

Honey Brook Township and Borough Multi-Municipal Comprehensive Plan

2015



RESOLUTION NO. 4-2015

HONEY BROOK TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

A RESOLUTION TO ADOPT THE HONEY BROOK TOWNSHIP
AND BOROUGH MULTI-MUNICIPAL COMPREHENSIVE PLAN

WHEREAS, the Honey Brook Township and Honey Brook Borough Planning Commissions with the assistance of consultants have created and drafted a Multi-Municipal Comprehensive Plan (the "Plan") for the municipalities;

WHEREAS, the public have been invited to and participated in public meetings and hearings in order to ensure that the public and most importantly, that the residents of the municipalities have been involved in the planning process and development of the new Plan;

WHEREAS, all commissions, agencies, governing bodies, and school districts required by the Municipalities Planning Code (the "MPC") to be notified of the possible adoption of the Plan have been notified and encouraged to review and offer comments to the Plan; and

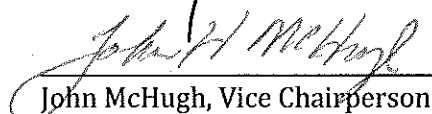
WHEREAS, the members of Borough Council and the Board of Supervisors have held a joint public hearing on July 7th in Honey Brook Borough Hall, reviewed the Plan and deem the Plan to accurately reflect the future vision for the Township and provide a solid framework within which to enrich, grow and develop the Township and the community; therefore,

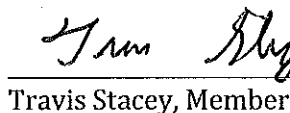
BE IT RESOLVED by the Honey Brook Township Board of Supervisors, County of Chester, Commonwealth of Pennsylvania as follows:

1. That the Honey Brook Township and Borough Multi-Municipal Comprehensive Plan as provided at the hearing held on July 7, 2015 be adopted by Honey Brook Township in the form as presented to the Board of Supervisors and as attached to this resolution and includes the following elements: the textual part of the Plan and the Appendices to the Plan. The text portion and the appendices are part of and are collectively the Honey Brook Township and Borough Multi-Municipal Comprehensive Plan.

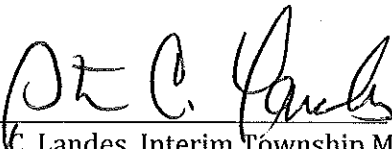
PASSED by the Honey Brook Township Board of Supervisors, this 8th day of July, 2015, by a vote of 3 to 0 in favor.


Tracy Olsen, Chairperson

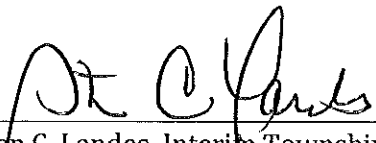

John McHugh, Vice Chairperson


Travis Stacey, Member

ENACTED this 8th day of July, 2015.

By: 
Steven C. Landes, Interim Township Manager / Secretary

I HEREBY CERTIFY that the foregoing is a true and correct copy of the said Resolution duly adopted at a regular meeting of the Board of Supervisors held on the 8th day of July, 2015.

By: 
Steven C. Landes, Interim Township Manager / Secretary

RESOLUTION NO. 2015-07

BOROUGH OF HONEY BROOK
CHESTER COUNTY, PENNSYLVANIA

A RESOLUTION TO ADOPT THE HONEY BROOK TOWNSHIP
AND BOROUGH MULTI-MUNICIPAL COMPREHENSIVE PLAN

WHEREAS, the Honey Brook Township and Honey Brook Borough Planning Commissions with the assistance of consultants have created and drafted a Multi-Municipal Comprehensive Plan (the "Plan") for the municipalities;

WHEREAS, the public have been invited to and participated in public meetings and hearings in order to ensure that the public and most importantly, that the residents of the municipalities have been involved in the planning process and development of the new Plan for the Borough;

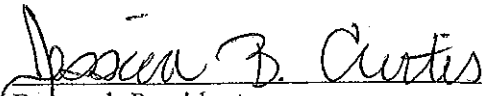
WHEREAS, all commissions, agencies, governing bodies, and school districts required by the Municipalities Planning Code (the "MPC") to be notified of the possible adoption of the Plan have been notified and encouraged to review and offer comments to the Plan; and

WHEREAS, the members of Borough Council have held a public hearing, reviewed the Plan and deem the Plan to accurately reflect the future vision for the Borough and provide a solid framework within which to enrich, grow and develop the Borough and the community; therefore,


BE IT RESOLVED by the Borough Council of Honey Brook, County of Chester, Commonwealth of Pennsylvania as follows:

1. That the Honey Brook Township and Borough Multi-Municipal Comprehensive Plan as provided at the hearing held on July 7, 2015 be adopted by the Borough of Honey Brook in the form as presented to Borough Council and as attached to this resolution and includes the following elements: the textual part of the Plan and the Appendices to the Plan. The text portion and the appendices are part of and are collectively the Honey Brook Township and Borough Multi-Municipal Comprehensive Plan.

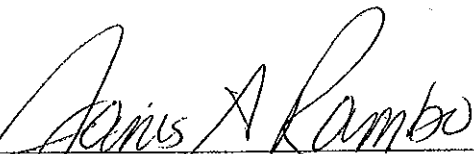
PASSED by Borough Council, this 7th day of July, 2015, by a vote of 6 to 0 in favor.


Borough President

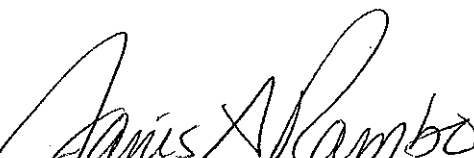
APPROVED by the Mayor, this 7th day of July, 2015.

By: 
Christopher Mulhall, Mayor

ENACTED this 7th day of July, 2015.

By: 
Janis Rambo, Borough Secretary/Treasurer

I HEREBY CERTIFY that the foregoing is a true and correct copy of the said Resolution duly adopted at a regular meeting of Borough Council held on the 7th day of July, 2015.

By: 
Janis Rambo, Borough Secretary/Treasurer

List of Parties Involved

2015 Multi-Municipal Comprehensive Plan Task Force

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Toni Antonini	Honey Brook Township
Joe Fenstermacher	Honey Brook Township
Kevin Gore	Honey Brook Borough
Susan Lacy	Honey Brook Township
Gary McEwen	Honey Brook Township
Christopher Mulhall	Honey Brook Borough
Janis Rambo	Honey Brook Borough
Marc Richard	Honey Brook Borough
Tom Richards	Honey Brook Borough
Terry Schmidt	Honey Brook Township
Barbara Schober	Honey Brook Borough
Michael Shuler	Honey Brook Borough
Leslie Siebert	Honey Brook Township
Troy Stacey	Honey Brook Township
Jonathan Swope	Honey Brook Borough
Robert Witters	Honey Brook Township
Lana Wolfe	Honey Brook Borough

Justin Smiley	Chester County Planning Commission
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Consultants

John Theilacker	Brandywine Conservancy
John Snook	Brandywine Conservancy
Rob Daniels	Brandywine Conservancy
Tony Robalik	Brandywine Conservancy
Meredith Mayer	Brandywine Conservancy

The 2015 Honey Brook Township and Borough Multi-Municipal Comprehensive Plan was prepared in part through a Vision Partnership Program grant from the Chester County Commissioners, and in part through a grant to the Brandywine Conservancy from the William Penn Foundation.

Honey Brook Township Officials

Board of Supervisors

John McHugh
Joe Fenstermacher (former)
Tracy Olson
Travis Stacey

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Planning Commission

Susan Lacy
Leslie Siebert
Gary McEwen
Robert Witters
Troy Stacey
Terry Schmidt

Manager

Antoinette Antonini (former)
Steve Landes (interim)

Honey Brook Borough Officials

Mayor

Christopher Mulhall

Council

Ron Rosciolo
Marc Richard
Kevin Gore
Charles Zirkel
Jeanne Jenzano
Jessica Curtis
Rich Florio

Planning Commission

Theodore Ford
Neil Gehringer
Christopher Mulhall
Tom Richards
Chris Beiler

Secretary

Janis A. Rambo

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Appendices to this plan are in a separate document, entitled "Honey Brook Borough and Honey Brook Township Appendices" (2015).

Introduction

Chapter 1

A. Context and Vision

This multi-municipal comprehensive plan addresses the future of Honey Brook Township and Honey Brook Borough. Our municipalities chose to work together to develop a joint comprehensive plan as permitted by state planning law, but more importantly, because we share common boundaries enabling us to more efficiently share services and amenities; we share the same school district; and by planning together, our township can remain rural and retain its extensive agricultural industry, while our borough can continue to grow and revitalize its downtown. Together, our community residents can have a wide choice of residential housing and home locations, access to in-town and larger scale shopping and other commercial services, local and regional employment opportunities, as well as a quality of life that is defined by both agrarian and more urban economies.

Our municipalities lie in the northern end of Chester County along PA Route 322 (Horseshoe Pike). Nine miles to the south of our Borough is Guthriesville in East Brandywine Township, and 7.8 miles to the north is Blue Ball in East Earl Township, Lancaster County. Our township is 25 square miles in size, and our borough, which is completely surrounded by our township, is 0.43 square miles in size. In addition to our two municipalities, the Twin Valley School District also includes Elverson Borough and West Nantmeal Township in Chester County, and New Morgan Borough and Caernarvon and Robeson Townships in Berks County.

Nearly 80 percent of our township is covered with the most productive, prime agricultural soils in the nation, and is used for crop-farming, small dairies and animal production, produce farming, and wholesale plant nurseries. The 40+ mile-long Brandywine River forms in our township, and meandering headwater streams form the East and West Branches of the Brandywine River. The West Branch flows into West Brandywine Township to the south and the East Branch flows into West Nantmeal Township to the east. Welsh Mountain, part of the Pennsylvania Highlands, naturally forms the township's northern border, and the Barren Hills form the township's southern border.



Our Township officials have been working hard over the past ten years to carry out many of the goals adopted in their 2006 Comprehensive Plan. These efforts included helping farmers and other landowners permanently protect productive crop and dairy farms and maintain an agrarian way of life for many township residents, including a significant Plain Sect community. In addition to supporting the

township's agricultural industry, these officials also accommodated new residential, commercial, and non-agricultural industrial land uses primarily within their township's non-farming areas. During this same time, our Borough officials focused on revitalizing Horseshoe Pike (PA Route 322), our "Main Street," through extensive street, intersection, and sidewalk improvements, and accommodated new homes, businesses, and other uses within town that support local and regional needs.

This 2015 Honey Brook Township and Borough Multi-municipal Comprehensive Plan (referred to as "the Honey Brook Plan") serves as an update of the Borough's portion of the 1993 Honey Brook Township/Honey Brook Borough Joint Comprehensive Plan, and as an update of the Township's 2006 Comprehensive Plan. It is organized into thirteen chapters: Introduction, Future Land Use Plan, Fair Share/Housing Plan, Revitalization Plan Action Updates, Natural Resources Plan, Agricultural Preservation Plan, Scenic and Historic Resources Plan, Parks and Recreation Plan, Transportation/Circulation Plan, Community Facilities Plan, Water and Sewer Plan, and Implementation Plan. It is intended to be a brief document whose chief purpose is to set forth "action items" for the Township and Borough to pursue individually, or jointly, and often involving the help of others (see Chapter 13, Implementation Plan). All supporting materials, as well as existing conditions maps and text, are contained in a separate volume of appendices. This Honey Brook Plan has been written to satisfy the requirements of the Pennsylvania Municipalities Planning Code, Article III, Comprehensive Plan, and a portion of Article XI – Intergovernmental Cooperative Planning and Implementation Agreements. It has also been written to be consistent with Chester County's comprehensive planning documents, including *Landscapes2*.

In 2003, the Township's Board of Supervisors established the following mission and vision statements:

- "The mission of the Board of Supervisors of Honey Brook Township shall be to provide municipal services related to land use, police protection, and public works in order to maintain a community that supports a tranquil and rural way of life."
- "The Township shall remain a predominantly agricultural community that surrounds a population hub offering various commercial and social activities." "This vision includes the establishment of a land preservation program, concentration of non-agricultural uses along specific portions of major arterials, betterment of current low-income housing areas, upgrading of all governmental and quasi-governmental facilities, reduction of non-local traffic in congested areas, and exploration of Township and Borough integration."

These mission and vision statements for the Township are still valid today and were used for shaping much of the Honey Brook Plan.

B. Demographics and Trends

According to the most recent Census, our Township had a population of 7,647 persons in 2010, and the Borough had 1,713 persons. Both of our municipalities have grown in population size over the past several decades, and at a higher rate than Chester County, which remains one of the fastest growing counties in the Commonwealth. The Township's population increased at a slower rate than was projected for their 2006 Comprehensive Plan because of the economic recession, while our Borough's population grew at its highest rate since 1930.

The number of young families moving into our Township dropped slightly over the last twelve years, and it continues to have a high proportion of residents aged 65 and greater (a result of a concentration of retirement communities and nursing homes). The number of Borough residents between the ages of 35

and 44 (classified by the Census as the working population) also dropped slightly between 2000 and 2010, while those 45 years of age and older in our borough increased in number. A decrease in the number of pre-teens and teens was also documented for the Borough, and when combined with no sizable increase in young adults, suggests many of our young adults leave once graduating high school.

Also according to the most recent Census, most of our Township residents are employed in the professional services, manufacturing, retail, and education and health services sectors, while most Borough residents are employed in the education and health services sector, followed by manufacturing, and professional services. Again due to the recent recession, Township unemployment increased to 5.1 percent in 2012, while Borough unemployment rose to 3.0 percent. Many of our residents are commuting just under 30 minutes or more to get to work, and roughly three-quarters of these commuters work in Chester County.

Income levels in both our municipalities over the last 10 years were up (both median family income and median household income), although Township income levels are average compared other municipalities in our region except for West Nantmeal Township. Our Borough saw the highest increase in median household income for the surrounding municipalities, and much higher than the County as a whole.

Our Township's housing stock grew by approximately 30 percent between 2000 and 2010, while the Borough's housing stock grew by 40 percent over this same ten-year period. In comparison, housing County-wide grew by only 18 percent. Since 2010, our growth rates have slowed. Between 2010 and 2012, a growth rate of 4 percent was recorded for our Township, and a 3.4 percent growth rate for our Borough. Our Township is unique from its neighbors in its diversity of housing stock, particularly mobile homes/manufactured homes. Just less than 41 percent of the Township's housing is either two-family, single-family attached, or multi-family, and over a quarter of all homes are mobile homes/manufactured homes. The 111 dwellings built in the Township between 2010 and 2012 were evenly divided between single-family detached and single-family attached (townhomes). The Borough also provides a diversity of housing types, including single-family attached and multi-family housing. However, the 24 new housing units built in the Borough since 2010 were entirely single-family detached.

Regarding housing affordability, the Census documented an increase in the number of Township and Borough residents paying more than a third of their incomes on housing. These percentages are now larger than those for Chester County residents on the whole. However, it also costs relatively less to buy a home in Honey Brook for the average Honey Brook family than it does to buy a home in Chester County for the average Chester County family. This was not the case in 2000. With regard to area rental housing, 60 percent of renters in our Township are paying a third or more of their incomes on housing and 40 percent of Borough renters are paying a third or more since 2000.

In summary, population, incomes and new housing starts are still on the rise for our two municipalities, even though growth in general slowed particularly in our Township during the recent recession. Quality affordable housing in the Township also remains in short supply.

C. Future Population, Build-Out Analysis, and Fair Share

Our municipalities are located within a region projected for growth, and we are required by Commonwealth law to accommodate our share of that regional growth within our municipal boundaries. By planning together, however, we now have greater flexibility in how such growth is accommodated. The Honey Brook Plan recommends that new single-family housing be established within our Township in the future at a level that is compatible with continued agriculture and limited public infrastructure (water, sewer, roads). New townhouses, row houses, and garden apartments can be better supported by our Borough, and at higher densities, due to available public infrastructure and proximity to supporting businesses and other services.



To better plan for future growth, our two municipalities analyzed population projections developed by others (ex. Delaware Regional Valley Planning Commission) in order to estimate growth over the 20-year planning period (See Appendix B). In addition, we assessed pending Township and Borough residential development approvals, as well as conducted a build-out analysis of our undeveloped lands, based on current (2014) zoning, to compare with these population projections prepared by others (See Appendix G). Our build-out analysis inventoried land available for new development, and based on the zoning of that land, calculated how many houses or gross square feet of commercial development, for example, could realistically be developed in our municipalities for the foreseeable future.

By 2030, regional population projections for our combined municipalities showed a total population level of approximately 11,224 people. By 2040, these same regional projections showed a total population level of approximately 11,910 people.

While both the 10- and 20-year forecasts projected modest increases for our combined municipalities, the build-out analysis demonstrated that there was a sufficient supply of land zoned for development within our two municipalities to accommodate projected population and housing needs for the next 20 years. With respect to the Township, land in agricultural use was assumed to be unavailable to meet new residential housing needs. Results from our build-out analysis apply to both municipalities individually and when combined. In fact, the analysis demonstrated that our Township and Borough will be able to accommodate their “fair share” of regional housing demand throughout the 20-year planning period. (A complete analysis can be found in Appendix G).

Also, the Honey Brook Plan does not carry forward the Rocklyn Station Strategic Development Plan from the Township’s 2006 Comprehensive Plan. The planned Rocklyn Station community proposed for the eastern side of the Township has not materialized since the 2006 Plan was adopted, most likely due to this region’s economic recession. In planning for the future of both municipalities, the Honey Brook Plan directs anticipated growth of residential and non-residential uses to vacant or underdeveloped areas particularly in and immediately adjoining the Borough where public utilities and other supporting infrastructure are available, and away from productive agricultural lands in the Township.

D. Community Values Survey/Visioning Questionnaire

To help inform and guide their 2006 Comprehensive Planning process, the Township had conducted a random, written “Community Values Survey,” querying residents on a variety of topics ranging from traffic and road issues to open space conservation and recreational preferences. Because the Honey Brook Plan is a limited update of the Township’s 2006 Comprehensive Plan, and these survey results remain relevant to the Township’s portions of this Plan, they have been carried forward. (A complete summary of this Survey, including methodology and results, can be found in Appendix D).

At the Borough’s 2013 Harmony Day community event, a Visioning Questionnaire was also distributed to event attendees, and was designed to solicit responses from Honey Brook area residents and businesses so to be useful in shaping the Honey Brook Plan’s goals and strategies. Over ninety people participated in the survey throughout the event, and a complete summary of the Questionnaire, and tabulated responses, are also provided in Appendix D.

E. Cost of Community Services Study

Also to help guide their 2006 Comprehensive Planning process, the Township had prepared a Cost of Community Services (COCS) study to determine the public service costs vs. tax revenues of various land uses. Originally developed by the American Farmland Trust and modified for use in Pennsylvania by Pennsylvania State University, the COCS study is based on the premise that different land uses within a community affect not only taxes but also the quality of life of its citizens (Penn State, College of Agricultural Sciences Cooperative Extension, 1998). By comparing revenues (both tax and non-tax) generated by residential, agricultural, commercial, and industrial land uses to the costs of providing services to them, it is possible to determine the true costs/benefits of having each of these land uses within a municipality.

The COCS study undertaken in Honey Brook Township found that residential land costs more for public and educational services than what it returns in revenues. Conversely, the study found that commercial, industrial, and agricultural/open space land uses generated more in revenue than they required in services. Specifically, for residential uses, \$1.07 was spent for every \$1.00 generated in revenue (a seven percent deficit). For agricultural/open space, commercial, and industrial land uses, \$0.06 was spent for every \$1.00 generated in revenue (a 94 percent surplus). (The complete methodology and results of this COCS study can be found in Appendix E).

The results of the 2006 COCS study also showed that residential tax revenue within our Township did not meet per-pupil spending needs. While \$10.7 million (\$10,963 per student) was spent to educate students from Honey Brook Township, only \$5.5 million (\$5,635 per student) was generated in tax revenues from Township residents. In 2006 this represented a \$5,328 per student shortfall. (The shortfall is typically made-up for by state and federal subsidies.)

While this COCS study was not updated for the Honey Brook Plan, recent study updates for other areas of Chester County have shown little significant variation in the service cost to revenue ratios over a similar time span. For the purposes of this Plan, a great divide still exists between the true cost of residential development in our Township when compared to other land uses, and revenues from agricultural, commercial, and industrial land uses must, in effect, pay for residential uses within the Township.

