

London Britain Township WINTER 2023 Newsletter

Ordinance 22-1 Subdivision and Land Development Ordinance (SALDO) London Britain Township

On April 14, 2019 Susan Elks of the Chester County Planning Commission announced a Vision Partnership Program grant award to assist London Britain Township in paying for updating the Township Subdivision and Land Development Ordinance (SALDO). The following represents the cost for revising the SALDO.

Total Project Cost:	\$23,650.00
County Grant Request:	\$16,555.00 (70%)
Township Match:	\$ 5,595.00 (24%)
Conservancy Match:	\$ 1,500.00 (6%)

Consultants from the Brandywine Conservancy were appointed by the Supervisors to assist the Township with revising the SALDO. Due to Covid19 restrictions work on the SALDO update was delayed until it was decided a Task Force could meet on Zoom hosted by the Township Secretary.

At a Zoom meeting on August 24, 2020 the Supervisors appointed an 11-member Task Force to work with Consultants from the Brandywine Conservancy on updating the SALDO. A kick-off Zoom meeting was held for the 11-member SALDO Task Force on August 25, 2020, and monthly public meetings commenced. The Zoom Task Force meetings were advertised on the Township website with links for the public to attend on Zoom.

Members of the London Britain Task Force for updating the SALDO were:

Brandywine Conservancy Consultants: Sarah Sharp, Grant DeCosta, and Mila Carter.

Township Supervisor: Brian Sachs.

Planning Commission: Bill Maslanka, Don Morgan, Joe McNelis, Les Town, and Stephanie Town.

Township Resident: Bruce Yost.

Land Trust Member: Mary Beth French

Township Engineer: Ron Ragan.

Township Zoning Officer: Dave Gargula.

Chester County Planning Commission Grant Monitor: Kate Clark.

Following a series of monthly meetings, the Brandywine Conservancy Consultants began a review of revisions made on the SALDO in August 2021. Following that review in January 2022, further public joint review meetings commenced with members of the Planning Commission and the Supervisors.

At the request of the Supervisors, further review and modifications of the SALDO were made by Township Solicitor Tom Oeste, Township Engineer Ron Ragan, and the Township Planning Commission. The recommended modifications to the SALDO were approved by the Supervisors, and a final draft of the SALDO was issued by the Brandywine Conservancy Consultants. A copy of the final draft of the SALDO was submitted to the Chester County Planning Commission for their review and approval. Approval from the Chester County Planning Commission was received by the Township in mid-December 2022.

A Public Hearing was advertised by Township Solicitor Tom Oeste for Ordinance 22-1, the revised Subdivision and Land Development Ordinance (SALDO). The advertisement was placed in local publications, the Chester County Law Library, and the Township website. The public advertisement further stated that "Ordinance 22-1 repeals the London Britain Township Subdivision and Land Development Ordinance of 1981, as amended. Ordinance 22-1 comprehensively regulates the subdivision and development of real property located in London Britain Township."

In accordance with the public advertisement, a Public Hearing was held at 7:00 pm on December 19, 2022 in the Township Hall by the London Britain Township Board of Supervisors for Ordinance 22-1, the revised Subdivision and Land Development Ordinance (SALDO).

Supervisor Brian Sachs opened the public Hearing. Brian stated that the SALDO Ordinance was reviewed by Chester County Planning Commission, London Britain Township Planning Commission, Township Solicitor Tom Oeste, Township Engineer Ron Ragan, Zoning Officer Dave Gargula, Chester County Planning Commission, Vision Grant Coordinator Kate Clark and Consultants from the Brandywine Conservancy. The Public Hearing closed at 7:10 pm. Following the Budget Hearing, the regularly scheduled Board of Supervisors meeting commenced. Don Morgan spoke of the Chester County Planning Commission review letter, which recommended *non-substantive* revisions and removing Appendix A fees from the Ordinance and placing fees in a Resolution.

On 12/18/22 Brian Sachs made a motion to adopt Ordinance 22-1 as written noting that the final SALDO Ordinance will include the non-substantive revisions recommended by the Chester County Planning Commission review letter dated December 9, 2022, including the amendment of Appendix A to read that SALDO fees will be added to a Resolution. Aileen Parrish seconded and the motion carried unanimously. The SALDO document can be viewed at the Township office by appointment. Please email carolyn.londonbritaintwp@comcast.net to make an appointment.

