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## LONDON BRITAIN TOWNSHIP FALL 2023 NEWSLETTER

### Resignation of Supervisor Glenn Frederick on 9/11/23

At their 9/22/23 meeting, Supervisors Aileen Parrish and Brian Sachs accepted a Letter of Resignation from Supervisor Glenn Frederick. Glenn resigned after 32 years of service as Supervisor and 18 years of service as a Planning Commission member.

As a result of Glenn's dedication, much of the framework for London Britain's ordinances was established. The Township is a more appealing, open community, in large measure, due to Glenn's vision and for this we are very grateful.

As stated in the Municipalities Planning Code (MPC) the Supervisors had 30 days to appoint a replacement for Glenn Frederick's position as Supervisor. They looked for someone who has made an effort to attend and participate in meetings and/or someone who had participated as a board/commission/committee/task force member.



### Appointment of Bruce Yost to the Board of Supervisors on 10/9/23

Township resident Bruce Yost was appointed as a Supervisor to fill the vacant seat of Supervisor Glenn Frederick. The newly appointed Supervisor Bruce Yost has been a resident of the Township since 2008. He has attended more than 85% of the bi-monthly Board of Supervisor meetings in the past 8 years. Bruce has been an active and contributing member on several Township initiatives such as the Comprehensive Plan Task Force and SALDO Task Force. In addition, he is the team leader of the Township Hall renovation project.

### REMEMBER TO VOTE!

West Grove Fire Company - Station 321517  
New London Road Landenberg, PA  
You will be voting for Precinct #330  
Chester County Voter Services 610-344-6410

**Tuesday November 7, 2023, 7am-8pm**



### **EXCITING NEWS!** *London Britain Township has been awarded a PA Department of Conservation and Natural Resources 2023 Community Conservation Partnerships Grant*

London Britain Township was awarded a \$200,000 Grant for the Rehabilitation of Nichol Park with work to include renovation of basketball courts; installation of play equipment with required safety surfacing; ADA access, project sign and other related site improvements.

The Township Park and Recreation Board members, along with Adam Brady, Supervisor of Parks and Open Space held meetings to discuss the needs and wants for Nichol Park. The successful grant application was developed by Township Treasurer Nette Stejskal with the information provided by the Park and Recreation Board and Adam Brady to help finance the renovations needed at Nichol Park.

## GRANT WRITER

The Township is seeking an experienced grant writer who can research and identify grant opportunities as well as develop grant applications. If you have experience in writing grants and have an interest in working with London Britain Township, please email [carolyn.londonbritaintwp@comcast.net](mailto:carolyn.londonbritaintwp@comcast.net).

## Township Lawn To Meadow Program

The Township is converting 3 different areas within the Township from lawn to meadows. This project is a fully funded project through PA DCNR.

- Nichol Park-11.7 acres
- Country Walk- open space area 1.75 acres
- Windsor- open space/Land Trust area 2.6 acres

The installation of a wildflower meadow at Nichol Park promises a plethora of benefits that extend beyond mere aesthetics, transforming the park into a vibrant and ecologically diverse haven. First, the wildflower meadow will greatly enhance the park's visual appeal, painting the landscape with a kaleidoscope of colors and textures that evolve with the seasons. This natural tapestry will not only captivate visitors but also provide a unique backdrop for various outdoor activities, from picnics to photography sessions. Moreover, the meadow will serve as an educational tool, offering a living classroom for individuals of all ages to learn about native plant species, pollinators, and sustainable land management practices. In addition to its visual allure, the wildflower meadow will play a crucial role in supporting local biodiversity and ecosystem health. Native wildflowers are integral to the survival of numerous pollinator species, such as bees, butterflies, and hummingbirds, fostering a harmonious relationship between flora and fauna. This biodiverse habitat will help mitigate the decline of pollinators, which are essential for the reproduction of many plant species and the productivity of surrounding agricultural areas. Furthermore, the wildflower meadow's deep-rooted plants will stabilize the soil, preventing erosion and enhancing water retention. This, in turn, will improve the parks' ability to withstand extreme weather events, promoting sustainable land management practices and contributing to the long-term ecological well-being of Nichol Park and its surrounding environment.