In late 2006, Honey Brook Township’s voters unanimously supported a modest earned income tax on Township wage-earners. The annual revenues from this earned income tax are being used by the Board

of Supervisors to help acquire conservation easements on township farmland and other open space where landowners voluntarily chose to sell such an easement. Since 2007, over 3,660 acres of Township farm- and other open land have been permanently protected through combined efforts of our Township, Chester County, City of Wilmington, DE, the State of Pennsylvania, and private land trusts such as the Brandywine Conservancy.

F. Borough Sustainable Communities Assessment

To help guide the comprehensive plan update efforts of our Borough, a Sustainable Communities Assessment was performed in mid-2013 by our planning consultant. The Borough's existing planning goals and policies, as well as its land use and stormwater regulations, were assessed as these pertain to community sustainability. In this context, a sustainable approach would be one that meets the needs of the existing generation while not compromising the needs of future generations, while protecting the rights of both. A copy of the completed assessment is included with the Honey Brook Plan as Appendix O.

G. Planning Goals

The joint planning task force developed the following nine planning goals to guide the rest of the Honey Brook Plan. These, along with the Township's Mission and Vision statements, serve as the framework for the Honey Brook Plan:

Goal 1.

Promote our combined municipalities as an agricultural and economic center of northern Chester County which retains our Township's agricultural industry and advances our Borough's community and economic revitalization.

Goal 2.

Maintain our Township's rural character, with particular emphasis on agriculture as a viable way of life, and protect our Borough's small-town appeal, neighborhood character, and walkable scale as important assets.

Goal 3.

Maintain a healthy mix of residential housing ownership and rental choices within our combined municipalities that can help address both local and regional housing needs.

Goal 4.

Protect and enhance the natural and scenic resources of our municipalities, including our prime farmland soils that are recognized as locally, regionally, and nationally important to agriculture.

Goal 5.

Protect the historic resources of our municipalities from loss and neglect, and promote our Borough as an historic destination.

Goal 6.

Manage traffic circulation in our municipalities consistent with the principles of an agricultural and economic center, with special emphasis on safety for non-motorized vehicle and pedestrian travel and availability of greater travel-mode options for local commuters. Seek to minimize negative impacts of regional through-traffic, in particular, truck traffic on the heart of our Borough.

Goal 7.

Maintain the parks within our municipalities as places for families to enjoy the outdoors together and to help people live healthier lives; and promote coordination between the two municipalities, school district, and others to enhance local, regional, and Brandywine Creek Greenway recreational opportunities.

Goal 8.

Ensure that community facilities, including schools, water and sewer services, the library, police and emergency services, sidewalks, and trails are adequately planned, efficiently provided, and sustainably maintained, in our municipalities consistent with the other goals of the Honey Brook Plan.

Goal 9.

Promote energy conservation, renewable energy generation, and sustainable development in our municipalities through sound planning practices and design, the use of green technologies in construction, and citizen education.

Future Land Use

Chapter 2: Future Land Use Plan

A. Introduction

The Future Land Use Plan for our planning area is illustrated in Figure 1 and establishes a conceptual framework and general policy guide for land use over the next ten to twenty years. This Plan is based not only on our vision and nine planning goals, but also on the results of the Visioning Questionnaire and Community Values Survey, and the observance of current development patterns and trends. Above all, the Future Land Use Plan reflects a combined effort by our two municipalities to maintain the Township as a rural community with an active agricultural industry, and to strengthen the community and economic vitality of our Borough as an urban center.

B. Plan Overview

Depicted on the Future Land Use Plan Map (Figures 1a and 1b) are the following nine land use categories: rural/agricultural, rural conservation, low-density residential, neighborhood residential, mixed-use - residential, mixed use - employment, mixed use - retail commercial, mixed use - town center, and public recreation. These categories are described in detail in Appendix G. Also shown on this Map are two overlay areas: one for industrial uses (including the Landchester Landfill), and the other for mobile home parks. Other elements that support the Future Land Use Plan are outlined in other Plan chapters (natural resources, circulation, community facilities, etc.).

Figures 1a and 1b illustrate the Future Land Use Plan that is actually much different than that envisioned by Township officials when adopting their 2006 Comprehensive Plan. At that time, our Borough could not be counted on to help accommodate much of the region's projected growth since Borough officials chose not to participate in the Township's planning efforts. Township officials therefore reduced development pressure on their prime agricultural and other natural resource lands by concentrating most of the projected growth on the township's eastern end, in a planned village called Rocklyn Station. The 2006 Comprehensive Plan included development design standards, incentives to attract mixed-use and higher density residential development, a pedestrian sidewalk and trail system, and other features for the Rocklyn Station area. A Traditional Neighborhood Development Overlay District was added to the Township Zoning Ordinance to implement the Rocklyn Station Plan. This planned growth area was also to serve as the primary location for receipt of Transferable Development Rights, a zoning tool used by Township landowners on a voluntary basis to permanently protect their land by selling its development rights for use elsewhere. Largely due to the economic recession that occurred after 2006, the limited amount of new development that occurred within the Rocklyn Station area did not take advantage of the incentives offered by the TND Overlay.

Now, with the Borough and Township planning together to produce the Honey Brook Plan, Township officials have decided to forego the Rocklyn Station plan. Instead, the 2015 Future Land Use Plan concentrates the projected residential growth for both municipalities over the next 20 years primarily in and around the Borough, again avoiding non-agricultural uses of the prime farmlands and other natural resource lands. There are four key subareas, which constitute a designated growth area, for the 2015 Future Land Use Plan.

The first subarea is the former Rocklyn Station area of the Township that has public utilities and is zoned mostly for residential development. This eastern area of our Township is designated by the Future Land Use Plan as Low Density Residential and Mixed Use - Residential on Figure 1a, and includes the Plan's Mobile Home Park Overlay. This subarea is planned to continue accommodating primarily low and medium density residential land uses including mobile homes/manufactured homes within existing parks. A limited number of neighborhood-scale commercial uses would be appropriate within this area to serve adjoining residential neighborhoods. Other uses such as churches, schools, and nursing homes would also be appropriate in this area. New highway-oriented commercial uses are considered inappropriate for this subarea, as would a retail shopping center. All land uses within this subarea should be connected through use of sidewalks and/or trails, and access management practices should be employed to minimize traffic impacts to Route 322 (Horseshoe Pike). Consistent with our Township's desire to forego the Rocklyn Station Strategic Development Plan, this Plan includes a recommendation to delete the TND Overlay District for the Rocklyn Station area from the current Township Zoning Ordinance to discourage the establishment of land uses more appropriate for location in or immediately adjoining the Borough.

The second subarea of the Plan's designated growth area is the Route 322 (Horseshoe Pike) corridor stretching from our Borough's northern boundary to our northwestern Township line. New commercial uses added within this corridor in the last 10 years are based on Township industrial zoning that also permits retail and other non-industrial land uses. Some of these uses could have been located in or immediately adjacent to the Borough and taken advantage of major infrastructure reinvestment or permitted pedestrian access. To support the Borough's revitalization efforts, the 2015 Future Land Use Plan primarily recommends the establishment of employment and other industrial uses within this corridor in the future. As shown on Figure 1a, the Mixed Use - Employment category and Industrial Overlay designation in this area reflect a healthy presence of heavy commercial and light industrial uses



and encourage further infill of such uses along Poplar Road, Todd Road, and Horseshoe Pike. The small area of Neighborhood Residential category shown on Figure 1a in this corridor applies to an existing residential subdivision with a significant open space area; no additional residential development in this area is recommended. The small area of Mixed Use - Retail/Commercial land use category shown on Figure 1a for the upper part of the corridor supports a limited amount of new commercial development immediately adjacent to the September Farm store.

While some retail and service commercial development is appropriate for the Mixed Use - Employment category or Industrial Overlay, it should be limited to accessory retail uses for manufacturing operations, or to larger commercial uses with parking and loading requirements that realistically preclude a Borough location, and which are not likely to drain its economic vitality. None of the Future Land Use categories proposed for this subarea support the establishment of national chain, big-box stores, since these are located only a short drive from our Township's southern boundary. Access management practices are recommended for Route 322 frontage uses within this subarea to minimize traffic impacts. A

recommendation is also included in this Plan to amend the Township's Zoning Ordinance so that Plan recommendations and ordinance provisions are fully consistent.

The third subarea is the PA Route 10 (Compass Road) and Walnut Road intersection and surrounding lands on the western edge of the Borough. This subarea falls within both our municipalities, and while partly developed with a mix of residential, commercial, and elementary school uses, it includes a few large remaining undeveloped or underdeveloped parcels. The Future Land Use Plan (Figures 1a and 1b) designates much of this area Mixed Use - Residential category to reflect existing land use patterns. An area largely concentrated in northwest corner of the Borough, east of Walnut Road and on both sides of Route 10 is designated Mixed Use - Retail/Commercial. This area would be an appropriate location for a small grocery store or drive-thru pharmacy. Land is available for parking, and the location should be walkable from adjoining residential neighborhoods. Lands along Walnut Road and Route 10, currently zoned to allow a wide range of commercial uses, should be rezoned to a residential zoning district to avoid incompatible commercial uses that would increase Borough traffic using Walnut Road.

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The fourth subarea of the Plan's designated growth area is our Borough, including Route 322, our "main street" through town, and the core area surrounding Route 322's intersection with PA Route 10 in the northern part of town. The Borough is rich in history, and currently includes a blend of small commercial shops and restaurants, regional banks, older auto and light truck service uses, and both old and newer single-family houses, townhouses, and apartment buildings. A significant investment has recently been made by our Borough officials to the northern portion of Route 322 within the Borough, including intersection improvements, sidewalks, streetlights, ADA compliant curbs, and benches. Funding has been sought by the Borough to continue these improvements along the southern portion of Route 322 within the Borough. As such, the 2015 Future Land Use Plan (Figure 1b) designates the area surrounding our main downtown intersection as Mixed Use - Town Center, and the area to the south and on both sides of Horseshoe Pike, Mixed Use - Employment. The Town Center designation promotes continued economic vitality of this area and its current mix of uses, and encourages the establishment of more multi-story buildings, with shops and services on the street level and offices or residential apartments on upper floors. While new auto-oriented drive-up windows or drive-thru accessory uses are considered inappropriate for the Town Center area, outdoor seating for restaurants or sidewalk cafes encouraged. Along Route 322 (Horseshoe Pike), older and historic homes could be adaptively re-used for commercial offices, bed and breakfasts, antique shops, or restaurants rather than demolished to make way for new, but less characteristic architecture. A recommendation of this Plan is to amend our Borough ordinances, if necessary, to encourage adaptive re-use of our historic buildings and structures to preserve our municipalities' historic resources and character.

The Rural/Agricultural future land use category and the Rural Conservation future land use category comprise our rural resource area for the 2015 Future Land Use Plan. The Rural/Agricultural land use category shown on Figure 1a applies to much of our township lands and promotes the preservation of our extensive prime farmland soils, and continuation of a successful agricultural industry and agrarian way of life. Several non-farm residential, service-commercial, and recreational uses exist today within this area, most of which have been established several decades ago. Significant expansion of these non-farm uses could be inconsistent with one or more of the Honey Brook Plan's goals, and would also be contrary to resident preferences for a future Township as documented through the Visioning Questionnaire and Community Values Survey (see Appendix D). Provisions within the Township's current zoning ordinance allow for the continued use, modification, and limited expansion of existing, non-conforming land uses.

Also included in this category are the rural hamlets of Suplee, to the east of our Borough, and Cambridge, located on our township's western edge. While little change is envisioned for either of these historic villages (they are currently zoned to accept only a minimal amount of future growth), a small amount of infill development may be possible using existing lots in Cambridge, subject to appropriate water and sewage disposal approvals.

The Future Land Use Plan's Rural Conservation designation depicted on Figure 1a applies to the Welsh Mountains and the Barren Hills, the forested ridgelines that frame the Township to the north and south. Besides serving as important visual backdrops to the open spaces and farms of Honey Brook, these "rural conservation areas" encompass some of the largest contiguous woodlands in Chester County. Residential development should be limited in these areas to rural homes on large lots with only minimal land and cover disturbance. Although public utilities have been extended to serve a few areas designated Rural Conservation from adjoining townships, the extension of new public utilities to serve lands with the Rural Conservation Designation should be discouraged, and limited to addressing existing health issues due to failing on-lot systems. New development should also be kept out of woodland interiors, and should be designed so as not to be visually intrusive from afar. The Township Zoning Ordinance's Conservation Design Option is appropriate for siting new residential development in a manner that minimizes impacts to the natural resources present on these hills. The use of our Township's TDR tool may also be appropriate for achieving the permanent protection of sensitive resource lands in exchange for allowing modest residential development when carefully sited on non-sensitive lands.

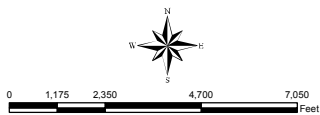
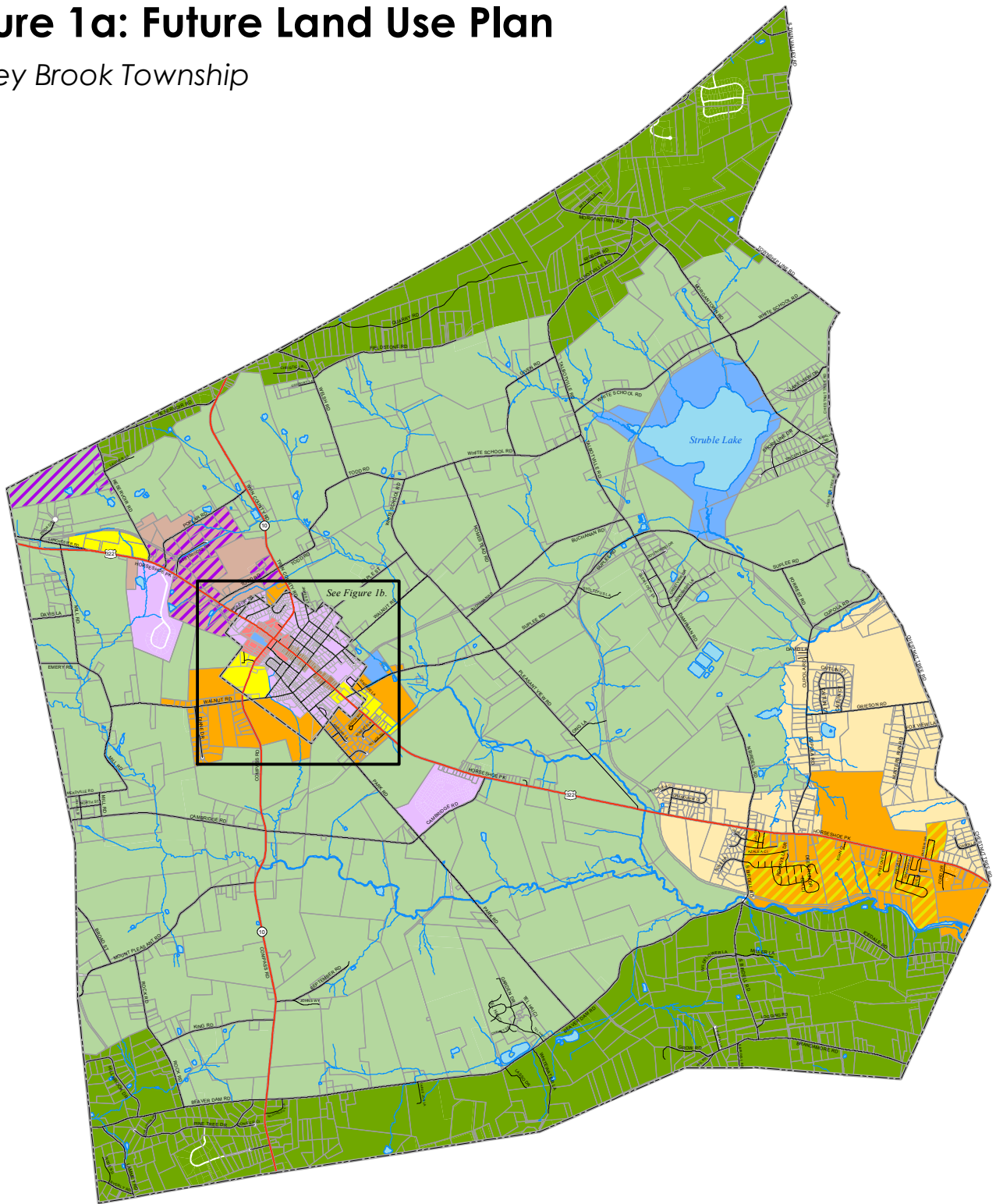
Lastly are the public recreation lands highlighted on Figures 1a and 1b. Most significant of these, Struble Lake and its shorelines, is a large passive recreational resource currently available for our residents and visitors. The feasibility of better utilizing this public area for passive recreation is recommended.

C. Action Items

- Amend the Township Zoning Ordinance to remove the Traditional Neighborhood Development Overlay District and update the underlying zoning for this area as necessary to implement the recommendations of the Honey Brook Plan.
- Amend the Township and Borough Zoning Ordinances, including their Zoning Maps, to add, modify, or delete existing zoning districts or provisions where inconsistent with the recommendations of the Honey Brook Plan.
- Review and revise as necessary, the Official Map for the Township, particularly that portion that applied to the former Rocklyn Station Strategic Development Plan. Consider public land, right-of-way, or trail easements that can help implement appropriate recommendations of the Honey Brook Plan.
- Consider revising the Township's Official Map to also serve the public land, right-of-way, or easement acquisition needs of Honey Brook Borough.
- Coordinate with the Northwestern Chester County Municipal Authority sewer service boundary revisions that are consistent with future growth boundary lines of the Future Land Use Map.
- Enable through appropriate zoning ordinance amendments in the Township and Borough the use of Transferable Development Rights by offering landowners and developers incentives to encourage their use.

Figure 1a: Future Land Use Plan

Honey Brook Township



**BRANDYWINE
CONSERVANCY**

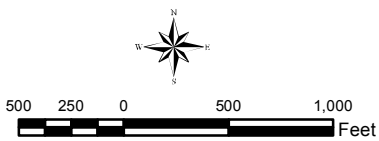
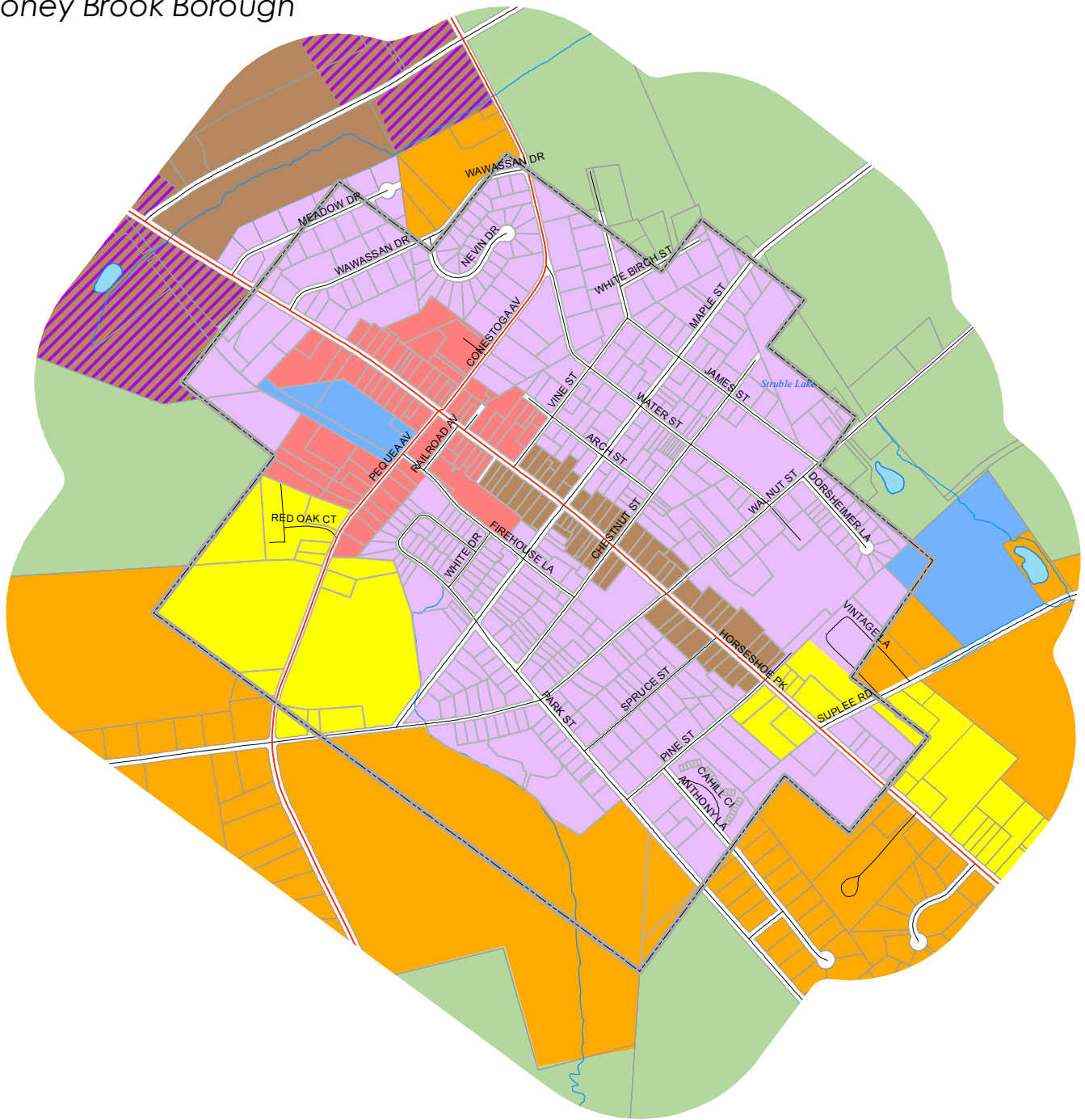
Data Sources: Base Data from Chester County GIS.
Date Plotted: January 20, 2015

Legend

	Major roads		Rural/Agriculture		Mixed use - Town center
	Roads		Low density residential		Neighborhood residential
	Streams		Mixed use - Employment		Public recreation
	Township boundary		Mixed use - Residential		Rural conservation
	Tax parcels		Mixed use - Retail/Commercial		Mobile home park overlay
	Water bodies		Industrial overlay		

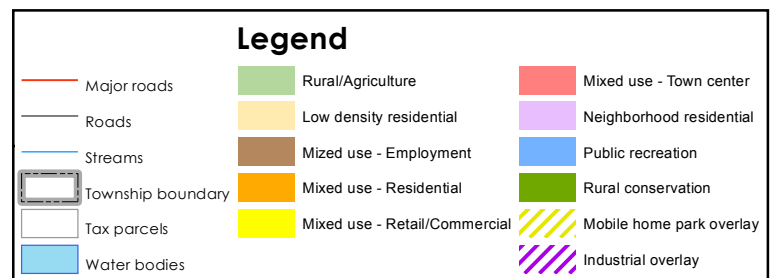
Figure 1b: Future Land Use Plan

Honey Brook Borough



**BRANDYWINE
CONSERVANCY**

Data Sources: Base Data from Chester County GIS.
Date Plotted: January 20, 2015



Chapter 3: Fair Share/Housing Plan

A. Introduction

Our Honey Brook Plan stresses the importance of providing for a wide-range of housing opportunities for our residents and in accommodating our regional fair share of future residential growth when balanced with other community development and conservation objectives. This Fair Share/Housing Plan has been created for these purposes and for complying with Commonwealth law.