Recent Home Sales in London Britain Township



Elbow Ln \$300,000	Chesterville Rd \$410,000	Chambers Rock Rd \$435,000
Stoney Ridge \$465,000	Chesterton Dr \$490,000	Annes Way \$510,000
Hunters Run \$539,000	Glen Rd \$650,000	Mercer Mill Rd \$650,000
Brunswick Ln \$730,000	Crestwood Rd \$795,000	Fern Ridge Rd \$1,150,000
Nivin Ln \$1,200,000		

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). Proof of pumping can be sent via email to carolyn.londonbritaintwp@comcast.net, dropped off at the Township office (left in the white communication mailbox outside the office door) or mailed. Please do not ignore this obligation as it is the responsibility of the homeowner to send this information to the Township office. Pump reminders may be mailed out to residents if the pump receipt is not received in the office in a timely manner.

Volunteer

Various volunteer positions may be OPEN, and the Board of Supervisors is looking for Volunteers. Please contact the Township office if you are interested. Please visit the Volunteer Page on the Township website to print out a Volunteer Form and email, mail or drop off (tan drop box at office door) your form to the Township office secretary. Examples of volunteer committees are the Planning Commission, LBT Land Trust, Historical Commission, Park and Recreation Advisory Board, Zoning Hearing Board, Uniform Construction and Property Maintenance Code Appeals Board, Open Space and Trail Committee, Library Board, Recycling Coordinator, ASA Advisory Committee. THANK YOU to all the volunteers who help make London Britain Township wonderful.



The London Britain Township Historical Commission Busy Preserving History for Generations to Come

The LBTHC is a group of dedicated residents who believe that preservation of our historical resources has a significant impact on the quality of life in our community and is on a mission to preserve the buildings that tell the story of this area's history. One of the highest designations was received in 2021, a Declaration of Eligibility from the PA State Historic Preservation Office saying that the historic resources in the Preserve are worthy of nomination to the National Park Service to apply to qualify for listing on the National Register. Although a lengthy process, the Declaration of Eligibility alone has already given this area more historic preservation protection than it had before-a great accomplishment! The area is now officially called The Welsh Baptist Historic District, which includes the Welsh Baptist Meeting House and Cemetery, The Sexton's House and The John Evans House. All of these buildings need care, maintenance and possible historical signage to tell their story. LBTHC is committed to this end.

To LBTHC, the care of these beloved structures has always been a top priority. Overall, the Commission works in an advisory capacity, to the community and to the Department of Conservation and Natural Resources (DCNR-the state agency responsible for the Preserve). We work closely with the Preserve Manager Lexi Rose and the newly appointed Rob Campion, Assistant Park Manager who has been assigned full time to the White Clay Creek Preserve and the Big Elk section. Great progress toward maintenance and repairs in the Historic District have been extensive this past year. This includes the Meeting House, whose ceiling was repaired, the walls and window trim were painted and new lighting fixtures were installed. Several broken window panes will be replaced and the platform stage floor has been stripped and will be refinished. Much of this work was done by volunteer members of the Historical Commission and the White Clay Fly Fishers Club under the direction of Susan Moon, Chair of the LBTHC. The White Clay Fly Fishers Club and the PA Friends of the White Clay Creek Preserve will install Internet Wi-Fi in the Meeting House as they use the Meeting House regularly for their meetings. The Sexton's House now has new windows and there is a plan in place to install a new roof with DCNR funding. In addition, Scotty Crowder, Chair of the PA Friends of White Clay Creek Preserve with the assistance of State Senator Committa obtained a DCED grant for repairs to the chimney and other masonry work. The restoration of the privately owned Historic Lunn's Tavern on Rt. 896 is currently under the consultation and oversight of LBTHC Chair, Susan Moon. LBTHC has discussed the possibility of stabilizing the Mary Sharpless House ruins in the Preserve. And last but surely not least, an announcement was made by Park Manager Lexi Rose, at the October meeting of the PA Friends of the White Clay Creek Preserve, that DCNR is funding the stabilization of the John Evans House. In 2022 the LBTHC has made great headway toward advancing their goal of maintaining the beautiful group of structures in the Preserve called the Welsh Baptist Historic District.

The LBTHC continues to be a stakeholder in the National Park Service (NPS) Foundation and DCNR Master Plan for the White Clay Creek Preserve. This WCCP Master Plan includes consideration for the historic resources in the Preserve. This plan by the NPS is a foundational plan that will be followed by a final Master Plan completed by DCNR within a 3-5-year timeframe. Commission members are involved in an effort to keep the Welsh Baptist Historic District in the forefront of this developing plan.

