SCHUYLKILL  
COUNTY, PENNSYLVANIA, AMENDING THE ST. CLAIR BOROUGH  
ZONING ORDINANCE.**

WHEREAS, the Borough of St. Clair previously adopted a Zoning Ordinance based upon a duly prepared Comprehensive Plan; and

WHEREAS, said St. Clair Borough Zoning Ordinance provides for amendments pursuant to the Pennsylvania Municipalities Planning Code, 53 P.S. §10101, et seq.; and

WHEREAS, the Borough Council wishes to amend said Borough Ordinance to amend the Zoning Map to change from classification of A-1 to classification of C-2 certain parcels running along the southbound lane of Route 61 from the municipal boundary with New Castle Township to Wade Road, said parcels being owned by Schuylco Coal, Inc., Reading Anthracite Company, Reserve Carbon Corporation, the Seitzinger Heirs, Schuylkill County Municipal Authority, and Kenneth Mettam, Justin Dutcavich and Ian Bulino.

WHEREAS, said amendments have been prepared by the Borough solicitor and the Borough engineer and forwarded to both the County and Borough Planning Commissions for review; and

WHEREAS, a public hearing has been held after being duly published in accordance with the laws of Pennsylvania.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Borough Council of the Borough of St. Clair, Schuylkill County, Pennsylvania, and it is hereby ordained and enacted by the authority of same that the Borough Ordinance is amended to wit:

**ARTICLE III. DISTRICTS. SECTION 303. ZONING MAP** is amended to change from Conservation/Low Density Residential (A-1) to C-2, General Commercial, the property which runs along the southbound lane of Route 61 from the municipal boundary with New Castle Township to Wade Road. The properties are owned by Schuylco Coal, Inc., Reading Anthracite Company, Reserve Carbon Corporation, the Seitzinger Heirs, Schuylkill County Municipal Authority, and Kenneth Mettam, Justin Dutcavich and Ian Bulino. (See attached revised Zoning Map)

**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 remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Borough that such remainder shall be and shall remain in full force and effect.

**REPEALER**


All ordinances or parts of ordinances inconsistent with the provisions hereof are hereby repealed or rescinded.

**EFFECTIVE DATE**

This Ordinance shall become effective immediately after its final passage and adoption by Borough Council.

ORDAINED and ENACTED into an Ordinance at a regular meeting of the Borough Council of the Borough of St. Clair, Schuylkill County, Pennsylvania, this 2<sup>nd</sup> day of December, 2019.


ST. CLAIR BOROUGH

  
WILLIAM M. DEMPSEY  
Council President

ATTEST:

  
ROLAND PRICE, JR.  
Borough Secretary

Approved by me this 3<sup>rd</sup> day of December, 2019.

  
RICHARD E. TOMKO  
Mayor

**N RE: AN ORDINANCE OF THE BOROUGH OF ST. CLAIR, SCHUYLKILL COUNTY, PENNSYLVANIA, AMENDING THE ST. CLAIR BOROUGH ZONING ORDINANCE.**

**CERTIFICATION**

I hereby certify that the within Ordinance is a true and correct copy of an Ordinance enacted by Borough Council of the Borough of St. Clair, Schuylkill County, Pennsylvania, on the 31<sup>st</sup> day of December, 2019.

SEAL



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Roland Price, Jr., Secretary  
St. Clair Borough Hall  
16 South Third Street  
St. Clair, PA 17970  
Telephone No. (570) 429-0640

# Official Zoning Map of the Borough of St. Clair Schuylkill County, Pennsylvania



### Zoning Districts

- A-1** - Conservation/Low Density Residential
- R-1** - Medium Density Residential
- R-2** - High Density Residential
- C-1** - Central Commercial
- C-2** - General Commercial
- C-3** - General Commercial
- I-1** - Light Industrial
- I-2** - Heavy Industrial



**AREA PROPOSED TO  
BE REZONED C-2**



This is to certify that this is the Official Zoning Map of the Borough of St. Clair adopted this \_\_\_\_ day of \_\_\_\_\_, 2002 as amended.

\_\_\_\_\_  
President,  
St. Clair Borough Council

\_\_\_\_\_  
Secretary,  
St. Clair Borough Council

Rev	Date	By	CHK'd	Description	Drawn	Checked

alfred benesch & company  
Engineers, Surveyors & Planners  
440 N. 2nd Street, 11th Floor  
Philadelphia, PA 19106  
215.251.2200

**benesch**

Official Zoning Map  
Borough of St. Clair  
Schuylkill County, Pennsylvania

Project No.: B412.02-14    Sheet No.: 1 OF 1