B. Plan Overview

A specific inventory and discussion of existing housing within our two municipalities is provided in Appendix B. These results show that the Township's housing stock consists primarily of single-family detached homes, including a relatively large percentage of mobile homes/manufactured homes either on individual lots or within private parks where space is leased. A new single-family attached (townhouse) development was under construction at the eastern end of the Township at the time of the writing of this plan, and a 126-lot single-family detached subdivision also proposed for the eastern end was being considered for approval. In addition, a major expansion of the Tel Hai Continuing Care Retirement Community was under construction, adding over 300 elderly housing units. The Borough's housing stock consists of a variety of single-family detached, two-family, attached, and multi-family residential dwellings, and mobile homes/manufactured homes. Not surprisingly, it contains a greater proportion of attached single-family housing and multi-family housing than the Township and other nearby municipalities. Of the 24 residential housing starts between 2010 and 2012, 15 were single-family detached dwellings.

A projection of housing units for both municipalities, both individually and combined, for the 20-year planning period has been included with the build-out analysis in Appendix G. The Fair Share/Housing Plan is consistent with our Future Land Use Plan (Figures 1a and 1b) which designates appropriate areas in our two municipalities for accommodating a wide-range of housing opportunities. The Plan accommodates the specific housing needs of farmland owners and redirects non-farm housing opportunities away from these areas to protect prime farmland soils, retain the agricultural core, and avoid future land use conflicts. This Plan also envisions much of the Township's non-agricultural lands to continue in use for both small and large lot, single-family, detached housing. Land immediately adjoining the Borough, and also a portion of the area on the Township's eastern edge, are designated for higher density residential uses, such as townhouses, apartments, age-restricted housing, and mobile homes/manufactured homes. These areas will be served by public water and sewer and major roads; those adjoining the Borough will also have access to existing and planned commercial shops and services, and to public parks. Other desirable forms of housing, such as apartments over commercial structures and residential garages (also known as "granny flats"), or live/work units, are also encouraged within our Borough's Town Center and Mixed Use - Employment categories (Figure 1b) to help meet the region's moderately-priced housing needs.

For the Honey Brook Plan's formation, we assumed that our Township and Borough lay in the path of future residential and non-residential growth. And, although much of our Township's lands are in agricultural use, other lands suitable for residential development are zoned for such in the Township. The Fair Share/Housing Plan addresses our "fair share" considerations as defined by the Commonwealth's Municipalities Planning Code and recent case law. Specifically, Commonwealth Court decisions typically go against partially developed municipalities who have failed to provide adequate land area for accommodating future multifamily housing and mobile home park development. By

planning together, and zoning each of our two municipalities consistent with that plan, we can better meet our regional residential fair share requirements. Therefore, for the Honey Brook Plan's 20-year planning period, our Fair Share/Housing Plan relies on: a) vacant and re-developable lands zoned for medium and high-density residential uses in the Borough; b) "mixed use" lands immediately west of, and southeast of, Honey Brook Borough; and c) lands zoned residential on the eastern end of the Township.

In addition, the elderly housing and continuing care retirement communities that have developed within our two municipalities constitute a unique type of high-density housing, and one that is expected to be in increasing demand. This type of housing is highly appropriate for the designated growth areas' residential land use categories of the Future Land Use Plan. It is inappropriate when proposed for the Plan's resource protection area land use categories.

C. Action Items

- Implement the Honey Brook Plan's Future Land Use and Fair Share/Housing Plans through consistent actions using zoning and subdivision and land development ordinances. Allow for a mix of residential dwelling unit types and densities to serve the two municipalities' 20-year housing needs consistent with other Plan recommendations.
- Provide incentives primarily within the Borough's Zoning Ordinance to encourage the building of retail and other commercial shops and stores with second and third story apartments; permit the adaptive re-use of historic Borough homes to discourage their abandonment or demolition ; allow for "granny flats" and apartments over garages or carriage houses in residential areas.
- Make TDR a more attractive development option for both municipalities' residential zoning districts within the Plan's designated growth area.
- Zone lands with access to both public water and public sewer immediately adjoining Honey Brook Borough, to the west and southeast, for single-family attached and multifamily residential land uses (See Future Land Use Map).
- Ensure that residentially-zoned land is continually available within the planning area to accommodate multifamily residential and mobile home park land uses.



Honey Brook Borough Revitalization Plan

Chapter 4: Revitalization Plan Action Update

A. Introduction

The Honey Brook Borough Revitalization Plan was originally prepared in 2003 under the direction of the locally constituted Honey Brook Borough Revitalization Task Force with grant funding assistance by Chester County in accordance with the County's Vision Partnership Program. The 2003 Plan included discussion of specific revitalization goals as well as existing opportunities and constraints which reflect the specific Borough and larger community context. A set of specific revitalization recommendations resulted and were summarized in an implementation chapter which constitutes the Action Plan for this effort.



The original Plan was adopted by Borough Council by resolution in 2003. The Action Plan component was updated and adopted by resolution of Borough Council in 2009. As a component of the 2015 multi-municipal Comprehensive Plan, this chapter constitutes a new Action Plan Update.

Much of the background discussion for the 2003 Plan (excerpts are featured in Appendix N) remains true today. While certain recommended action items have been successfully undertaken and others are underway, the discussion of assets (or opportunities) and constraints essentially remains true today and the revitalization goals remain valid, and are consistent with the planning goals set forth for this new Multi-Municipal Comprehensive Plan in Chapter 1, notably Goals 1, 2, 3, 5, 6 and 8.

The Action Plan Update to the Revitalization Plan serves as a guide for the various role players implementing specific improvements and as an important basis for application for Community Revitalization funding for both planning projects and capital improvements. In fact, it is a required prerequisite for eligibility for funding from Chester County through the County's Community Revitalization Program, in coordination with the County's Urban Center Improvement Inventory. The Action Plan Update's focus is considerably narrower than that of the Comprehensive Plan as a whole. Nevertheless, there is overlap between this Chapter and other Chapters, most notably Chapter 10 Transportation/Circulation Plan. Action items under the heading of "Circulation" should be carefully reviewed in terms of the recommended action items in Chapter 10. To a lesser degree, due to the level of detail in this Chapter, action items under the heading of "Public Infrastructure" should be compared to the recommended action items in Chapters 11 and 12, and those relative to parks and recreation to Chapter 8. Action items for trails and sidewalks also should be compared to the recommended action items in Chapter 9.

B. Action Plan Update Summary

The table below includes, in summary, the Action Plan items set forth in the 2003 Plan, additional items added by the 2009 Action Plan Update and still further items added as part of this effort. The Action Plan items added as part of this new Update reflect the Urban Center Improvement Inventory prepared by the Borough Engineer and approved by Borough Council in 2014, at the request of Chester County. In the table below, the date of original inclusion in the Plan or subsequent Update is indicated in parentheses in the priority column. The action items included in the current Chester County Urban Center Improvement Inventory are dated as of 2014. For purposes of understanding continuity of process, earlier entries that have since been completed or otherwise dealt with, are still included in the list, and their status noted in the priority column. For each action item, there is indicated the primary responsible parties, potential funding sources, as well as the community planning goal(s) set forth in Chapter 1, to which this item is relevant. The map that follows this chapter (Figure 2) depicts the actions below that can be visualized on a map.

Action	Priority	Responsible Parties	Potential Funding	Relevant Goals
Economic Development & Redevelopment				
1. Establish a targeted facade grant program	Low (2003)	"New Revitalization Entity, Borough Council"	Borough / CDBG / Private	2, 5
2. Formally assess reuse options for the Waynebrook Inn, including a bed and breakfast"	Re-use occurring (2003)	"New Revitalization Entity, Borough Council"	Administrative action only	1, 2, 5
3. Try to attract a coffee shop/baker or a news agency to the town center	High (2003)	"New Revitalization Entity, Borough Council"	Administrative action only	1
4. Form a Honey Brook Borough Revitalization Association	High (2003)	Borough Council	Borough / state	1, 2, 3, 5, 8
5. Develop and implement a business retention program	High (2003)	Borough Council	Borough	1
6. Institute more cooperative marketing activities	High (2003)	Borough Council	Borough	1
7. Institute a Street Tree Program	Low (2009)	Borough Council	State / Administrative action	2
8. Protect historic resources	Low (2009)	Borough Council	State / Administrative action	5

Action	Priority	Responsible Parties	Potential Funding	Relevant Goals
Public Infrastructure				
1. Complete a streetscape demonstration project on US 322, including reconstruction of curbs and sidewalks	High (2014)	"New Revitalization Entity, Borough Council"	Borough / County	1, 2, 5
2. Construct storm sewer on Maple, Arch, and Chestnut Streets	Completed (2003)	Borough Council	Borough / County / State	8
3. Engineer and develop a new community park	Low (2003)	Borough Council	Borough / State	7
4. Work to keep the Honey Brook Fire Department in the town center	High (2003)	Borough Council	Administrative action only	2, 8
5. Continue to monitor the adequacy of the Honey Brook Library's new quarters	High/ Ongoing (2003)	Borough Council	Administrative action only	8
6. Analyze the Borough's longer term need for more municipal office space and a salt storage shed	Completed (2003)	Borough Council	Borough / State	8
7. Continue to monitor open space and recreation needs	Medium (2009)	Borough Council	Borough / County / State	7
8. Renovate Borough Tennis Courts	High (2014)	Borough Council	Borough / County / State	7
9. Support and monitor the present and future needs of the Borough's utilities	High/ Ongoing (2009)	Borough Council, NW CC Municipal Authority, Honey Brook Borough Authority	Borough /Authorities/ County / State	8
10. Improve/reconstruct storm drainage at W. James, White Birch & Spruce Streets & E. and W. Horseshoe Pike	High (2014)	Borough Council	Borough / State	8

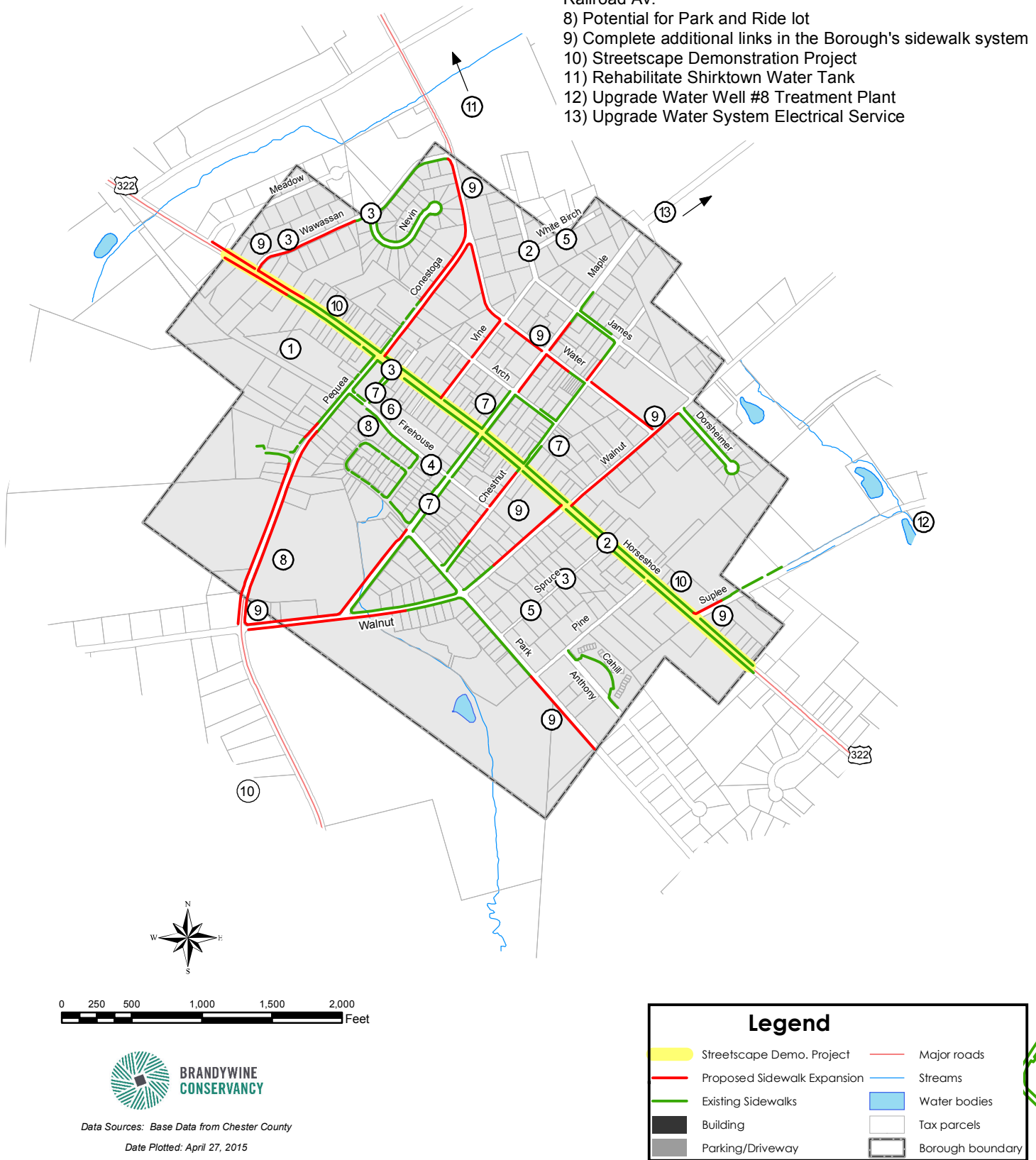
Action	Priority	Responsible Parties	Potential Funding	Relevant Goals
Public Infrastructure, continued				
10a. Improve/reconstruct infrastructure at Chestnut St, Maple St, & Railroad Ave.	High (2014)	Borough Council	Borough / State	8
11. Improve/reconstruct storm drainage at Wawassan & Nevin Drs.	Medium (2014)	Borough Council	Borough / State	8
12. Install storm sewer at Firehouse Lane	Medium (2014)	Borough Council	Borough / State	8
13. Upgrade Water Main at Spruce Street & W. Birch St	High (2014)	Borough Council, Honey Brook Borough Authority	Borough /Authority/ State	8
14. Upgrade Water System Electric Service	High (2014)	Borough Council, Honey Brook Borough Authority	Borough /Authority/ State	8
15. Water System Pump Station Emergency Generator (add)	High (2014)	Borough Council, Honey Brook Borough Authority	Borough /Authority/ State	8
16. Rehabilitate Shirktown Water Tank	Medium (2014)	Borough Council, Honey Brook Borough Authority	Borough /Authority/ State	8
17. Upgrade Water Well #8 Treatment Plant	Medium (2014)	Borough Council, Honey Brook Borough Authority	Borough /Authority/ State	8
Circulation				
1. Work closely with PennDOT to ensure improvements planned for the Route 10 and Route 322 intersection are adequate	High/ Ongoing (2003) Partially Completed	Borough Council	Administrative action only	2, 6
2. Do what is in the Borough's power to slow down and reduce truck traffic through Honey Brook Borough	High/ Ongoing (2003)	Borough Council	Borough / County / State / DVRPC	2, 5, 6

Action	Priority	Responsible Parties	Potential Funding	Relevant Goals
Circulation, continued.				
3. Install Welcome signs at the Route 10 and Route 322 Borough boundary lines; additional gateway/traffic calming treatment recommended. See Chap. 10	Completed (2003)	Borough Council	Borough / County	2
4. Reconstruct street at Firehouse Lane	Medium (2014)	Borough Council	Borough / State	6
6. Reconstruct curb and sidewalk at Maple & Chestnut Sts. & Railroad Av.	Medium (2014)	Borough Council	Borough / State	8
7. Complete additional links in the Borough's sidewalk system	Medium (2003)	Borough Council, Planning Commission	Borough / County / Private	6, 8
8. Link the Borough to the proposed regional trail and bikeway systems	Medium (2003)	Borough Council	Borough / County	6, 8
9. Continue monitoring the demand for a public off-street parking area in the town center as well as potential for park & ride lot(s). Note that large lot on Firehouse Lane postdates 2003	High (2003)	Borough Council	Borough / County	1, 6
Housing & Public Safety				
1. Strictly regulate the conversion of single-family homes	High (2003)	"New Revitalization Entity, Borough Code Enforcement Officer, Borough Council"	Administrative action only	2,3,5
2. Enact housing inspection and contractor licensing requirements to help maintain a quality housing stock	High/ Ongoing (2003)	Borough Council	Borough / County	3

Housing & Public Safety, continued.				
3. Continue to address the need and use of Honey Brook Borough's Police Department	High/ Ongoing (2009)	"Borough Council, Honey Brook Borough Police Department"	State	8
4. Promote energy conservation	High (2009)	Borough Council	Administrative action only	9

Figure 2: Revitalization Plan
Honey Brook Borough

- 1) Renovate Borough Tennis Courts
- 2) Improve/reconstruct storm drainage at W. James, White Birch & Spruce Streets & E. and W. Horseshoe Pike
- 3) Improve/reconstruct storm drainage at Wawassan & Nevin Drs. & Railroad Av. & Spruce St.
- 4) Install storm sewer at Firehouse Lane
- 5) Upgrade Water Main at Spruce Street & White Birch
- 6) Reconstruct street at Firehouse Lane
- 7) Reconstruct curb and sidewalk at Maple & Chestnut Sts. & Railroad Av.
- 8) Potential for Park and Ride lot
- 9) Complete additional links in the Borough's sidewalk system
- 10) Streetscape Demonstration Project
- 11) Rehabilitate Shirktown Water Tank
- 12) Upgrade Water Well #8 Treatment Plant
- 13) Upgrade Water System Electrical Service



Data Sources: Base Data from Chester County
Date Plotted: April 27, 2015

Natural and Cultural Resources

Chapter 5: Natural Resources Plan

A. Introduction

While agricultural preservation continues to be a high priority for our Township officials (see Chapter 6), the conservation and restoration of our natural resources also deserve special attention. Specifically, there is a network of streams, riparian corridors, wetlands, woodlands, steep slopes, and hydric soils that is interlaced with the Township's farmlands, and these sensitive areas are in need of protection. Because our Borough is densely settled, its remaining natural resources include small streams, mature trees, and urban wildlife.