The LBTHC is included in the "Mason Dixon Line/Arc Corner Heritage interpretation and Connectivity Plan" in partnership with four townships including London Britain, New Garden, Franklin and Elk Townships. The plan promotes links between these areas through trail connectivity, that will tell the story of the rich culture and history of the Mason-Dixon Line/PA-DE Arc, through cultural heritage centers throughout the townships as destinations. The Brandywine Conservancy is serving as a consultant to guide in the planning process for this endeavor.

On 7/5/2022 this article was published in the Chester County Press called Racing to Protect the Historic Structures in the White Clay Creek (use QR code below) that emphasized the time sensitive nature of preserving the Welsh Baptist Historic District.

For more information about the historic structures in the Preserve go to the following link:
www.friendsofpaWCCP.org and/or the LBTHC Facebook Group page,



You can help support our efforts by making a tax-deductible donation at the following link <https://ppff.gives/white-clay-historic-structures> (or use the QR Code below). Your contribution will go directly to preserving the historic structures in the White Clay Creek Preserve's Welsh Baptist Historic District. Thank you!

Township Website



<https://londonbritaintownship-pa.gov> Please check it out for the latest Township information. Check our website for Meeting dates and cancellations.

Dog Licensing

All dogs 3 months of age and older must be licensed by January 1 of each year. Violators will be cited up to \$300 per violation, plus court costs. You can purchase a dog license online @ www.chesco.org/1112/Dog-License. After completion of payment, a proof of license can be printed and the license and tag will be mailed to you the following business day. You can also print the dog license application and mail it in along with payment from the chesco.org website. If you have any questions about PA Dog Law, please contact the Chester County Dog Warden Maureen Siddons @ 610-909-5666.



Road News

The snow fence has gone up on the fields of Flint Hill Rd. A snow fence is a barrier that forces windblown, drifting snow to accumulate in a desired place. They are primarily employed to minimize the amount of snowdrift on roadways.



Reminder—PLEASE DO NOT park on the Township roads. The road crew cannot properly salt and plow the roads during winter storms, when there are vehicles parked on the roadway. PLEASE DO NOT place trash cans in the roadway during a storm.

Respect the road crews when they work on the roads by having patience, go slow and follow the signs. The signs are there for your safety.

REMEMBER TO VOTE!

Tuesday May 16, 2023, 7am-8pm

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



LONDON BRITAIN TOWNSHIP 2023 BUDGET OVERVIEW

London Britain Township has prepared the Budget for 2023 and adopted the Budget at the BOS meeting on December 19, 2022, after holding a hearing for public discussion at 7PM that night. Following is a brief description of considerations and items in the 2023 Budget.



The Assessed Valuation of the Township increased 1.03 million to \$240,037,400. The Board has reviewed the expenditures and established a budget that keeps the tax mills the same as 2022 for the General and Capital Improvements-Roads expenditures. The tax mills for Emergency Services Fund increase 0.04 to meet the request of additional funding for Fire Protection; the increase seen last year in EMS funding for normal operations and the effects caused by the closing of Jennersville Hospital remains in the 2023 Budget. The tax mills for the Park and Recreation Fund increase 0.40. This is the first increase for the Park Fund since 2012, therefore, the tax mills change from 5.325 in 2022 to 5.765 in 2023. On an assessed valuation of \$250,000, the 0.44 change in mills is an increase of \$110 in real estate taxes.

The mills for the Park Fund have been 0.350 since 2012 which provided about \$80,000 per year. The Township has activated the Parks and Recreation Board to discuss issues and recommend improvements, public programs, and assist in the search for grants. The Township finds it necessary to increase the funding to enhance the appearance and maintenance of Nichol Park and township trails, implement improvements in 2023, and to accumulate \$40,000 each year to provide matching funds for grants to replace the wood structure playground, replace the mulch in the playground areas with a different surface and resurface the basketball court. The Township is actively pursuing grant opportunities through the state and county.

The 2023 Budget provides \$404,000 for road improvements. The Board of Supervisors will be discussing which road improvement projects will be put out for bid at their meetings in February and March.

The 2023 Budget for the American Rescue Plan (ARP) Fund of \$309,000 reflects \$159,000 (51%) for capital improvements, \$100,000 (33%) for expanding broadband services to all residents, and \$50,000 (16%) for community development.