Timeline is as follows:

### 2023

- June- complete weed control application to eliminate brush and invasive weeds
- September- complete application to eliminate all growing vegetation
- October- complete second application to eliminate any residual growing vegetation
- November- mow all areas to eliminate any standing vegetation
- November -seed all areas with a drill seeder

### 2024

- March- mow meadows annually before growing season begins
- June- inspect all planted areas for invasives and eliminate if needed.
- November- inspect all areas for bare/thin spots and overseed as needed



Adam Brady-Supv. Parks & Open Space

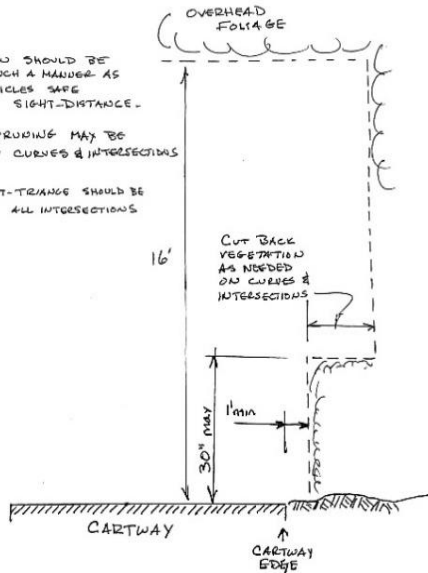
Also please note once the meadows are installed, they will take approximately 3 years to reach their full potential. We will be adding turf walking trails to meander through the meadows along with benches placed at certain vantage points

**Township Website** <https://londonbritaintownship-pa.gov> Please check it out for the latest information.....various Board Meeting dates, cancellations, roads, parks and miscellaneous information.



### ROADSIDE PRUNING OF VEGETATION (NTS)

- ALL VEGETATION SHOULD BE PRUNED IN SUCH A MANNER AS TO ALLOW VEHICLES SAFE PASSAGE AND SIGHT-DISTANCE.
- ADDITIONAL PRUNING MAY BE REQUIRED ON CURVES & INTERSECTIONS
- A 75' SIGHT-TRIANGLE SHOULD BE MAINTAINED AT ALL INTERSECTIONS



### Right of Way Vegetation Cut back Guide

The Road Crew will be cutting back vegetation from the Right of Ways on Township roads and cul-de-sacs. Please use the cutting guide to assist you with helping keep the roads safe. If you have any questions, please do not hesitate to contact Roadmaster Ryan Mullin roadsbt@comcast.net.

**Road Closed sign/caution tape...** please do not drive through the caution tape or move/remove Road Closed signs.



**Road Closure-** check the Township Facebook page for the most up-to-date road closure information.

<https://www.facebook.com/londonbritaintownship>

### Road Crew 8/25/23 Storm Cleanup

The Roadmaster Ryan Mullin would like to thank everybody for their patience while we safely cleaned and cleared the roads. The entire community worked as a team to make sure everyone was safe.



### Volunteer

Volunteers are always needed. If you would like to volunteer, please visit the Township website and submit a volunteer form.



### Septic Pumping Reminder

Regular pumping keeps your septic system healthy and protects our drinking water. On-lot sewage properties are required to pump every 3 years (some are required to pump more often). Required proof of pumping can be sent via email to [carolyn.londonbritaintwp@comcast.net](mailto:carolyn.londonbritaintwp@comcast.net), dropped off at the Township office large tan drop box located outside the office door or mailed to the Township.

### Township Board of Supervisors and Staff

**Supervisors:** Aileen Parrish, Chair Brian Sachs, Vice-Chair Bruce Yost, Member  
**Staff:** Carolyn Matalon, Secretary [carolyn.londonbritaintwp@comcast.net](mailto:carolyn.londonbritaintwp@comcast.net)  
 Nette Stejskal, Treasurer [nettelbt@comcast.net](mailto:nettelbt@comcast.net)  
**Road Crew:** Ryan Mullin, Roadmaster [roadsbt@comcast.net](mailto:roadsbt@comcast.net)  
 Tom Brown, Hunter Warnick, Bob Snyder  
**Supervisor Parks and Open Space:** Adam Brady [lbtparks@gmail.com](mailto:lbtparks@gmail.com)  
**Zoning Officer:** Dave Gargula [dave.djgs@gmail.com](mailto:dave.djgs@gmail.com)  
**Township Engineer:** Ron Ragan [ron.rea@verizon.net](mailto:ron.rea@verizon.net)  
**Building Inspector:** John Coldiron/MSI [jpcoldiron@gmail.com](mailto:jpcoldiron@gmail.com)

## London Britain Township Land Trust (LBTLT) Greening Mini-Grant

LBTLT is a nonprofit organization which seeks to serve the needs of the Township in the preservation, conservation, and stewardship of historic sites and open space, including important agriculturally productive lands and natural areas. LBTLT created the Greening Grant to promote and support eligible applicants who are interested in installing native plants, pollinator gardens, riparian buffers, and/or reforestation efforts in the furtherance of environmental protection and preservation of London Britain Township.