This Natural Resources Plan presents our natural systems in a holistic manner and provides a series of action items to bolster ordinance measures already in place. It also suggests new methods for the enhancement and restoration of natural systems and to minimize the effect of encroaching development pressures. A complete analysis of existing conditions within our municipalities, including natural resource inventory maps, can be found in Appendix I.

The following two natural resource maps are included in this chapter: Woodland Classification/Priority Map (Figure 3), and Natural Corridors Map (Figure 4). The Woodland Classification/Priority Map divides the Township's woodlands into three size classifications: Class I (over 50 acres in size), Class II (30-50 acres in size), and Class III (under 30 acres in size). This classification system provides a means for prioritizing Township woodlands for protection - Class I or Class II woodlands are of a higher priority because of their larger size and resulting value to wildlife. Figure 3 also illustrates areas of "forest interior", which are areas of woodlands that are 300 feet or more from any edge (and are thus the least penetrated and most valuable to wildlife, particularly songbirds). Forest interiors, especially in Class I woodlands, should be considered priority areas for protection and/or purchase of development rights. Our Township's Zoning Ordinance links this map to specific woodland protection standards that apply to new land uses.

The Natural Corridors Map sets forth a framework for linking and protecting the Township's most sensitive natural resources (streams, floodplains, hydric soils, steep slopes, woodlands, etc.). These natural corridors are often used as travel ways by local and migratory wildlife. This map also illustrates the relationship between these natural corridors and the fabric of farmlands that surround them.

Our Township has already used these maps (originally created for the 2006 Comprehensive Plan) in developing their 2007 Land Preservation Plan, and the 2011 Land Preservation Plan update. The 2011 Plan prioritizes lands scoring high in natural resource value (based on the presence of natural resources) for land preservation efforts by the township, private land trusts, and others using public and private

funding support. Our Township's Land Preservation Committee conducts several landowner education and outreach efforts each year to explain the financial and estate-planning benefits of private land conservation and resource enhancement. In addition, several non-profit organizations work with local landowners to encourage their participation in riparian reforestation efforts. Funding of trees and supplies for reforestation activities typically comes from State agency and private foundation grants which these non-profits apply for and administer. A recommendation originating from our Honey Brook Plan task force involved better coordination with electric utility companies or their contractors in advance of tree pruning for protecting overhead lines from storm damage.

Our Borough contains a number of mature trees and an inventory of those of possible historic value, or Heritage trees, would help to avoid unnecessary removal or damage due to land disturbance. Participating in urban forestry programs, such as TreeCity USA, could help our Borough increase its forest canopy along streets and within public spaces.

With regard to water resources, our two municipalities jointly implemented a wellhead protection ordinance for a municipal well located to the northeast of Borough limits. This ordinance includes a map showing different zones and use of lands within one or more of these zones are regulated to protect the groundwater source for the well.

In addition, the City of Wilmington, Delaware, in 2010 adopted a Source Water Protection Plan for the Brandywine River, their sole drinking water source. The Brandywine headwaters form in our Township. This Source Water Plan concludes that efforts by the City to protect and restore the Brandywine headwaters are more cost-effective than the costs of building and operating an elaborate water treatment plant to address pollutants largely originating in our Township. This Source Water Plan targets properties within our Township that would have significant and positive water quality effects downstream if agricultural Best Management Practices were implemented on those properties (see Appendix I). A partnership formed in 2012 of our Township, the City of Wilmington, Chester County Board of County Commissioners, and the Brandywine Conservancy to cultivate landowner interest and to raise funds to preserve these properties and implement water quality BMPs on the farms with willing landowners.



Both our township and borough are also part of the Brandywine Creek Greenway, a 30-mile long conservation corridor starting at our township's northern boundary and ending at the Delaware state line in Chadds Ford Township, Delaware County. Figure 5 shows the Brandywine Creek Greenway Concept Plan endorsed by the twenty-four participating municipalities and two counties. Our Borough is designated in this Greenway Plan as a recreational hub. Just to the east of our

Township is the Schuylkill Highlands Conservation Landscape and Greenway which stretches into Berks County to the north and Lehigh County to the north and east. Our Township is also part of the [federally-designated] Highlands Conservation District, a huge expanse of forested uplands/mountains connecting Pennsylvania, New Jersey, New York, and Connecticut, and critical watershed to the northeastern United States.

While significant efforts by our Township officials and many others are helping to protect many of our region's sensitive natural resources, more can be done not only to protect, but also restore adversely impacted areas.

B. Action Items

It should be noted that the action items included below are consistent with the recommendations in *Watersheds*, the County's integrated water resources plan, particularly those included under the Headwater Areas, Riparian Buffers, Stormwater Management, and Hydric Soils sections.

Headwater Areas

- Reforest Brandywine and Conestoga watershed headwater areas (especially along streams) using the land development approval process and through voluntary landowner efforts.
- Review and revise Township ordinances to reduce the amount of impervious cover (such as limiting cartway and roadway widths, and reducing building setbacks, to yield shorter driveways).
- Continue to prioritize Brandywine and Conestoga headwater areas for open space designation within development proposals, for land preservation efforts, and for riparian reforestation efforts (see subsection below).

Riparian Buffers

- Continue to implement the Township's riparian buffer protection provisions contained within its Zoning Ordinance to establish a 100-foot wide forested riparian buffer, as measured from each stream bank. Limit new development from encroaching into these buffers, particularly the Township's High Quality (HQ) streams, and require, at the time of permit or development approval, reforestation of stream corridors. Consider modifications to these requirements on a parcel by parcel basis for unique circumstances.
- Increase voluntary participation by farmers and other landowners in forested riparian buffer protection and restoration measures through education and helping to secure available funding support.

Stormwater Management

- Require the use of innovative stormwater and Best Management Practices (BMP's) in private developments, as outlined in the Township's and Borough's Stormwater Management Ordinances and through State stormwater/BMP guidelines.
- Consider stormwater recharge and water quality objectives and standards early in the review of land development proposals (i.e., at the time of sketch plan approval), so that applicants can design their projects to utilize natural-based, non-structural measures to intercept run-off. The result will be a significant reduction in site run-off volumes, peak rates, stream pollution, and sedimentation.

Hydric Soils

- Protect hydric soils from development, and promote the restoration of these soils (through drain tile identification and removal) to forested wetland environments during the land development approval process.

Woodlands

- Continue to implement through Township zoning and subdivision and land development approvals the woodland classification approach and map detailed in Figure 3.
- Provide a maximum amount of protection to the Township's forest interiors, as well as to higher classes of woodlands.
- Maintain within the Township's zoning and subdivision and land development ordinances strict limits to woodland disturbance, tree replacement requirements, and the allowance for off-site tree replacement.
- Consider adding regulatory provisions to the Borough's zoning and subdivision and land development ordinances that a) protect significant trees from damage or removal during construction of new development, or b) require applications to meet rigorous tree replacement standards.
- Support sustainable timber harvests on private lands using the woodland classification system and appropriate provisions with the Township Zoning Ordinance.
- Consider the steps necessary for our Borough to become a TreeCity USA community.
- Conduct an inventory of Heritage trees within our Borough.
- Coordinate with electric utility companies or their contractors in advance of tree pruning for protecting overhead lines from storm damage. Seek to minimize excessive pruning immediately adjoining the utility lines, and seek company participation in suitable replacement, rather than retention, of trees pruned beyond their functional value.

Natural Corridors

- Redirect Township development to areas outside of those shown on the Natural Corridors Plan (Figure 4).
- Require identification, protection, and enhancement of natural corridors depicted on this Plan during the Township's land development process. Any open space within developments should honor and enhance the Natural Corridor network.
- Where natural corridors are already part of protected lands, work with landowners on a voluntary basis, as with the reforestation of riparian buffers, to promote sensitive management.
- Continue to actively support, and implement municipal projects that will further local appreciation for, and participation in, the Brandywine Creek Greenway.

Natural Areas Restoration

- Promote natural resource and natural area protection (i.e., woodlands, wetlands, streams, and meadows) efforts to Township and Borough residents, as well as encouraging landowner participation in federal farm cost-share programs such as the Conservation Reserve Program (CRP), the Conservation Reserve Enhancement Program (CREP), and the Wildlife Habitat Incentive Program (WHIP).
- Promote the continued protection of the Township's agricultural and other open space areas through measures identified in the Township's 2011 Land Preservation Plan, the Brandywine Creek Greenway Strategic Action Plan, and Chester County's Linking Landscapes Plan.
- Require new developments with significant open space areas to implement Township-approved open space management plans that include natural area restoration.
- Promote the establishment of Backyard Habitats within through landowner participation in the certification program of the National Wildlife Federation.

Wildlife and Botanical Surveys

- Consider partnering with land trusts and others to conduct wildlife and botanical surveys on public lands and, by agreement of landowners, on private lands. This information is valuable to land preservation prioritization and decisions on proposed subdivisions and land development projects.

Figure 3: Woodland Classification / Priority Plan

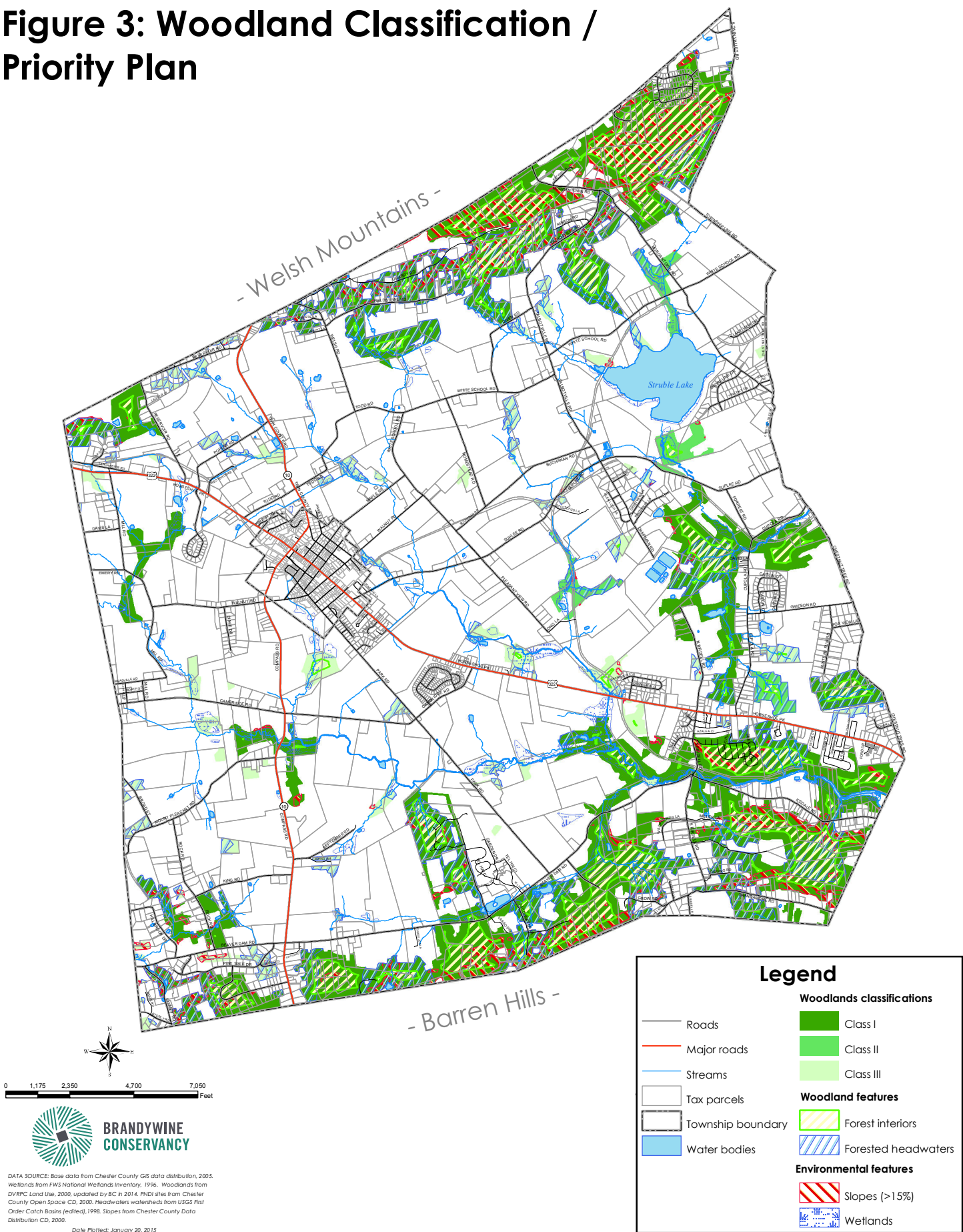
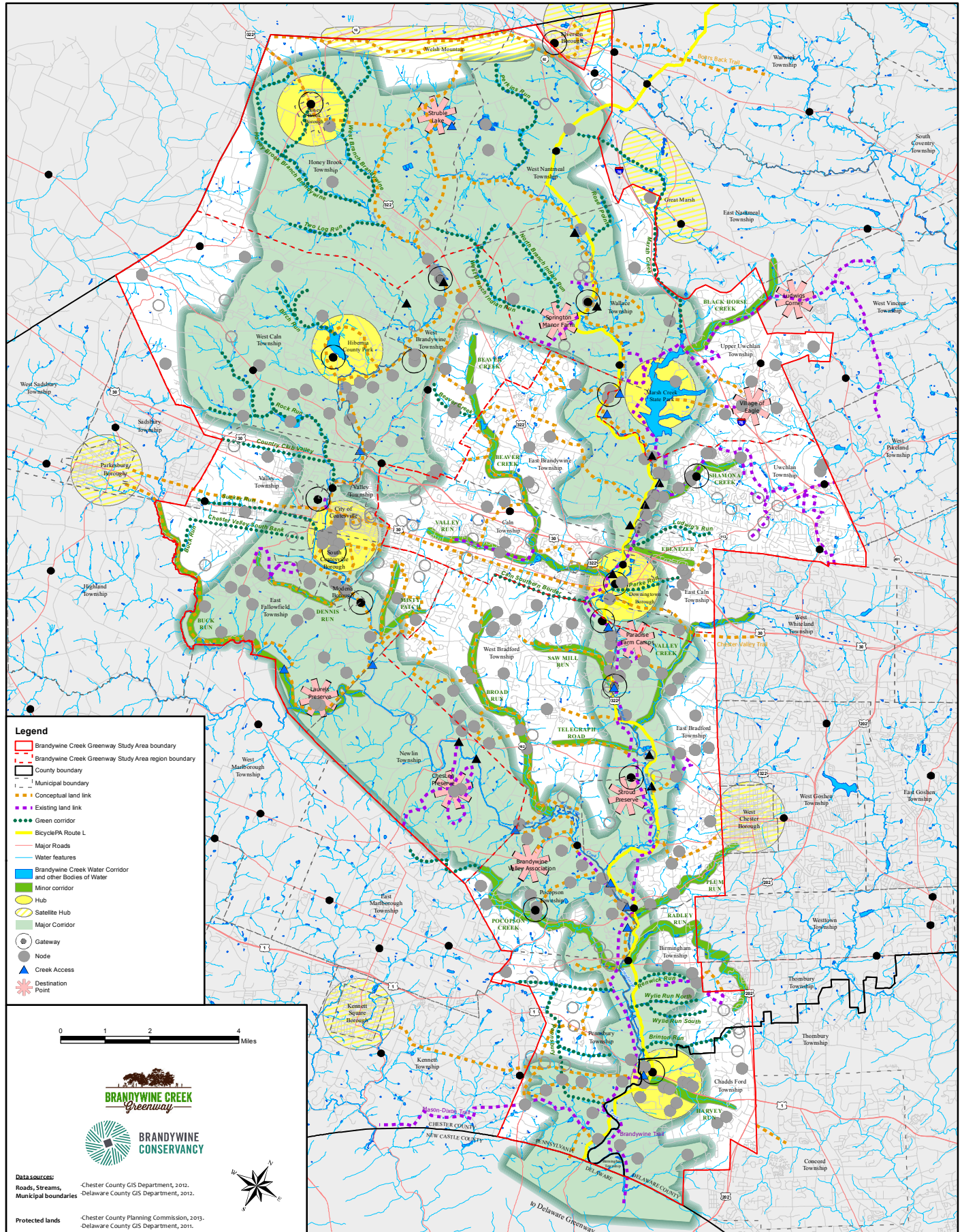


Figure 4: Natural Corridors



Figure 5: Brandywine Creek Greenway

Concept Map



Chapter 6: Agricultural Preservation Plan

A. Introduction

Above all else, our Township remains an important contributor to Chester County's and the Commonwealth's substantial agricultural industry, with over two-thirds of our township lands in active farm production. Moreover, of all of the properties in the Township (fifty acres or greater in size), close to 70% contain prime farmland soils on at least half the site, showing that Honey Brook farmers are making the most of their world-famous soils.

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The Township's farmlands, lying in a "bowl" between the forested ridges of the Barren Hills to the south and the Welsh Mountain to the north, are bisected by many first and second order streams. Historically, many of the ecologically sensitive wetlands and floodplains associated with these streams have been ditched and drained to increase pastureland. Honey Brook farmers have started to implement stream bank fencing to improve the quality of adjoining streams and riparian corridors as well as the health of their herds (cattle are susceptible to hoof diseases that are the result of standing in streams). The connections between productive farming techniques and sound environmental practices benefit all in the Township and should continue to be encouraged.

Honey Brook's topography of rich valley soils bisected by meandering streams/flood plains also demands a flexibility of farming techniques that compliments the diversified businesses of many of Chester County's farmers. (Many Honey Brook family farms have not only livestock, pastureland, and crops, but also thriving [non-agricultural] small businesses.) The Township is working with the farming community



through its appointed Land Preservation Committee to maintain the large, contiguous acreage of active farms to help protect and strengthen its economic vitality.

As can be seen by observing the prime farmlands map in Appendix J of this Plan, our township is endowed with rich class one, two, and three farming soils, which makes these lands also suitable for the development of single-family residential subdivisions (as these soils drain water extremely well). Development pressure on such lands often leads not only to a potential large-scale loss of farmland, but also to an increase in conflicts between agricultural and non-agricultural uses that can, ultimately, drive farmers away. Our Township officials have effectively used agricultural zoning, and a Transferable Development Rights zoning option, to minimize most of the development pressure on local farmlands. In addition, our Township officials use their voter-approved, dedicated open space fund each year to implement their 2011 Land Preservation Plan. Through continued use of dedicated open space tax revenues to help farmers and other landowners who voluntarily choose to sell an agricultural easement,

the acreage of productive farmlands that is permanently protected in our Township is increasing at an impressive rate.

B. Action Items

To help preserve Honey Brook's farms, and to ensure that development pressures will not lead to the ultimate loss of the Township's rural heritage, the following Action Items should be undertaken:

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- Maintain agricultural zoning to promote agriculture and discourage non-farm residential uses in prime agricultural areas of our Township. Allow for the continued use of non-conforming lots and uses, and discourage expansion of non-conforming uses on lands designated Rural/Agriculture on the Future Land Use Plan.
- Continue to permit through zoning home businesses and rural occupations within the Township's agricultural areas as an economic development tool for farm income.
- Update the Transfer of Development Rights (TDR) program to improve its use and increase the amount of preserved farmland in our Township; retain existing and establish new TDR receiving areas within the Township and Borough based on land use category descriptions of the Future Land Use Plan, and consider new landowner/developer incentives to encourage successful transfers.
- Consider adding a rural to rural TDR option within zoning, where TDRs could be acquired by farmers to permit a limited expansion of a rural occupation rather than requiring a variance.
- Continue the education and information outreach effort directed toward farmers and other landowners on the benefits of permanent farmland preservation through an active Township Land Preservation Committee.
- Use, and update as needed, the Land Preservation Plan to integrate the use of dedicated land preservation tax revenue, zoning regulations, and educational outreach to retain our Township's agricultural industry.



Chapter 7: Scenic and Historic Resources Plan

A. Introduction

Although scenic views and historic buildings, cemeteries, and ruins abound throughout our municipalities and help to establish our own unique character, these resources are poorly documented and essentially unprotected (see Appendix K for more information on these resources). With an increasing population and creeping development pressures threatening the rural and small town qualities of the area, better documentation and protection of these character-defining elements becomes not a luxury, but a necessity. Below is a list of action items and recommendations to ensure that future growth does not come at the expense of our very identity.