Total Township Budget:

Estimated Cash Balance January 1, 2023	\$1,457,557
Estimated Revenues 2023 Budget	<u>\$1,871,013</u>
Total Available for Appropriation	\$3,328,570
Estimated Expenditures 2023 Budget	<u>(2,407,590)</u>
Estimated Ending Cash Balance 12/31/2023	<u>\$ 920,980</u>

The 2023 Budget Recap is available for review on the Township website. The detailed budget is available for inspection at the Township Office by appointment. Please call the office to make an appointment.

Township Board of Supervisors and Staff

Supervisors: Aileen Parrish, Chair Brian Sachs, Vice Chair
Staff: Carolyn Matalon, Secretary carolyn.londonbritaintwp@comcast.net
Road/Park Crew: Ryan Mullin, Roadmaster roadslbt@comcast.net
Tom Brown, Asst. Roadmaster

Glenn Frederick, Member
Nette Stejskal, Treasurer nettelbt@comcast.net
Adam Brady, Supervisor Parks & Open Space lbtparks@gmail.com
Road crew: Hunter Warnick & Bob Snyder

Zoning, Engineering, Bldg Inspector:
Dave Gargula, Zoning Officer dave.djgs@gmail.com
Ron Ragan, Engineer ron.rea@verizon.net
John Coldiron/MSI, Building Inspector jpcoldiron@gmail.com

Township Park News



London Britain Township road/park crew member Adam Brady was appointed as the Supervisor of Parks and Open Space at the Township Reorganization meeting in January. His duties will include managing the Parks and Open Space trails in the Township as well as leading the Park and Recreation Board. In October of 2022 the Park and Recreation Board began meeting to discuss working to obtain a grant made available to the Township through the C2P2 program. If the Township is awarded the grant, improvements won't begin until possibly winter 2024 or spring

2025. We plan to use the grant funds to replace the wooden play structure, add poured rubber surface under the new and existing metal play structures and resurface the basketball court.

The Park and Recreation Board volunteer members include residents Gary Schroeder, Bill Hutchings, Ann Taylor, Bettina Vanover, Andrew Cowan, Eric Broadbent, Betsy Kerlin and Robert Rickard.

Adam has a vision to enhance the park's user experience by updating outdated equipment, making much needed improvements to the walking trails and would love to host a plethora of events in the near future.

Things to look for in 2023 at the parks are new signage placed throughout the parks and the addition of security cameras to Nichol and the Mason Dixon Greenway parking lots. Adam has been collaborating with PA DCNR and the Board of Supervisors to obtain a proposed grant (100% DCNR funded) to convert a portion of the 14.5 acres of underutilized mowed grassy areas into a planned pollinator meadow. The proposal would include adding walking paths, benches, bird houses and some educational kiosks randomly throughout the meadowscapes. This project will greatly reduce our carbon footprint and add much needed food and shelter to our wildlife. Look for these improvements to begin as early as March of this year. Please be patient as it will take a few years to reach its full potential.

Adam is most excited about adding a flagpole to the forefront of Nichol Park. He hopes this will bring a sense of "home" to all park goers big and small, a central meeting place for our friends and neighbors to gather. "Let's meet at the flagpole at Nichol Park" is a phrase he'd like to make common to every household.

Nichol Park Things to Know:

We added an overflow gravel parking lot. You can find this behind the West Grove Firehouse on the North end of the property. Please consider parking here on election day.

There has been an increase in rentals from organized teams to our athletic fields and spaces. While these areas are for everyone to use, please be mindful of the posted rental dates and times.

We have been working closely with our local law enforcement to address the concern of multiple vehicles after dark in our parking lots. It was discovered that as a result of technology, people who are using betting and gambling apps are visiting our parks placing their wagers and moving on. The online gambling activity is legal in PA but MD and DE render it illegal. The State Police have been asked to patrol the parking lots to monitor any after dark activities as the park is not open after dark.

PARK IS OPEN DUSK TO DAWN- VIOLATION OF THIS RULE WILL NOT BE TOLERATED

****if you see something, say something and contact the Avondale State Police****

Porta Potties are back at Nichol Park with a trash can located in the vicinity of the porta potties. The Park still has a Carry In/Carry Out policy.

Nichol Park address is 1505 New London Rd. Landenberg PA 19350