Funding for this grant program is provided by LBTLT, whose funds are managed with the goal of supporting environmental protection and preservation within the Township.

**About Greening Grant:** London Britain Township is fortunate to have many unique natural and cultural resources which contribute to the Townships' rural, scenic, economic, and historical heritage. These unique resources are important factors in the quality of life that make London Britain Township a great place to live, work, and play.

To enhance these special features for current and future generations LBTLT provides an annual greening mini-grant program open to eligible applicants. The program seeks to provide seed funding for projects that preserve and restore habitat, save water and/or energy and/or create a healthier living environment. Such initiatives could include pollinator gardens, native plant gardens, rain gardens, or riparian buffers.

**Deadline:** Applications can be submitted year-round. LBTLT will review proposals quarterly at their March, June, September, and December board meetings. Successful applicants will be announced in the quarter their application is reviewed and approved.

**Maximum grant:** A maximum cost reimbursable grant of \$500 will be provided to successful applicants. A maximum of \$2,000 will be granted per year (four grants per year), although LBTLT is not required to award grants on a yearly basis.

**Eligibility:** To be eligible to apply for a greening grant an applicant must be a neighborhood or homeowner's association (HOA) located within London Britain Township, or a nonprofit organization working within London Britain Township. Additionally, the project must occur within the boundaries of the Township and on public land and/or on shared/common open space.

### Application Steps:

1. Contact LBTLT via email to declare your intent to apply ([lbtlandtrust@gmail.com](mailto:lbtlandtrust@gmail.com)). LBTLT will assign each applicant a liaison who will discuss the proposed project, determine if the project is eligible, and will help the applicant through the grant proposal process. This ensures that all parties are fully aware of the project requirements and administrative procedures before any work begins, or expenses are incurred.
2. Complete the application cover sheet (see last page of these instructions).
3. Develop a written narrative proposal. This narrative should not exceed three typed pages in length. Please include:
  - a. Project description/goals
  - b. Location
  - c. Time frames
  - d. Responsible individual(s)
  - e. How success will be measured
  - f. How site will be maintained
4. Develop a budget for the project. Allowable costs include non-labor categories such as:
  - a. Material/supplies
  - b. Soil/mulch
  - c. Native plants
  - d. Trees
5. Attach proof of applicant eligibility.
6. Email all application materials to [lbtlandtrust@gmail.com](mailto:lbtlandtrust@gmail.com). All proposals should be submitted digitally – no paper based proposals will be accepted.

**Ineligible costs:** The following costs are not eligible for under this program:

Grant preparation costs	Project administration, overhead and staff costs of applicant
Rental or meeting facilities and costs	Advertising costs
Facility general maintenance costs and costs of equipment such as tractor, mowers, etc.	

## London Britain Township Historical Commission

### Lunn's Tavern

You may have noticed that a prominent building in the old village of Strickersville, on PA State Route 896 has been getting some long-deferred attention. The building is known as Lunn's Tavern and is now at least 263 years old! For years, the structures at this historic site have languished, but now are getting lots of love, thanks to the passion and dedication of the site's new owners and a local architectural historian/preservationist.

Lunn's Tavern is one of only two buildings in London Britain Township currently listed on the National Historic Register. The structures were found to be in remarkably good condition despite years of neglect. Nevertheless, the new owners had been advised to tear them down. The London

Britain Township Historical Commission appealed to the owner to reconsider and were ultimately successful. Over the last year and a half, they have bravely embarked on a careful preservation and restoration endeavor and the structures are steadily being brought back to their former glory.



It was the site of the writing of a famous letter from [Thomas McKean](#) to [George Read](#) on September 26, 1777, detailing the situation in Delaware and his actions upon assuming the presidency of the State of Delaware. In the letter, McKean begged to resign, as he was already chief justice of Pennsylvania. This letter links the names of all three of Delaware's signers of the Declaration of Independence.

The lot where Lunn's Tavern now stands was purchased by Thomas Lunn in 1758. In August of 1764 Lunn petitioned to license his house as a tavern. All the business of the township was done there at the time. Lunn eventually received the license in 1766. His widow, Phoebe, operated the business until 1800. Two other persons operated the tavern for a brief period, the last year being 1810.