B. Action Items

Scenic Resources

- The Township should establish appropriate weighting factors in support of scenic and historic resources when evaluating land preservation applications.
- The Township should include forestland within the RC-Resource Conservation District as a resource eligible for protection using the TDR tool.
- Scenic resources (scenic landscapes and vistas) should be identified by applicants for subdivision or land development approval, and our municipal ordinances should be updated to require the submittal of such if not currently existing.
- More thorough geographic and photographic inventories of scenic resources and landscapes should be conducted for our municipalities, possibly in conjunction with detailed historic resource documentation, as noted below.
- Both the Borough and the Township should consider scenic qualities as an important element in historic resource protection, as noted below.

Historic Resources

- Our Borough and Township should update existing inventories of historic resources, starting with the inventories prepared by Chester County in 1982 as a baseline, along with the inventory kept by the Pennsylvania Historical and Museum Commission (PHMC) (Appendix K). Updated inventories should be provided to Chester County for inclusion in the County's Historic Atlas program. Inventory efforts can be undertaken in large part by volunteer representatives of each municipality, but ideally should reflect "quality control" input from a qualified professional. Grant funding for such efforts is potentially available from Chester County, PHMC, and the National Trust for Historic Preservation.
- Our Borough and Township should consider augmenting inventory updates with more formal, detailed, and inclusive documentation of each historic resource (either separately or in conjunction with an analysis of scenic resources) that would include photos, dimensions/plans, submission of historic resource documentation in proper format to PHMC, and potentially seeking formal determination of eligibility for the National Register of Historic Places.

- Our Borough and Township should consider adding historic resource protection provisions, including incentives, within their respective Zoning Ordinances, to encourage the adaptive reuse of historic resources and discourage their destruction. Consideration also should be given to the potential establishment of Act 167 historic preservation ordinances for the historic districts in Honey Brook Borough and at Cupola.
- The Township should encourage historic resources, and their surrounding landscape contexts, to be protected within restricted open space areas where the conservation design option is utilized (in residential zoning districts).



Parks and Recreation

Chapter 8: Parks and Recreation Plan

A. Introduction

Residents both young and old, in our two municipalities are generally well-served by regional and community recreational facilities (see Appendix L for a complete assessment of current facilities). And, our Township also has some of the County's best opportunities for rails-to-trails projects, including a planned northern extension of Chester County's Struble trail.



However, neither of our municipalities has a parks and recreation plan, and the successful effort that created the Honey Brook Plan is good reason to combine municipal forces to create a multi-municipal parks, recreation, and trails plan. Using much of the background information of the Honey Brook Plan, this Plan would identify future park and recreation needs, including land and facilities, estimate land or easement acquisition and facility construction costs, identify potential funding sources, identify park and recreational programs, and include park facility maintenance costs. A Parks and Trails Committee representing both of our municipalities could be formed to guide the development of this plan, and then guide its implementation.

A limited amount of additional recreational facilities and programs is recommended by the Honey Brook Plan to more fully address today's and future needs of our municipalities, as well as from increasing regional pressure on our parks.

B. Action Items

- Prepare a multi-municipal parks, recreation, and trails plan that addresses our Township and Borough recreational needs for the next ten to twenty years.
- Consider creation of a Honey Brook Parks and Trails Committee representing both Borough and Township interests to help guide the multi-municipal parks, recreation, and trails plan development; monitor community recreation needs; and oversee recreational planning, development, programming and maintenance. At a minimum, establish committees in both municipalities and coordinate activities whenever possible.
- Consider acquiring and developing a neighborhood park/recreation facility managed by the Township to serve the eastern end of the township as residential development of this subarea of the Future Land Use Plan occurs. The following recreational facilities should ultimately be developed for this area:
 - Two multi-purpose fields (some regulation size for soccer and baseball).
 - A picnic pavilion and public restrooms.
 - Two to four tennis courts.
 - One or more basketball courts.
 - One or more sandpit volleyball courts.
 - A system of sidewalks and walking trails.

- Play apparatus.
 - Shaded sitting area(s), picnic tables, and grills.
- Update our Township's Official Map to designate a general location for public parkland or trail easements acquisition in the eastern end of the Township, and expand the scope of this Official Map to address the Borough's recreational land or trail easement needs.
- For all other areas of our combined municipalities, address recreational needs of new residents and employees where ever possible through the use of dedicated open space and installation of active recreational facilities in new developments, or at a minimum, collection of a recreational fee-in-lieu.
- Coordinate with State Fish and Boat Commission and Chester County Parks and Recreation Department to expand day-use recreational facilities at the Struble Lake (subject to coordination and approval of appropriate agencies), including potential development of the following:
 - Sand pit volleyball court(s).
 - Horseshoe pit(s).
 - Covered picnic pavilion(s) with tables and barbeque grills.
 - Expansion of water access including concessionaire facilities for rental of non-motorized boats (e.g., kayaks, canoes, small sailboats).
- Negotiate permanent arrangements for public use of recreation facilities at the former Honey Brook School.
- Ensure continued public use of recreation facilities at the Honey Brook Elementary Center.
- Monitor and, where appropriate, promote opportunities for public recreational use of other private and quasi-public sites that might serve community needs.
- Update fee-in-lieu provisions within the Township and Borough to reflect current land values and recreational development costs as part of the Parks and Recreation Plan development.
- Monitor recreational programming offered to Honey Brook residents on a regular basis. Allow appropriate use of municipal facilities by recreation program agencies.
- Implement the recommendations of the Brandywine Creek Greenway Strategic Action Plan for our municipalities.



Chapter 9: Community Trails Plan

A. Introduction

Our residents are becoming more aware of the importance of trails as a recreational resource and as an alternative means of transportation. Our Township has the advantage of an active agricultural land preservation program, and many of our farms are permanently preserved for agriculture. In our Borough, the recent improvements to the streetscapes are a great start to enhancing pedestrian access in the borough and beyond. Trails can stimulate economic development in urbanized areas by attracting visitors to the area for recreation, dining, and overnight accommodations. The best time to engage in trail planning and to identify key recreational attractions and corridors to incorporate into existing and new uses in the landscape is now, especially before new development occurs.

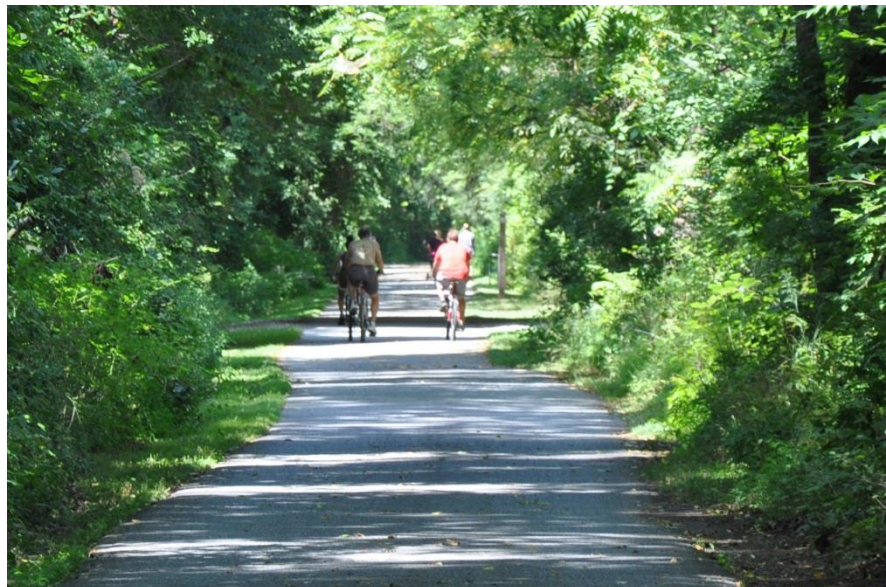
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The objective of Community Trails is to provide current and future residents of our Borough and Township with recreational opportunities and to provide an alternative route for bicycle and/or buggy travel for the Plain Sect community. It is also imperative that recreation and trails be consistent with the vision set forth in Landscapes2, Chester County's comprehensive plan.

Our Borough and Township are fortunate to have several excellent opportunities for trail development within their boundaries. These include abandoned or demolished railway corridors, and publicly-owned parks or watershed protection areas. Two railroad corridors cross both municipalities and are included in Landscapes2 as Regional Recreation Corridors. The first is an abandoned rail line that runs from Struble Lake south and east towards the southeastern corner of our Township and into West Brandywine Township, called the Brandywine-Hibernia Corridor. Several years ago, Chester County introduced the concept of a County trail along this rail line, but the concept was abandoned for lack of support. Today, public opinions have shifted and there is renewed interest in a trail along the west branch of the Brandywine that follows the Brandywine-Hibernia line from our Borough, through West Brandywine Township, Valley Township, and into the City of Coatesville.

The second railway corridor is that which historically ran from Umble Park east towards our Township's boundary near Cupola Road, and now called the Brandywine-Struble Corridor.

The County has identified the Brandywine Struble Corridor as a top priority trail as it forms a major east-west link through the County and is part of the broader Circuit Trail network of the greater Philadelphia region. The Brandywine-Struble Corridor represents an opportunity to create a safe link between our two



communities and ultimately 16 miles of neighborhoods between Honey Brook and Marsh Creek State

Park in Wallace Township. The Northern Struble Trail would also benefit Amish and Mennonite families and youth that are employed in our area and who often use rollerblades, scooters, or bicycles to commute to work, or travel by buggy to spend the day at Struble Lake. Chester County is currently partnering with affected municipalities to prepare a feasibility study for the Northern Struble Trail that includes sections of the Brandywine-Hibernia line as well. In 10-15 years, when the Hibernia and Northern Struble multi-use trails are completed, our community could become a recreation destination that attracts visitors from up to 50 miles away. Our Borough would be in a strategic position to market itself as a “trail town”, a place where visitors can eat, shop, sleep. Our borough would also become the northern portal to an extensive regional trail network.

The Brandywine-Hibernia and Brandywine-Struble rail corridors are owned by numerous landowners, including Chester County who owns or controls about half of the corridors. The Strategic Action Plan (SAP) for the Brandywine Creek Greenway, Part 2, documents a vision for both of these regional rail trails (Figure 6 in this plan). Since they are envisioned to be regional trails, Chester County will continue to take the lead role in planning, implementation, and maintenance of the trails. Our Borough and Township (and neighboring municipalities) will continue to be critical partners as the County moves through the public participation and planning process. For more information on the Brandywine Creek Greenway and regional trail initiatives visit <http://www.brandywinegreenway.org/files.php>).

Chester County identifies a third corridor, the Welsh Mountain-St. Peter’s Corridor, which extends from the Chester County-Lancaster County border east along the Welsh Mountain Ridge from Parkesburg to Elverson Borough. While this is an abandoned railway corridor north of Elverson, it is largely undeveloped and privately-owned land through our Township. The purpose of this corridor is to provide the communities of northwestern Chester County with access to State Game Lands No. 43, St. Peters Village, and Hay Creek Trail in Berks County. The Welsh Mountain trail would connect to the southern rail lines through Struble Lake and into the Northern Struble Trail. Struble Lake represents an existing, yet underutilized, opportunity for connecting regional trails and provides a key link to the Welsh Mountain corridor.

Our Borough and Township are both active partners in the Brandywine Creek Greenway. The Strategic Action Plan for the Greenway includes a map of suggested local trail projects (Figure 7 in this plan). Most municipalities are provided with a list of recommended trail and conservation projects to implement through 2025. Figures 8 and 9 in this plan portray recommended trail and conservation projects targeted for our two municipalities. Detailed project description sheets are included in the SAP and are referenced on the maps. Projects where the municipality is intended to take a lead role are labelled in pink. Projects labelled in yellow are to be initiated by Chester County, including the Hibernia Trail, the Struble Trail, and the Welsh Mountains Trail.

B. Action Items

- Actively partner with Chester County as the lead, and other municipalities, to plan and implement the Northern Struble Trail for pedestrians, cyclists, and equestrians (Borough and Township).
- Actively partner with Chester County as the lead, and other municipalities, to plan and implement the Hibernia Trail from our Borough to Coatesville.
- Establish local trails that connect into the broader regional trail network (listed above) as recommended in the Strategic Action Plan for the Brandywine Creek Greenway. Many of these connectors are viewed as short term priorities to begin planning in 1-5 years including:

- Headwaters Green Corridor (Borough and Township) – work within the land development process for new developments to plan and implement a gateway to the Brandywine Creek Greenway with parking, information kiosk, trails, interpretive information
- Umble Park Connector – plan and implement pedestrian facilities from Horseshoe Pike at Chestnut Street to the Struble Trail at Umble Park (Borough and Township)
- Downtown streetscape revitalization – continue to improve pedestrian facilities in the Borough along Horseshoe Pike from Supplee Road to the Borough Park and western municipal boundary (Borough)
- Establish a joint Trails Committee to oversee planning and implementation of the recommendations in the Strategic Action Plan for the Brandywine Creek Greenway (Borough and Township), or utilize the Parks and Trails Committee recommended in Chapter 8 of the Honey Brook Plan.
- Illustrate planned regional and local trails and facilities on Official Maps for the Township and Borough, or a joint Official Map, to help secure needed right-of-way when development is proposed.

Recreation and Alternative Transportation

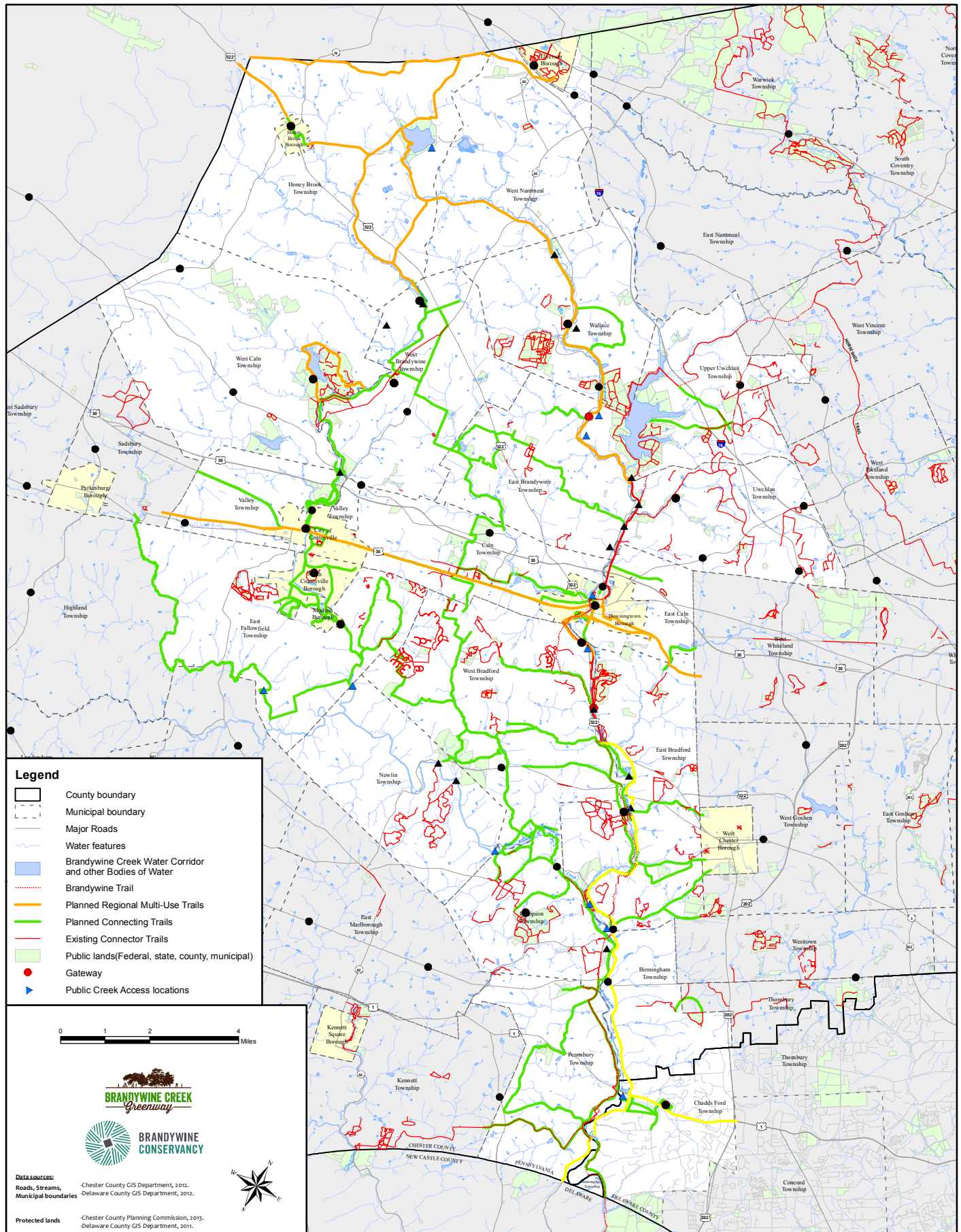


Figure 8: Brandywine Creek Greenway

Honey Brook Borough: Project Portfolio

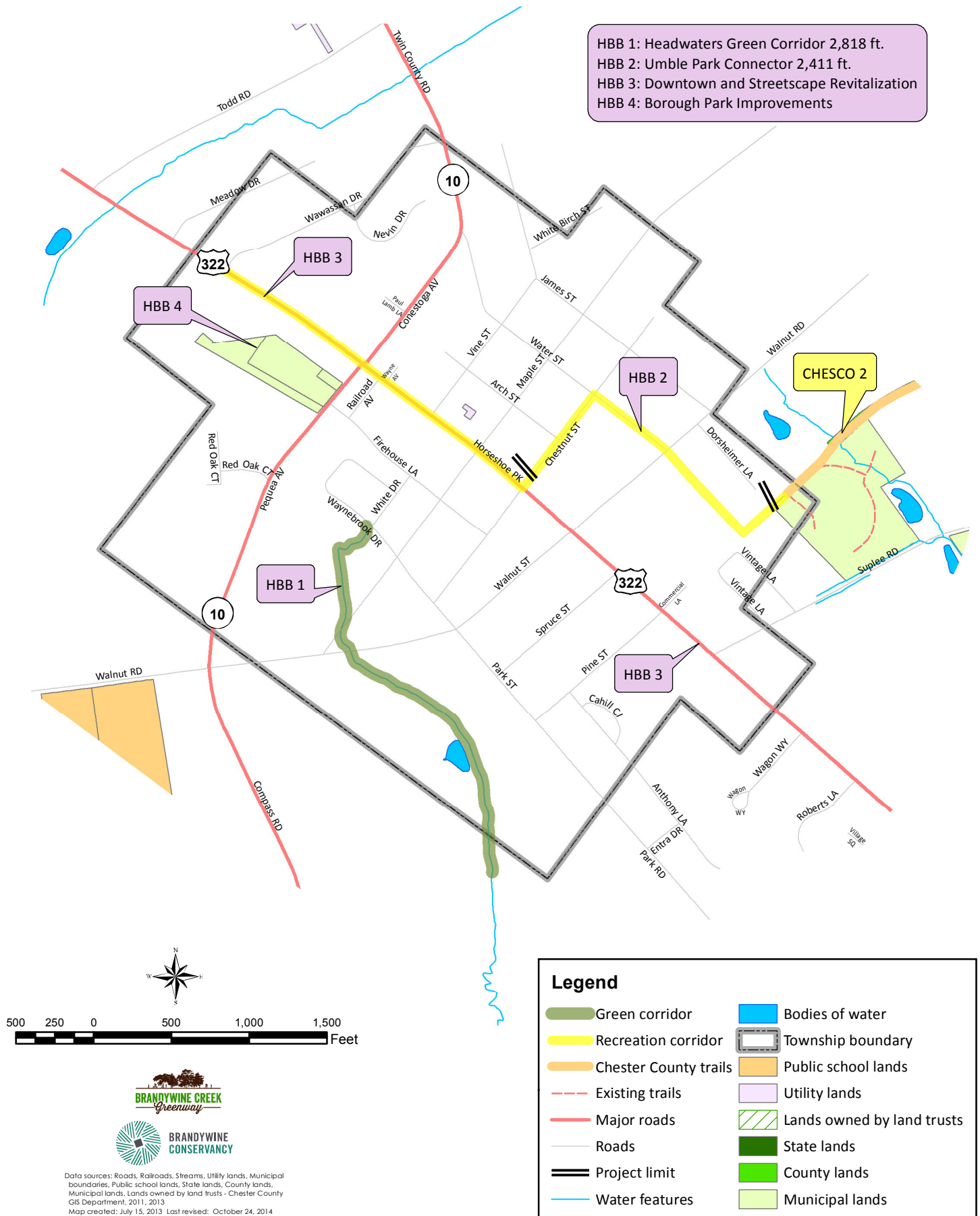
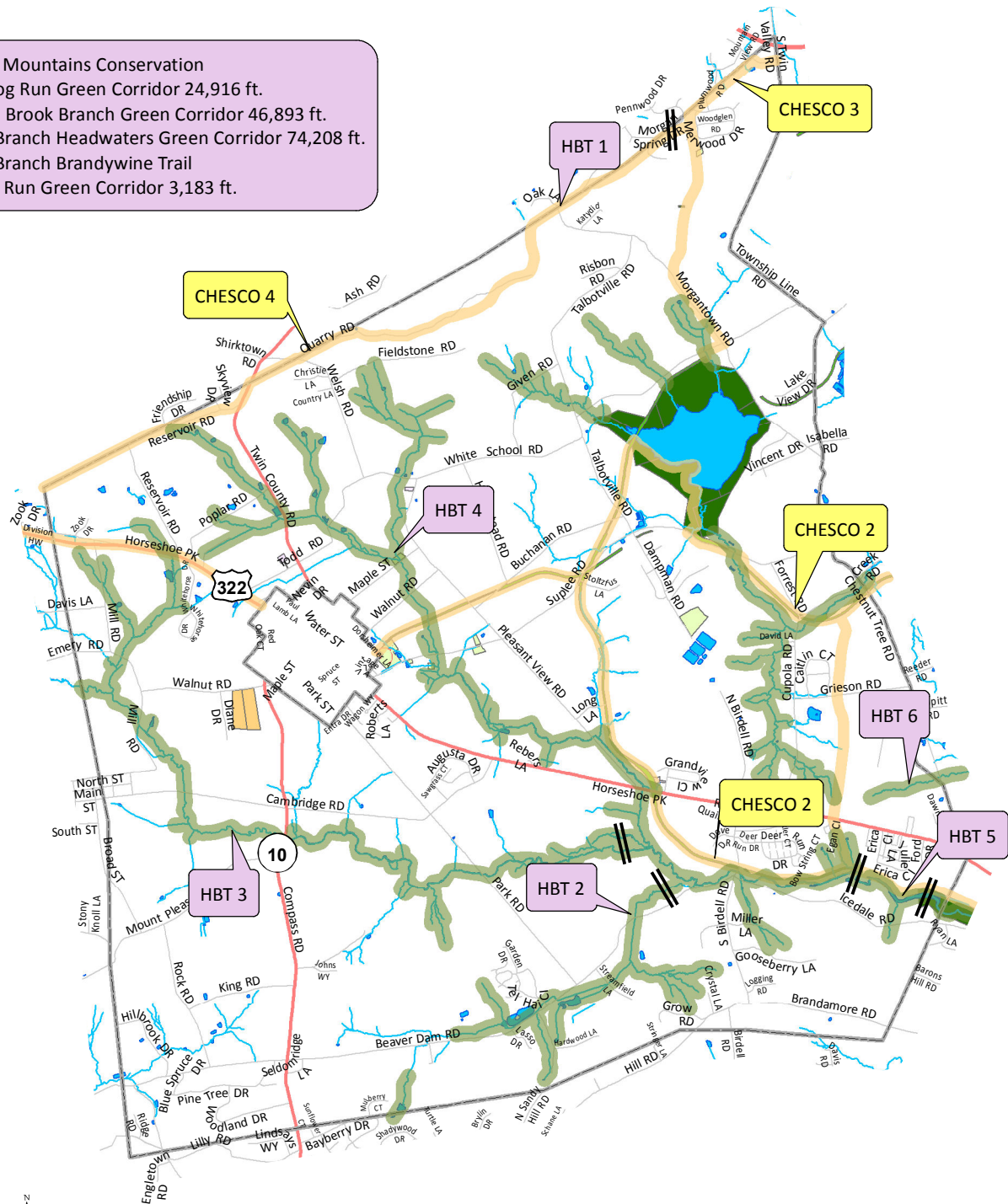


Figure 9: Brandywine Creek Greenway

Honey Brook Township: Project Portfolio

HBT 1: Welsh Mountains Conservation
 HBT 2: Two Log Run Green Corridor 24,916 ft.
 HBT 3: Honey Brook Branch Green Corridor 46,893 ft.
 HBT 4: West Branch Headwaters Green Corridor 74,208 ft.
 HBT 5: West Branch Brandywine Trail
 HBT 6: Indian Run Green Corridor 3,183 ft.



Legend

- | | |
|----------------------|----------------------------|
| Green Corridor | Bodies of water |
| Chester County trail | Township boundary |
| Existing trails | Public school lands |
| Major roads | Utility lands |
| Roads | Lands owned by land trusts |
| Railroad lines | State lands |
| Project limit | County lands |
| Water features | Municipal lands |



Data sources: Roads, Railroads, Streams, Utility lands, Municipal boundaries, Public school lands, State lands, County lands, Municipal lands, Lands owned by land trusts - Chester County GIS Department, 2011, 2013
 Map created: July 15, 2013 Last revised: October 24, 2014

Transportation/Circulation

Chapter 10: Transportation/Circulation Plan

A. Introduction

A safe and efficient transportation system is an important part of the physical infrastructure supporting our two municipalities. A well-planned transportation system that considers traditional vehicular traffic, non-motorized vehicle and pedestrian travel, and facilities that accommodate more public modes of transportation, is vital to accommodating future population and growth and supports our Future Land Use Plan (Figures 1a and 1b). This transportation/circulation plan relies upon improved traffic ordinances and road design guidelines that are consistent with retaining the rural character of our Township, insure safe and convenient access to our borough land uses, minimize through-traffic impacts of regional roads on our Borough, and working through county, regional, and state partnerships to obtain funding support for implementation. This plan also recommends the use of access management practices along key road corridors, the implementation of traffic calming techniques particularly within the Borough, accommodating Plain Sect transportation needs, making improvements to pedestrian and bicycle trails and sidewalks, and pursuing possible redirection landfill-bound truck traffic around the Borough.

With regard to this truck traffic issue, the Borough is traversed by both PA Route 322 and PA Route 10 traffic. Route 322, our main street within town, carries trash haulers to and from the Lanchester Landfill located at our township's northern boundary line. Other trucks and tractor-trailers use Route 10 for travel to and from the Pennsylvania Turnpike's Morgantown interchange. While early township and borough municipal planning documents had suggested a north/south highway by-pass around the western side of the borough, such a route today is impractical due to intervening land development and preserved farms. Studying the feasibility of a more western by-pass is a recommendation of this multi-municipal comprehensive plan. A possible by-pass route might utilize Cambridge Road, and either Mill Road in the township, or Churchville Road in Salisbury Township, to access Route 322 and ultimately the landfill. Several sharp turns existing on Mill Road would be difficult for some trucks to negotiate. Figure 11: Truck Traffic Re-Route Plan, which follows this chapter, depicts the feasibility of a western by-pass.

An issue related to truck traffic is the speed of traffic passing through our Borough and the danger to pedestrians and bicyclists, and noise and vibration impacts on frontage properties and historic buildings. A number of traffic calming measures are presented in PENNDOT's Publication No. 383 - Pennsylvania's Traffic Calming Handbook that can help to address this issue. Some of these measures can be combined with "gateway" enhancements at Borough



entry points as a community and economic development strategy.

Table 1 presents existing roadway functional classifications and average daily traffic and truck volumes for key roadways in our township using PENNDOT Traffic Data. Table 2 identifies two township roads that our Township's 2006 Comprehensive Plan recommended for a functional classifications upgrade based on projected traffic volumes. This Multi-municipal Plan recommends that Table 1 be updated by a qualified transportation planner when more current PENNDOT Traffic Data is made available, and also to incorporate Borough traffic counts. Table 2 may also need to be updated based on more current traffic counts for borough and township roads.

A summary of transportation action items follows Table 2. Some of these action items have been carried over from our Township's 2006 Comprehensive Plan. Not included with these action items are transportation related improvements identified in our Borough Urban Revitalization Plan (see Chapter 4). Some recommendations have been evaluated with a US 322 corridor study prepared by the Delaware Valley Regional Planning Commission in 2010; a US 10 Road Safety Audit prepared by the DVRPC in 2008; and



the 2013 Chester County Transportation Improvement Inventory. Specific roadway improvements are depicted graphically in Figure 10. A more complete discussion of existing transportation/circulation issues, as well as an evaluation of future transportation needs, can be found in Appendix H.

Table 1. Existing Roadway Functional Classification and Average Daily Traffic Volume

Roadway	Segment	Functional Classification ⁽¹⁾	Average Daily Traffic	Daily Truck Traffic
Horseshoe Pike (U.S. Route 322)	West of Honey Brook Borough	Principal Arterial	8,104 ⁽²⁾	1,297 ⁽²⁾
	From eastern Honey Brook Borough Line to Cambridge Road	Principal Arterial	11,221 ⁽³⁾	522 ⁽³⁾
	From Cambridge Road to eastern Township Line	Principal Arterial	9,708 ⁽⁴⁾	859 ⁽⁴⁾
Honey Brook Road/ Conestoga Road (PA Route 10)	South of Cambridge Road	Minor Arterial	6,156 ⁽⁵⁾	677 ⁽⁵⁾
	Between Cambridge Road and Honey Brook Borough Line	Minor Arterial	6,966 ⁽⁶⁾	767 ⁽⁶⁾
	North of Honey Brook Borough	Minor Arterial	7,439 ⁽⁶⁾	968 ⁽⁶⁾
Suplee Road (S.R. 4012)	Entire Length	Minor Collector	743 ⁽⁷⁾	67 ⁽⁷⁾
Chestnut Tree Road (S.R. 4025)	Between Suplee Road and U.S. Route 322	Minor Collector	2,579 ⁽⁵⁾	232 ⁽⁵⁾
	North of Suplee Road	Minor Collector	1,552 ⁽⁴⁾	47 ⁽⁴⁾
Birdell Road (S.R. 4007)	South of U.S. Route 322	Minor Collector	1,795 ⁽⁴⁾	162 ⁽⁴⁾
Roadway	Segment	Functional Classification ⁽¹⁾	Average Daily Traffic	Daily Truck Traffic
Cambridge Road (S.R. 4010)	West of PA Route 10	Local Road	835 ⁽⁸⁾	74 ⁽⁸⁾
	East of PA Route 10	Local Road	1,307 ⁽⁹⁾	-10
White School Road (S.R. 4027)	Entire Length	Local Road	596 ⁽⁷⁾	56 ⁽⁷⁾
Morgantown Road (S.R. 4014)	Between White School Road and Chestnut Tree Road	Local Road	995 ⁽⁴⁾	47 ⁽⁴⁾

(1) Based on the Chester County Planning Commission's Road Functional Classification Technical Memorandum #1-04.

(2) Based on PENNDOT Traffic Data collected in 2001.

(3) Based on PENNDOT Traffic Data collected in 2004.

(4) Based on PENNDOT Traffic Data collected in 2003.

(5) Based on PENNDOT Traffic Data collected in 2005.

(6) Based on PENNDOT Traffic Data collected in 2000.

(7) Based on PENNDOT Traffic Data collected in 2002.

(8) Based on PENNDOT Traffic Data collected in 1999.

(9) Based on Delaware Regional Planning Commission traffic data collected in 2004.

(10) Data not available.

Table 2. Future Roadway Functional Classification and Average Daily Traffic Volume.

Roadway	Segment	Future Functional Classification(1)	Future 2016 Average Daily Traffic(2)
Cambridge Road	West of PA Route 10	Minor Collector	1,300
	East of PA Route 10	Minor Collector	2,100
Morgantown Road	Between White School Road and Chestnut Tree Road	Minor Collector	1,600

(1) Recommended future roadway functional classification based on future traffic volume projections and the criteria from the Chester County Planning Commission's Road Functional Classification Technical Memorandum #1-04.

(2) Developed using an estimated annual traffic growth rate of five percent per year based on the Honey Brook Township Preliminary Act 209 Study.

B. Action Items

Roadway Functional Classifications/Design Guidelines

- Maintain road design guidelines within the Township's and Borough's subdivision and land development ordinances for each roadway functional classification based on the Chester County Roadway Functional Guidelines provided in Appendix H. Where appropriate, incorporate PENNDOT's context sensitive design policies for preservation of scenic, aesthetic, historic, and environmental resources of both municipalities.
- Update the average daily traffic volume counts shown in Table 1 above when more current PENNDOT Traffic Data becomes available, incorporate counts for Borough streets, and update Table 2 when warranted.
- Consider upgrading the roadway functional classifications of certain township roads based on anticipated future traffic growth (as shown in Table 2 above or when updated) and for greater attention to mobility.
- Insure that township and borough road improvements safely accommodate non-motorized vehicles such as horse drawn wagons and buggies wherever possible, and consider these non-motorized vehicles when updating road design guidelines. Wide (eight to ten foot) carriage lanes should be provided along arterial and collector roads wherever possible. These lanes are especially important along key roads such as U.S. Route 322 and PA Route 10, due to high traffic volumes, and considering anticipated traffic increases in the future.
- Maintain sight distance criteria in township and borough ordinances based on PENNDOT's standards, which consider roadway grades and traffic speed.

Township/Borough Guidelines/Policies

- Update the Township's Official Map to depict Honey Brook Plan elements pertaining to the acquisition of future public lands and facilities, including public rights-of-way and public open space.
- Expand the Township's Official Map to incorporate public land and facility acquisition interests for the Borough.
- Explore the feasibility of a north-south bypass (Figure 11) of the Borough for trucks accessing the Lanchester Landfill, and seek funding support and participation in the study from the Chester County Solid Waste Authority.

- Work with the Transportation Management Association of Chester County (TMACC) to implement trip reduction strategies, ride-sharing, and public or employer sponsored transit services (especially along the U.S. Route 322 and PA Route 10 corridors) to/from Chester County-based employment centers.
- Support and help implement applicable recommendations of the Chester County Public Transportation Plan, PA Route 322 Corridor Study, and PA Route 10 Road Safety Audit.
- Work with the Chester County Planning Commission to help fund a location feasibility study for a park and ride lot in or near the Borough for commuters.

Traffic Improvements

- Construct auxiliary turning lanes (separate left and right-turn lanes) at key intersections along major roads. Improvements should include, but not necessarily limited to, the following intersections:
 - U.S. Route 322 and Chestnut Tree Road
 - U.S. Route 322 and Birdell Road
 - U.S. Route 322 and Cambridge Road
 - U.S. Route 322 and Cupola Road
 - PA Route 10 and Walnut Road
 - PA Route 10 and Cambridge Road
- Install traffic signals at key intersections (when warranted).
- Improve road alignments, profiles, and sight distances at deficient locations, including the following intersections:
 - U.S. Route 322 and Chestnut Tree Road
 - Chestnut Tree Road and Suplee Road
 - PA Route 10 and Cambridge Road
 - PA Route 10 and Beaver Dam Road
 - PA Route 10 and King Road
 - Suplee Road and Talbotville Road
 - Cupola Road and Forrest Road
- Coordinate on traffic and transportation issues that cross municipal boundaries. Consider solutions such as an interconnected system of roads (for local traffic) that would help alleviate congestion in and around the Borough.
- Pursue available funding opportunities for transportation improvements, including liquid fuels funds, partnerships with developers, traffic impact fees, and State and Federal funding.
- Coordinate closely with the Chester County Planning Commission and utilize their Transportation Improvement Inventory, and the PENNDOT/Delaware Valley Regional Planning Commission 12-Year Transportation Improvement Program process.

Access Management

- Develop an Access Management Plan Ordinance for U.S. Route 322, PA Route 10, and other key road corridors, based on PENNDOT's *Access Management Model Ordinances for Pennsylvania Municipalities Handbook and the Chester County Planning Commission's Road Functional Classification Technical Memorandum #1-04*.
- Except within the Borough, limit full-movement access along arterial corridors, such as U.S. Route 322 and PA Route 10. Control intersections along these corridors with traffic signals, when warranted. Signals along these corridors should be a minimum of 1,000

feet apart (unless site specific conditions dictate otherwise), and preferably should be one-quarter to one-half mile apart.

- Ensure that properties fronting on two roads have primary (full-movement) access from roadway of lesser classification.
- Enforce shared driveway access, to minimize number of curb cuts and allow for circulation between sites without forcing traffic onto main roads. Consider frontage, or “service,” roads when greater access is necessary between multiple properties.
- Require auxiliary turning lanes (separate left and right-turn lanes) along major roads to separate turning traffic from through-traffic. Such will not be possible within the Borough due to right-of-way limitations. The addition of turn-lanes will improve the operation of intersections and will reduce the occurrence of rear-end collisions.
- As part of build-out of the Township’s eastern end, create an interconnected road system parallel to U.S. Route 322, to enable better access management to/from Route 322, to unify circulation between adjacent properties, and to provide additional route choices for a more efficient distribution of traffic. Consider a road system similar to that developed for the former Rocklyn Station Strategic Development Plan.
- Consider developing a unified Traffic Plan for this key planning area, and create an incentive for developers to build their proportionate share of improvements outlined in this Traffic Plan, in lieu of performing and satisfying individual traffic impact study requirements.

Borough Traffic Calming

- Develop a Traffic Calming Implementation Policy, based on PENNDOT’s *Publication No. 383 - Pennsylvania’s Traffic Calming Handbook*. Policy should be coordinated with PENNDOT, should incorporate community involvement, and should specifically address issues of excessive speeding and cut-through traffic in neighborhoods and along local and collector roads.
- Ensure that all traffic calming devices are consistent with PENNDOT policies. (PENNDOT approval is required for all improvements along State roads.)
- Develop objective and measurable criteria to evaluate the need for traffic calming devices. Devices should only be installed if the Borough has all necessary approvals, an established funding and maintenance plan, and documented support from a clear majority of affected residents.
- Ensure that traffic calming devices are implemented in phases, beginning with low-cost, low-impact level one measures (i.e. increased education and traffic enforcement). Level two measures, including higher-cost, higher-impact speed humps, raised intersections, street closures, curb extensions, and intersection diverters, should only be considered after adequate testing of level one strategies.
- In implementing traffic calming measures, consider combining them with “gateway” improvements at main Borough entrances.
- Maintenance, drainage, ADA accessibility, emergency vehicle access, funding, and legal issues must all be taken into consideration when planning for traffic calming devices.

Figure 10: Transportation Plan

U.S. ROUTE 322/BIRDELL ROAD

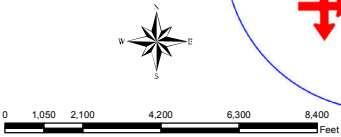
PA ROUTE 10/WALNUT ROAD

U.S. ROUTE 322/CHESTNUT TREE ROAD

U.S. ROUTE 322/
CUPOLA ROAD

PA ROUTE 10/
CAMBRIDGE ROAD

U.S. ROUTE 322/CAMBRIDGE ROAD



Data Sources: Base Data from Chester County Data.
Date Plotted: April 27, 2015

Intersection recommendations adapted from McMahon Associates, Inc.