In addition to serving as a tavern and meeting place before and after the Revolution, the site served as a home, a store, a farm, and an auger-making shop. Auger making was a peculiar local industry in the mid 1800's. The Garret Family, who built the brick section of the house in 1830, learned the trade as passed down from family members of Henry Alden who arrived here on the Mayflower. The Aldens and the Garretts are buried at the Welsh Baptist London Tract Cemetery just down the road.

The late Elwood Wilkins, a former owner, and local amateur archaeologist and historian, was responsible for the nomination of Lunn's Tavern to the [National Register of Historic Places](#). The National Park Service added it to the Register in 1979. Elwood's wife, Marie was responsible for designing the 1969 addition at the rear of the structure which reused American chestnut beams from an old carriage house and salvaged colonial era floors doors, and hardware.

Today, Susan Moon, Master of Architecture, is responsible for managing the preservation and interpretation of the site. "It is a labor of love and absolute honor to be involved," she says. "The owners are wonderful people, whose love for this country is what motivates them to save these building for future generations." For the time being, the site remains a private farm and residence.

The London Britain Township Historical Commission is grateful for this fortunate preservation outcome and believes that this place matters, in the unique historic fabric of our community, our state, and our country. If you have questions about preserving and interpreting your own part of London Britain Township or are interested in getting more involved, feel free to reach out to the LBTHC through the Township Office or through the social media page:

<https://www.facebook.com/groups/3078844698905612>





## Township Hall Renovation made possible by a portion of the American Rescue Plan Funding



London Britain Township (LBT) was founded in 1725 and is one of the oldest townships in Pennsylvania. The LBT Meeting Hall was constructed around 1955 by Township residents with donated materials - an example being the current white oak flooring. During its 68 year tenure, the Meeting Hall has been mainly used for Township events and meetings, but at one-time was used as a school (hence the blackboards still on the walls)

Over those 68 years, LBT has gone through many changes (as has society and technology) – but the Meeting Hall has remained mostly as it was built. Unfortunately, it looks and feels dated and uninviting, and portrays LBT as a non-vibrant community. Moreover, LBT meetings conducted in the building are technically archaic and challenging for active participation and communication.



So, to ensure our community remains vital and nurtures the younger generation to be interested and actively participating in local government, we need to enhance the facility to become a positive representation of our community. It needs to become a user-friendly, flexible, healthier, energy-efficient meeting space that is more effective in providing an improved & enhanced meeting experience not only for LBT employees, Boards & Commissions, but for LBT residents and community organizations as well.

A Core Project Team was formed and is working through a multi-year, 5 Phase Project Plan to explore Meeting Hall options. Thus far, Phases 1 and 2A have been completed – and we are just beginning Phase 2B. In Phase 1, Discovery Interviews with over two dozen key stakeholders were conducted and then analyzed for insights, themes and recommendations. The BEFORE and AFTER photographs show three “immediately doable suggestions” identified in Phase 1 - including making the front step safer, re-arranging the furniture to be more “meeting friendly”, and removing many of the file cabinets to mitigate clutter.



Phase 2A involved studies to understand the “goodness” of the structure’s “bones” - and included termite, lead paint, mold, electrical, septic and asbestos assessments. Happily, no major issues or problems were identified which require immediate (and possibly expensive) attention!

The Core Team is presently executing Phase 2B – where Request for [cost] Proposals (RFP) are being solicited from Design/Architect firms to create design options with “Ball Park” cost estimates for various interior and exterior upgrades such as:

- Building access and signage
- Lighting (interior and exterior)
- Ceiling, floors, windows, window treatments, walls
- HVAC, insulation (acoustical and thermal)
- A small kitchenette, an ADA bathroom, a multi-use conference room, a dais, credenza/under-counter filing
- Audio/Video technology (including WiFi) - for more engagement in meetings whether in-person or virtual



Based on the RFP responses, we anticipate awarding a contract in October. Design work would begin soon thereafter, which will be an iterative process that would last approximately 3-4 months. It should be noted that we are asking the Design/Architect firms to keep/incorporate historical features, elements, and characteristics of our current building wherever and whenever possible - while modernizing the existing space and technology.

**CORE PROJECT TEAM:** Barbara MacArthur, Dalen Keys, Joe McNelis, Brian Sachs and Bruce Yost (leader)