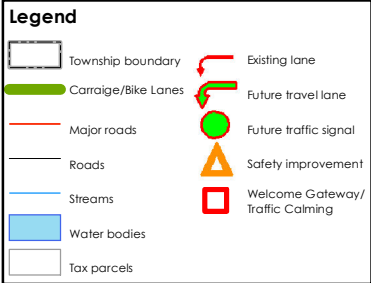
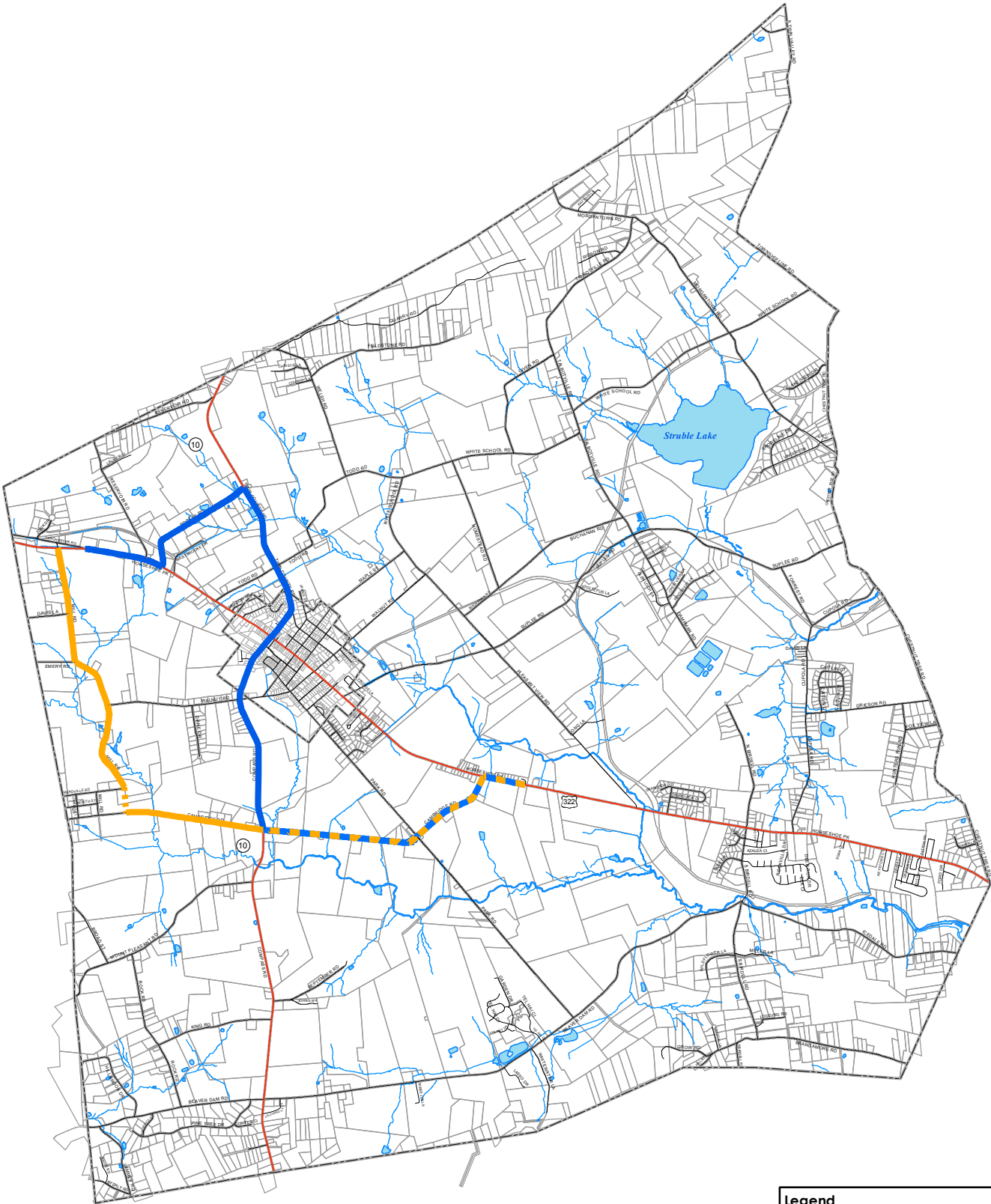




Figure 11: Truck Traffic Re-Route Plan





Legend


 Township boundary


Truck Traffic Routing Options


 Option 1 (short-term)


 Option 2 (long-term)

 Major roads

 Roads

 Streams

 Water bodies

 Tax parcels



0 1,050 2,100 4,200 6,300 8,400 Feet



Data Sources: Base Data from Chester County Data.
Date Plotted: April 27, 2015

Community Facilities

Chapter 11: Community Facilities Plan

A. Introduction

This chapter of the Honey Brook Plan outlines a program for maintaining and improving the public facilities serving our residents, businesses, and visitors for the 20-year planning period. The action items recommended below reflect a goal of insuring that our community facilities – ranging from municipal staff and functions to schools and public health/safety – are the best that they can be for a rural township and small borough.

The recommendations in this chapter take into account a modest population growth rate for the next twenty years (as outlined in Chapter 1). They also reflect the Future Land Use Plan strategy that focuses the majority of this population growth in and around our Borough, and on the eastern end of our Township (Chapters 3 and 4).



B. Action Items

Municipal Staff and Facilities

- Ensure that our municipal administrative staff: 1) has experienced personnel, adequate in number, to handle the workload that comes with the increasing population and expanded demand for services; 2) is thoroughly trained in the service activities of local municipal government; and 3) is provided with the modern equipment and facilities necessary to be proficient and highly productive.

Public Works

- As development and the number of new roads increases in the future, add personnel and equipment (as needed).
- Consider the contracting of a portion of future snow removal services.

Police

- Evaluate the need for appropriate police coverage. Several possible options should be considered and evaluated. Those include: 1) the formation of a regional police force that is provided for, and possible supported by, multiple municipalities in the surrounding area and governed by an autonomous commission independent of any individual municipality; 2) the contracting of services with an existing police force from a neighboring municipality; 3) the formation of a Township Police Force in addition to the existing Honey Brook Borough Police force; 4) the combination of continued State Police Coverage in Honey Brook Township with a Honey Brook Township Part-Time Police Force.

Fire Protection

- Evaluate the need for a larger home for the Honey Brook Fire Company (present station in the Borough is too small), preferably in the Borough, and depict the necessary land to accommodate a new station on a new, or updated Official Map, for future dedication/acquisition. The new site should consist of 10 acres or more of usable land area to accommodate a new fire station, a banquet facility, a large open space for fundraisers, and parking. Being able to provide quick response to the Township's eastern end and the Tel Hai community should be considerations for the selection of a candidate site for this new facility.

Emergency Medical Services

- Seek building for the sole use by the Honey Brook division of the Elverson-Honey Brook Area EMS, allowing the Fire Company full control of their building, while providing facilities for the Honey Brook division to expand its services.
- Evaluate the need for a third satellite location of the Elverson-Honey Brook Area EMS to assist with reducing response time.
- Evaluate revenue sources to provide routine transportation for non-emergent care to our residents.

Library

- Due to increasing demand for electronic services and web related content, evaluate measures to meet this demand and seek funds to provide for these services, as well as the construction of additional library space to house these services.
- Evaluate the need for additional future public meeting space within the Library building for planned programs and events that the library provides on a regular basis, as well as for the public's use for tutoring, homework help, and meeting space for community organizations. Seek funds to construct additional space to accommodate these growing needs.

Stormwater Management

- Seek the use of innovative stormwater/Best Management Practices (BMP) for private developments, as required by the Township's and Borough's Stormwater Management Ordinances.
- Consider stormwater recharge and water quality objectives and standards early in the development review process (i.e., at the time of sketch plan approval), so that new developments can maximize the use of natural-based, non-structural measures for

intercepting run-off. This will help to reduce site run-off volumes, peak rates, stream pollution, and sedimentation.

Postal Service

- Retain a Borough Post Office that serves both municipalities.

Twin Valley School District

- Include the reservation of land on the eastern end of the Township for a future elementary school. Such land could be combined with a community park site, as one of the central features of this planned subarea described in the Future Land Use Plan (see Chapter 2), and depict such land on a new or updated Official Map.

Chapter 12: Water and Sewer Plan

A. Introduction

This Plan is serving as the Water Supply Plan for our Township and Borough, and is a required Plan element of the Pennsylvania Municipalities Planning Code. With a large percentage of our planning area classified as “headwater” areas (upland areas where streams first originate) for the East and West Branches of the Brandywine Creek, and with the vast majority of Township households drawing their water supplies from private wells, the health and protection of our surface and groundwater supplies is of upmost importance. Protection and enhancement of our surface and groundwater supplies and quality is addressed in Chapter 5: Natural Resources.

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Few public infrastructure elements have as great an impact on future development and growth patterns, particularly in our Township, as public water and public sewer. The Mixed Use - Residential, Employment, Retail Commercial, and Town Center areas shown on the Future Land Use Plan (Figures 1a and 1b) are dependent upon the adequate supply and treatment of both public water and public sewer. For a detailed explanation of existing sewer issues, see Appendix M.



Public water is currently supplied to the Township by both Aqua Pennsylvania (at the eastern end of the Township) and the Honey Brook Borough Authority (HBBA) for those areas immediately adjacent to the Borough. (See Appendix M for service area boundaries). Our Borough obtains its water from the Borough Water Authority. A small number of residential homes on the Township’s eastern end of Welsh Mountain obtain public water service from the Caernarvon Township, Berks County, Water Authority.

Public sewer service is currently provided within our Borough and in our Township by the Northwestern Chester County Municipal Authority (NCCMA) in two main areas: the eastern end of the Township and the entire Borough. Two smaller areas south and east of the Borough are also served by this Authority (see Appendix M). The Authority operates a single sewage treatment plant (south of the village of Suplee) with direct stream discharge of treated effluent into the West Branch of the Brandywine Creek. A small number of residential homes on the Township’s eastern end of the Welsh Mountain obtain public sewer service from the Caernarvon Township, Berks County, Municipal Authority. In addition, a small area on the Township’s southwest end of the Barren Hills obtains sewer service from Pennsylvania American via their Coatesville sewage treatment plant. The Tel Hai Retirement Community located on the west side of our Township has its own on-site package treatment plant. Honey Brook Township’s Act 537 Sewage Facilities Plan was recently updated and approved by PADEP.

This Plan provides recommendations for sewer and addresses existing disposal needs and aids to prevent future problems as they relate to the future build-out of both municipalities. The Act 537 Plan identified various upgrades to the NCCMA sewer system to be completed in the next 5 to 10 years. Upgrades in the plan included improvements to NCCMA’s pump stations, collection system and wastewater treatment plant. These projects are to be included in NCCMA’s Capital Improvement Plan.

B. Action Items

Public Water and Sewer

- Maintain adequate public water and sewer service within the Borough and within other designated growth areas identified in the Honey Brook Plan's Future Land Use Plan (see Chapter 2).
- Future expansion of Aqua America's water service areas should avoid further encroachment into the rural resources areas of the Future Land Use Plan (see Chapter 2).
- Maintain and enforce the existing wellhead protection overlay zoning district to protect HBBA wells existing on Township lands from possible contamination.
- Discourage public water and sewer extensions or improvements within the rural resource areas of the Honey Brook Plan unless such service is required by PADEP for documented health or safety reasons and no other viable on-site alternatives exist.
- Seek more environmentally sustainable alternatives to continued stream discharge of treated sewage effluent into either the East or West Branches of the Brandywine Creek.



Implementation

Chapter 13: Implementation Plan

A. Introduction

The Implementation Plan, in table form on the following pages, provides a summary of all the Action Items recommended in Chapters 2 through 12. The table also indicates which entity is responsible for carrying out each action, as well as a time frame for the completion of each action.

The table indicates five time frames for implementation of the Comprehensive Plan actions: **Immediate (IMM)**, which is intended to be up to one year from plan adoption; **Short-term (ST)**, which is one to three years; **Mid-term (MT)**, which is four to ten years; **Long-term (LT)**, which is from 11 to 20 years from plan adoption, and **Ongoing (ONG)**, which includes all of the above time periods.

Note that many of the short-term tasks would be handled concurrently as part of a comprehensive update of both the Zoning Ordinance and the Subdivision and Land Development Ordinance (SALDO).

Abbreviations for the responsible entities, as indicated in the subsequent Action Item table, are:

BCG	Brandywine Creek Greenway	HC	Historic Committee
BOS	Township Board of Supervisors	LIBRARY	Board of Trustees of the Honey Brook Library
BPC	Borough Planning Commission	LPC	Land Preservation Committee
CHESCO	Chester County	NCCMA	Northwestern Chester County Municipal Authority
Council	Borough Council	PENNDOT	Pennsylvania Department of Transportation
EMS	Emergency Medical Services	PTC	Parks and Trails Committee (potential)
F&G	Fish and Game Commission	STAFF	Township and Borough staff
HBBA	Honey Brook Borough Authority	TPC	Township Planning Commission
HBBPD	Honey Brook Borough Police Department	TVSD	Twin Valley School District
HBBR	Honey Brook Borough Revitalization Entity (potential)	TWP	Township staff
HBFC	Honey Brook Fire Company	WDE	City of Wilmington, DE

Action Item	Responsibility	Time Frame
Future Land Use		
Amend the Township Zoning Ordinance to remove the Traditional Neighborhood Development Overlay District and update the underlying zoning for this area as necessary to implement the recommendations of the Honey Brook Plan.	TPC; BOS	ST
Amend the Township and Borough Zoning Ordinances, including their Zoning Maps, to add, modify, or delete existing zoning districts or provisions where inconsistent with the recommendations of the Honey Brook Plan.	TPC; BOS; BPC; Council	ST

Action Item	Responsibility	Time Frame
Future Land Use, continued.		
Review and revise as necessary the Official Map for the Township, particularly that portion that applied to the former Rocklyn Station Strategic Development Plan. Consider public land, right-of-way, or trail easements that can help implement appropriate recommendations of the Honey Brook Plan.	TPC; BOS	ST
Consider revising the Township's Official Map to also serve the public land, right-of-way, or easement acquisition needs of Honey Brook Borough.	BOS; BPC; Council	ST
Coordinate with the Northwestern Chester County Municipal Authority sewer service boundary revisions that are consistent with future growth boundary lines of the Future Land Use Map.	BOS; Council; NCCMA; HBBA	MT
Enable through appropriate zoning ordinance amendments in the Township and Borough the use of Transferable Development Rights by offering landowners and developers incentives to encourage their use.	TPC; BOS; BPC; Council	ST
Fair Share/Housing		
Implement the Honey Brook Plan's Future Land Use and Fair Share/Housing Plans through consistent actions using zoning and subdivision ordinances. Allow for a mix of residential dwelling types and densities to serve the two municipalities' 20-year housing needs consistent with other Plan recommendations.	TPC; BOS; BPC; Council	ST
Provide incentives primarily within the Borough's Zoning Ordinance to encourage the building of retail and other commercial shops and stores with second and third story apartments; permit the conversion of historic Borough homes into apartment buildings rather than be abandoned due to expensive upkeep; allow for "granny flats" and apartments over garages or carriage houses in residential areas.	BPC; Council	ST
Make TDR a more attractive development option for both municipalities' residential zoning districts within the Plan's designated growth areas.	TPC; BOS; BPC; Council	ST
Zone lands with access to both public water and public sewer immediately adjoining Honey Brook Borough, to the west and southeast, for single-family attached and multifamily residential land uses (See Future Land Use Map).	TPC; BOS	IMM
Ensure that residentially-zoned land is continually available to accommodate multifamily residential and mobile home park land uses.	TPC; BOS; BPC; Council	ONG
Honey Brook Borough Revitalization Plan		
Establish a targeted facade grant program	HBBR	LT
Try to attract a coffee shop/baker or a news agency to the town center	HBBR	ST
Form a Honey Brook Borough Revitalization Association	Council	ST
Develop and implement a business retention program	Council	MT
Institute more cooperative marketing activities	Council	MT
Institute a Street Tree Program	Council	LT
Protect historic resources	Council	ONG
Complete the streetscape demonstration project along US 322, including reconstruction of curbs and sidewalks	HBBR	ST
Engineer and develop a new community park	Council	LT

Action Item	Responsibility	Time Frame
Honey Brook Borough Revitalization Plan, continued.		
Work to keep the Honey Brook Fire Department in the town center	Council	ONG
Continue to monitor the adequacy of the Honey Brook Library's new quarters	Council	ONG
Continue to monitor open space and recreation needs	Council	ONG
Renovate Borough Tennis Courts	Council	ST
Support and monitor the present and future needs of the Borough's utilities	Council; NWCC Municipal Authority; HBBA	ONG
Improve/reconstruct storm drainage at W. James, White Birch & Spruce Streets & E. and W. Horseshoe Pike	Council	ST
Improve/reconstruct infrastructure at Chestnut St., Railroad Ave, & Maple St.	Council	ST
Improve/reconstruct storm drainage at Wawassan & Nevin Drs.	Council	MT
Install storm sewer at Firehouse Lane	Council	MT
Upgrade Water Main at Spruce Street & White Birch Street	Council; HBBA	ST
Upgrade Water System Electric Service	Council; HBBA	ST
Water System Pump Station Emergency Generator (add)	Council; HBBA	ST
Rehabilitate Shirktown Water Tank	Council; HBBA	MT
Upgrade Water Well #8 Treatment Plant	Council; HBBA	MT
Work closely with PennDOT to ensure improvements planned for the Route 10 and Route 322 intersection are adequate	Council	ONG
Do what is in the Borough's power to slow down and reduce truck traffic through Honey Brook Borough	Council	ONG
Reconstruct street at Firehouse Lane	Council	MT
Reconstruct curb and sidewalk at Maple & Chestnut Sts. & Railroad Av.	Council	MT
Complete additional links in the Borough's sidewalk system	Council, BPC	MT
Link the Borough to the proposed regional trail and bikeway systems	Council	MT
Continue monitoring the demand for a public off-street parking area in the town center as well as potential for park & ride lot(s). Note that large lot on Firehouse Lane postdates 2003	Council	ST
Strictly regulate the conversion of single-family homes	HBBA	ST
Enact housing inspection and contractor licensing requirements to help maintain a quality housing stock	Council	ST
Continue to address the need and use of Honey Brook Borough's Police Department	Council, HBBDP	ONG
Promote energy conservation	Council	ONG

Action Item	Responsibility	Time Frame
Natural Resources		
Reforest Brandywine and Conestoga watershed headwater areas (especially along streams) using the land development approval process and through voluntary landowner areas.	TPC; BOS; WDE; CHESCO	ONG
Review and revise Township ordinances to reduce the amount of impervious cover (such as limiting cartway and roadway widths, and reducing building setbacks, to yield shorter driveways).	TPC; BOS	MT
Continue to prioritize Brandywine and Conestoga headwater areas for open space designation within development proposals, for land preservation efforts, and for riparian reforestation efforts.	TPC; BOS; LPC; WDE	ONG
Continue to implement the Township's riparian buffer protection provisions within its Zoning Ordinance to establish a 100-foot wide forested riparian buffer, as measured from each stream bank. Limit new development from encroaching into these buffers, particularly the Township's High Quality (HQ) streams, and require, at the time of permit or development approval, reforestation of stream corridors. Consider modifications to these requirements on a parcel by parcel basis for unique circumstances.	TPC; BOS	ST
Increase voluntary participation by farmers and other landowners in forested buffer protection and restoration measures through education and helping to secure available funding support.	BOS; LPC	ONG
Require the use of innovative stormwater and Best Management Practices (BMP's) in private developments, as outlined in the new Township Stormwater Management Ordinance and in State stormwater/BMP guidelines.	TPC; BOS; BPC; Council	ONG
Consider stormwater recharge and water quality objectives and standards early in the review of development process (i.e., at the time of sketch plan approval), so that applicants can design their projects to utilize natural-based, non-structural measures to intercept run-off. The result will be a significant reduction in site run-off volumes, peak rates, stream pollution, and sedimentation.	TPC; BOS; BPC; Council	ONG
Protect hydric soils from development, and promote the restoration of these soils (through drain tile identification and removal) to forested wetland environments during the land development approval process.	TPC; BOS	ONG
Continue to implement through Township zoning and subdivision and land development approvals the woodland classification approach and map detailed in Figure 3 (see Chapter 5).	TPC; BOS	ONG
Provide a maximum amount of protection to the Township's forest interiors, as well as to higher classes of woodlands.	TPC; BOS; LPC	ONG
Maintain within the Township's zoning and subdivision and land development ordinances strict limits to woodland disturbance, tree replacement requirements, and the allowance for off-site tree replacement.	TPC; BOS	ONG
Consider adding regulatory provisions to the Borough's zoning and subdivision and land development ordinances that a) protect significant trees from damage or removal during construction of new development, or b) require applications to meet rigorous tree replacement standards.	BPC; Council	ST

Action Item	Responsibility	Time Frame
Natural Resources, continued.		
Support sustainable timber harvests on private lands using the woodland classification system and appropriate provisions within the Township Zoning Ordinance.	TPC; BOS	ONG
Consider the steps necessary for our Borough to become a TreeCity USA Community.	STAFF; Council	MT
Conduct an inventory of Heritage Trees within our Borough.	Council	MT
Coordinate with electric utility companies or their contractors in advance of tree pruning for protecting overhead lines from storm damage. Seek to minimize excessive pruning immediately adjoining the utility lines, and seek company participation in suitable replacement, rather than retention, of trees pruned beyond their functional value.	TWP; BOS; Council	ONG
Redirect Township development to areas outside of those shown on the Natural Corridors Plan (Figure 4).	TPC; BOS	ONG
Require identification, protection and enhancement of natural corridors depicted on this Plan during the Township's land development process. Any open space within developments should honor and enhance the Natural Corridors network.	TPC; BOS	ONG
Where natural corridors are already part of protected lands, work with landowners on a voluntary basis, as with the reforestation of riparian buffers, to promote sensitive management.	LPC; TWP	ONG
Continue to actively support, and implement municipal projects that will further local appreciation for, and participation in, the Brandywine Creek Greenway.	BCG; BOS; Council	ONG
Promote natural resource and natural area protection (i.e., woodlands, wetlands, streams, and meadows) efforts to Township and Borough residents, as well as encouraging landowner participation in federal farm cost-share programs such as the Conservation Reserve Program (CRP), the Conservation Reserve Enhancement Program (CREP), and the Wildlife Habitat Incentive Program (WHIP).	BOS; Council; LPC	ONG
Promote the continued protection of the Township's agricultural and other open space areas through measures identified in the Township's 2011 Land Preservation Plan, the Brandywine Creek Greenway Strategic Action Plan, and Chester County's Linking Landscapes Plan.	LPC; BOS; Chesco; BCG	ONG
Require new developments with significant open space areas to implement Township-approved open space management plans that include natural area restoration.	TPC; BOS	ONG
Promote the establishment of Backyard Habitats through landowner participation in the certification program of the National Wildlife Federation.	STAFF; BOS; Council	ONG
Consider partnering with land trusts and others to conduct wildlife and botanical surveys on public lands and, by agreement of landowners, on private lands. This information is valuable to land preservation prioritization and decisions on proposed subdivisions and land development projects.	LPC; BOS	LT

Action Item	Responsibility	Time Frame
Agricultural Preservation		
Maintain agricultural zoning to promote agriculture and discourage non-farm residential uses in prime agricultural areas of our Township. Allow for the continued use of non-conforming lots and uses, and discourage expansion of non-conforming uses within the areas designated Rural/Agricultural on the Future Land Use Plan.	TPC; BOS	ONG
Continue to permit through zoning: home businesses and rural occupations within the Township's agricultural areas as an economic development tool for farm income.	TPC; BOS; LPC	ST
Update the Township's Transfer of Development Rights (TDR) program to improve its use and increase the amount of preserved farmland within our Township; retain existing and establish new TDR receiving areas within the Township and Borough based on land use category descriptions on the Future Land Use Plan, and consider new landowner/developer incentives to encourage successful transfers.	TPC; BOS; BPC; Council	ST
Consider adding a rural to rural TDR option within zoning, where TDRs could be acquired by farmers to permit a limited expansion of a rural occupation rather than requiring a variance.	LPC; TPC; BOS	ST
Continue the education and information outreach effort directed toward farmers and other landowners on the benefits of permanent farmland preservation through an active Township Land Preservation Committee.	TWP; LPC	ONG
Use, and update as needed, the Township's Land Preservation Plan to integrate the use of dedicated land preservation tax revenue, zoning regulations, and educational outreach.	TWP; LPC; BOS	ONG
Scenic and Historic Resources		
The Township should establish appropriate weighting factors in support of scenic and historic resources when evaluating land preservation applications.	LPC; BOS	MT
The Township should include forestland within the RC-Resource Conservation District as a resource eligible for protection using the TDR tool.	TPC; BOS	ST
Scenic resources (scenic landscapes and vistas) should be identified by applicants for subdivision or land development approval, and our municipal ordinances should be updated to require the submittal of such if not currently existing.	TPC; BOS; BPC; Council	ONG
More thorough geographic and photographic inventories of scenic resources and landscapes should be conducted for our municipalities, possibly in conjunction with detailed historic resource documentation.	TWP; BOS; Council	ST/MT
Both the Borough and the Township should consider scenic qualities as an important element in historic resource protection.	TWP; BOS; Council	ST/MT

Action Item	Responsibility	Time Frame
Scenic and Historic Resources, continued.		
Our Borough and the Township should update existing inventories of historic resources, starting with the inventories prepared by Chester County in 1982 as a baseline, along with the inventory kept by the Pennsylvania Historical and Museum Commission (PHMC) (Appendix K). Updated inventories should be provided to Chester County for inclusion in the County's Historic Atlas program. Inventory efforts can be undertaken in large part by volunteer representatives of each municipality, but ideally should reflect "quality control" input from a qualified professional. Grant funding for such efforts are potentially available from Chester County, PHMC, and the National Trust for Historic Preservation.	HC; BOS; Council	ST
Our Borough and Township should consider augmenting inventory updates with more formal, detailed, and inclusive documentation of each historic resource (either separately or in conjunction with an analysis of scenic resources) that would include photos, dimensions/plans, submission of historic resource documentation in proper format to PHMC, and potentially seeking formal determination of eligibility for the National Register of Historic Places.	HC; TWP; BOS; Council	MT
Our Borough and Township should consider adding historic resource protection provisions, including incentives, within their respective Zoning Ordinances ordinance, to encourage the adaptive reuse of historic resources and discourage their destruction. Consideration also should be given to the potential establishment of Act 167 historic preservation ordinances for the historic districts in Honey Brook Borough and at Cupola.	TPC; BOS; BPC; Council	ST
The Township should encourage historic resources, and their surrounding landscape contexts, to be protected within restricted open space areas where the conservation design option is utilized (in residential zoning districts).	TPC; BOS	ONG
Parks and Recreation		
Prepare a multi-municipal parks, recreation, and trails plan that addresses our Township and Borough recreational needs for the next ten to twenty years.	PTC; BOS; Council	ST
Consider creation of a Honey Brook Parks and Trails Committee representing both Borough and Township interests to help guide the Multi-Municipal Parks, Recreation, and Trails Plan Development; monitor community recreational needs; and oversee recreational planning, development, programming, and maintenance. At a minimum, establish committees in both municipalities and coordinate activities wherever possible.	BOS; Council	IMM/ST

Action Item	Responsibility	Time Frame
Parks and Recreation, continued.		
<p>Consider acquiring and developing a neighborhood park/recreation facility managed by the Township to serve the eastern end of the township as residential development of this area continues as planned. The following recreational facilities should ultimately be developed for this area:</p> <ul style="list-style-type: none"> • Two multi-purpose fields (some regulation size for soccer and baseball). • A picnic pavilion and public restrooms. • Two to four tennis courts. • One or more basketball courts. • One or more sandpit volleyball courts. • A system of sidewalks and walking trails. • Play apparatus. <p>Shaded sitting area(s), picnic tables, and grills.</p>	PTC; BOS	ST
Update our Township's Official Map to designate a general location for public parkland or trail easement acquisition in the eastern end of the Township, and expand the scope of this Official Map to address the Borough's recreational land or trail easement needs.	BOS; Council	ST
For all other areas of our combined municipalities, address recreational needs of new residents and employees where ever possible through the use of dedicated open space and installation of active recreational facilities in new developments, or at a minimum, collection of a recreational fee-in-lieu.	TPC; BOS; BPC; Council	ONG
<p>Coordinate with State Fish and Boat Commission and Chester County Parks and Recreation Department to expand day-use recreational facilities at the Struble Lake (subject to coordination and approval of appropriate agencies), including potential development of the following:</p> <ul style="list-style-type: none"> • Sand pit volleyball court(s). • Horseshoe pit(s). • Covered picnic pavilion(s) with tables and barbeque grills. • Expansion of water access including concessionaire facilities for rental of non-motorized boats (e.g., kayaks, canoes, small sailboats). 	TWP; F&G	ST/MT
Negotiate permanent arrangements for public use of recreation facilities at the former Honey Brook School.	TWP, STAFF	ST
Ensure continued public use of recreation facilities at the Honey Brook Elementary Center.	PTC; TWP	ST
Monitor and, where appropriate, promote opportunities for public recreational use of other private and quasi-public sites that might serve community needs.	PTC; TWP; Council	ONG
Update fee-in-lieu provisions within the Township and Borough to reflect current land values and recreational development costs as part of the Parks, Recreation, and Trails Plan.	PTC; BOS; Council	ST
Monitor recreational programming offered to Honey Brook residents on a regular basis. Allow appropriate use of municipal facilities by recreation program agencies.	PTC	ONG

Action Item	Responsibility	Time Frame
Parks and Recreation, continued.		
Implement the recommendations of the Brandywine Creek Greenway Strategic Action Plan.	PTC; LPC; BCG; BOS; Council	ONG
Community Trails		
Actively partner with Chester County as the lead, and other municipalities, to plan and implement the Northern Struble Trail for pedestrians, cyclists, and equestrians (Borough and Township).	PTC; BCG; BOS; Council; CHESCO	IMM
Actively partner with Chester County as the lead, and other municipalities, to plan and implement the Hibernia Trail from our Borough to Coatesville.	PTC; BCG; BOS; Council; CHESCO	ST
Establish local trails that connect into the broader regional trail network as recommended in the Strategic Action Plan for the Brandywine Creek Greenway. Many of these connectors are viewed as short term priorities to begin planning in 1-5 years.	PTC; BPC; BOS; Council	ST
Headwaters Green Corridor (Borough and Township) – work within the land development process for new developments to plan and implement a gateway to the Brandywine Creek Greenway with parking, information kiosk, trails, and interpretive information.	BCG; PTC; BPC; BOS; Council	ONG
Umble Park Connector – plan and implement pedestrian facilities from Horseshoe Pike at Chestnut Street to the Struble Trail at Umble Park (Borough and Township)	PTC; BOS; Council	ST
Downtown streetscape revitalization – continue to improve pedestrian facilities in the Borough along Horseshoe Pike from Supplee Road to the Borough Park and western municipal boundary (Borough)	RC; Council	ONG
Establish a joint Trails Committee to oversee planning and implementation of the recommendations in the Strategic Action Plan for the Brandywine Creek Greenway (Borough and Township), or utilize the Parks and Trails Committee recommended in Chapter 8.	BOS; Council	IMM
Illustrate planned regional and local trails and facilities on Official Maps for the Township and Borough, or a joint Official Map, to help secure needed right-of-way when development is proposed.	TPC; BPC; BOS; Council	ST
Transportation/Circulation		
Insure that township and borough road improvements safely accommodate non-motorized vehicles such as horse drawn wagons and buggies wherever possible, and consider these non-motorized vehicles when updating road design guidelines. Wide (eight to ten foot) carriage lanes should be provided along arterial and collector roads wherever possible. These lanes are especially important along key roads such as U.S. Route 322 and PA Route 10, due to high traffic volumes, and considering anticipated traffic increases in the future.	STAFF; TPC; BPC; CHESCO; PENNDOT	ONG
Maintain sight distance criteria in Township and Borough ordinances based on PENNDOT's standards, which consider roadway grades and traffic speed.	BPC; Council	ONG
Consider upgrading the roadway functional classifications of certain township roads based on anticipated future traffic growth (as shown in Table 2 above or when updated) and for greater attention to mobility.	STAFF	MT

Action Item	Responsibility	Time Frame
Transportation/Circulation, continued.		
Update the Township's Official Map to show Multi-municipal Comprehensive Plan elements pertaining to public lands and facilities, including preservation of land and rights-of-way.	TPC; BOS	ST/MT
Establish a Borough Official Map to show the same Plan elements that pertain to the Borough.	BPC; Council	ST/MT
Explore the feasibility of a north-south bypass of the Borough for trucks accessing the Lanchester Landfill, and seek funding support and participation in the study from the Chester County Solid Waste Authority.	STAFF; BOS; Council; CCSWA	ST
Work with the Transportation Management Association of Chester County (TMACC) to implement trip reduction strategies, ride-sharing, and public or employer sponsored transit services (especially along the U.S. Route 322 and PA Route 10 corridors) to/from Chester-County based employment centers.	STAFF; BOS; Council; TMACC	ONG
Support and help implement applicable recommendations of the Chester County Public Transportation Plan, PA Route 322 Corridor Study, and PA Route 10 Road Safety Audit.	STAFF; BOS; Council; CHESCO	ONG
Work with the Chester County Planning Commission to help fund a location feasibility study for a park and ride lot in or near the Borough.	STAFF; Council; CHESCO	MT
Construct auxiliary turning lanes (separate left and right-turn lanes) at key intersections along major roads. Improvements should include, but not necessarily limited to, the following intersections: <ul style="list-style-type: none"> • U.S. Route 322 and Chestnut Tree Road • U.S. Route 322 and Birdell Road • U.S. Route 322 and Cambridge Road • U.S. Route 322 and Cupola Road • PA Route 10 and Walnut Road • PA Route 10 and Cambridge Road 	STAFF; BOS; CHESCO; PENNDOT	ONG
Install traffic signals at key intersections (when warranted).	PENNDOT	ONG
Improve road alignments, profiles, and sight distances at deficient locations, including the following intersections: <ul style="list-style-type: none"> • U.S. Route 322 and Chestnut Tree Road • Chestnut Tree Road and Suplee Road • PA Route 10 and Cambridge Road • PA Route 10 and Beaver Dam Road • PA Route 10 and King Road • Suplee Road and Talbotville Road • Cupola Road and Forrest Road 	STAFF; BOS; CHESCO; PENNDOT	ONG
Coordinate on traffic and transportation issues that cross municipal boundaries. Consider solutions such as an interconnected system of roads (for local traffic) that would help alleviate congestion in and around the Borough.	BOS; Council	ONG
Pursue available funding opportunities for transportation improvements, including liquid fuels funds, partnerships with developers, traffic impact fees, and State and Federal funding.	STAFF; CHESCO	ONG

Action Item	Responsibility	Time Frame
Transportation/Circulation, continued.		
Coordinate closely with the Chester County Planning Commission and utilize their Transportation Improvement Inventory, and the PENNDOT/Delaware Valley Regional Planning Commission's 12-year Transportation Improvement Program process.	STAFF; BOS; Council; CHESCO	ONG
Develop an Access Management Plan Ordinance for U.S. Route 322, PA Route 10, and other key road corridors, based on PENNDOT's <i>Access Management Model Ordinances for Pennsylvania Municipalities Handbook</i> and the <i>Chester County Planning Commission's Road Functional Classification Technical Memorandum #1-04</i> .	STAFF; BOS; Council	MT
Except within the Borough, limit full-movement access along arterial corridors, such as U.S. Route 322 and PA Route 10. Control intersections along these corridors with traffic signals, when warranted. Signals along these corridors should be a minimum of 1,000 feet apart (unless site specific conditions dictate otherwise), and preferably should be one-quarter to one-half mile apart.	BOS; PENNDOT	ONG
Ensure that properties fronting on two roads have primary (full-movement) access from roadway of lesser classification.	TPC; BPC; BOS; Council	ONG
Maintain sight distance criteria in township and borough ordinances based on PENNDOT's standards, which consider roadway grades and traffic speed.	TPC; BPC; BOS; Council	ONG
Enforce shared driveway access, to minimize number of curb cuts and allow for circulation between sites without forcing traffic onto main roads. Consider frontage, or "service," roads when greater access is necessary between multiple properties.	TPC; BPC; BOS; Council	ONG
Require auxiliary turning lanes (separate left and right-turn lanes) along major roads to separate turning traffic from through-traffic. Such will not be possible within the Borough due to right-of-way limitations. The addition of turn-lanes will improve the operation of intersections and will reduce the occurrence of rear-end collisions.	TPC; BOS; PENNDOT	ONG
As part of build-out of the Township's eastern end, create an interconnected road system parallel to U.S. Route 322, to enable better access management to/from Route 322, to unify circulation between adjacent properties, and to provide additional route choices for a more efficient distribution of traffic. Consider a road system similar to that developed for the former Rocklyn Station Strategic Development Plan.	TPC; BOS	ONG
Consider developing a unified Traffic Plan for this key planning area, and create an incentive for developers to build their proportionate share of improvements outlined in this Traffic Plan, in lieu of performing and satisfying individual traffic impact study requirements.	STAFF; TPC; BOS	ST

Action Item	Responsibility	Time Frame
Transportation/Circulation, continued.		
Develop a Traffic Calming Implementation Policy, based on PENNDOT's Publication No. 383 - <i>Pennsylvania's Traffic Calming Handbook</i> . Policy should be coordinated with PENNDOT, should incorporate community involvement, and should specifically address issues of excessive speeding and cut-through traffic in neighborhoods and along local and collector roads.	BPC; Council	MT
Ensure that all traffic calming devices are consistent with PENNDOT policies. (PENNDOT approval is required for all improvements along State roads.)	BPC; Council; PENNDOT	MT
Develop objective and measurable criteria to evaluate the need for traffic calming devices. Devices should only be installed if the Borough has all necessary approvals, an established funding and maintenance plan, and documented support from a clear majority of affected residents.	Council; CHESCO	MT
Ensure that traffic calming devices are implemented in phases, beginning with low-cost, low-impact level one measures (i.e. increased education and traffic enforcement). Level two measures, including higher-cost, higher-impact speed humps, raised intersections, street closures, curb extensions, and intersection diverters, should only be considered after adequate testing of level one strategies.	STAFF; Council	ONG
In implementing traffic calming measures, consider combining them with "gateway" improvements at main Borough entrances	STAFF; Council	ONG
Maintenance, drainage, ADA accessibility, emergency vehicle access, funding, and legal issues must all be taken into consideration when planning for traffic calming devices.	STAFF, Council	ONG
Action Item	Responsibility	Time Frame
Community Facilities		
Ensure that our municipal administrative staff: 1) has experienced personnel, adequate in number, to handle the workload that comes with the increasing population and expanded demand for services; 2) is thoroughly trained in the service activities of local municipal government; and 3) is provided with the modern equipment and facilities necessary to be proficient and highly productive.	TWP; BOS; Council	ONG
As development and the number of new roads increases in the future, add personnel and equipment (as needed).	BOS; Council	ONG
Consider the contracting of a portion of future snow removal services.	TWP	ST
Evaluate the need for appropriate police coverage. Several possible options should be considered and evaluated. Those include: 1) the formation of a regional police force that is provided for, and possible supported by, multiple municipalities in the surrounding area and governed by an autonomous commission independent of any individual municipality; 2) the contracting of services with an existing police force from a neighboring municipality; 3) the formation of a Township Police Force in addition to the existing Honey Brook Borough Police force; 4) the combination of continued State Police Coverage in Honey Brook Township with a Honey Brook Township Part-Time Police Force.	TWP; BOS; Council	ST

Action Item	Responsibility	Time Frame
Community Facilities, continued.		
Evaluate the need for a larger home for the Honey Brook Fire Company (present station in the Borough is too small), preferably in the Borough, and depict the necessary land to accommodate a new station on a new, or updated, Official Map for future dedication/acquisition. The new site should consist of 10 acres or more of usable land area to accommodate a new fire station, a banquet facility, a large open space for fundraisers, and parking. Being able to provide quick response to the Township's eastern end and the Tel Hai community should be considerations for the selection of a candidate site for this new facility.	HBFC; Council	MT
Seek building for the sole use by the Honey Brook division of the Elverson-Honey Brook Area EMS, allowing the Fire Company full control of their building, while providing facilities for the Honey Brook division to expand its services.	EMS	MT
Evaluate the need for a third satellite location of the Elverson-Honey Brook Area EMS to assist with reducing response time.	EMS	MT
Evaluate revenue sources to provide routine transportation for non-emergent care to our residents.	EMS	MT
Due to increasing demand for electronic services and web related content, evaluate measures to meet this demand and seek funds to provide for these services, as well as the construction of additional library space to house these services.	LIBRARY	ST
Evaluate the need for additional future public meeting space within the Library building for planned programs and events that the library provides on a regular basis, as well as for the public's use for tutoring, homework help, and meeting space for community organizations. Seek funds to construct additional space to accommodate these growing needs.	LIBRARY	ST
Seek the use of innovative stormwater/Best Management Practices (BMP) for private developments, as required by the Township's and Borough's stormwater management ordinances.	TPC; BPC; BOS; Council	ONG
Consider stormwater recharge and water quality objectives and standards early in the development review process (i.e., at the time of sketch plan approval), so that new developments can maximize the use of natural-based, non-structural measures for intercepting run-off. This will help to reduce site run-off volumes, peak rates, stream pollution, and sedimentation.	TPC; BOS; BPC; Council	ONG
Retain a Borough Post Office that serves both municipalities.	BOS; Council	ONG
Include the reservation of land on the eastern end of the Township for a future elementary school. Such land could be combined with a community park site, as one of the central features of this planned subarea described in the Future Land Use Plan (see Chapter 2), and depict such land on a new or updated Official Map.	TPC; BOS; TVSD	ST/MT
Water and Sewer		
Maintain adequate public water and sewer service within the Borough and within other designated growth areas identified in the Honey Brook Plan's Future Land Use Plan (see Chapter 2).	HBBA; NCCMA; BOS; Council	ONG

Action Item	Responsibility	Time Frame
Water and Sewer, continued.		
Future expansion of Aqua America's water service areas should avoid further encroachment into the rural resource areas of the Future Land Use Plan (see Chapter 2).	BOS	ONG
Maintain and enforce the existing wellhead protection overlay zoning district to protect Borough Water Authority wells existing on Township lands from possible contamination.	BOS; Council	ONG
Discourage public water and sewer extensions or improvements within the rural resource areas of the Honey Brook Plan unless such service is required by PADEP for documented health or safety reasons and no other viable on-site alternatives exist.	BOS; NCCMA	ONG
Seek more environmentally sustainable alternatives to continued discharge of treated effluent into either the East or West Branch of the Brandywine Creek.	BOS; NCCMA	LT

