



# Honey Brook Township

## Chester County, PA



Volume 13, Issue 1

Spring 2023

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**Please note:** The Honey Brook Township Admin. Building lobby is a drop-off point for non-perishable donations to the Honey Brook Food Pantry during the Township's normal business hours or any evening that there is a meeting. Consult the Pantry's website for the most up-to-date list of accepted (and needed) donation items.

**Attention:**

**The Township Post Office box has been discontinued. Please note that the street address and mailing address are now both:**

**500 Suplee Road  
 Honey Brook, PA 19344**

Dear Residents and Friends,

The Honey Brook Township Board of Supervisors is pleased to bring you this edition of our Township News. It contains expanded recycling information in honor of Earth Day, which is April 22 each year.

We suggest you keep this newsletter for future reference, as it contains important information. Up-to-date information is always available on the Township website at [www.honeybrooktwp.com](http://www.honeybrooktwp.com).

As has always been the case, please contact our Township staff at 610-273-3970 if you have any questions or concerns regarding the information contained in this publication or about the services the Township provides.

Sincerely,

The Honey Brook Township Board of Supervisors



Tracy Olsen



John McHugh



Laura Burdy

The following mission and vision statements were adopted by the Board of Supervisors in 2004:

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 vision of the Board of Supervisors for the future of Honey Brook Township is that the Township shall remain a predominantly agricultural community that surrounds a population hub offering various commercial and social activities. The vision includes the establishment of a land preservation program, the 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.

Honey Brook Township Administration Office

500 Suplee Road \* Honey Brook, PA 19344 \* Phone 610 273-3970 \* Fax 610.273.3909 \* E-mail [info@honeybrooktwp.com](mailto:info@honeybrooktwp.com)  
 Office hours: 9 am-3 pm Monday – Friday \* Holiday Closures as announced / posted

### General Information

Township Population (2020 census): 8,274  
State Roads: 24 miles

Land Area: 25.4 square miles  
Township Roads: 52.47 miles

**Township Taxes.** The Township collects two types of tax each year—a 1.5% Earned Income Tax and a real estate tax based upon a property’s assessed valuation.

**Earned Income Tax.** Keystone Collections Group collects this tax on behalf of the Township and the Twin Valley School District (TVSD). The school district receives one-half of one percent from this tax. The remaining one percent goes to the Township (0.5% for general funding and 0.5% for land preservation purchases). Like your state and federal income taxes, you must file with Keystone by April 15th each year. Forms are available by contacting Keystone Collections Group 610-269-4402. Failure-to-File Notices for the previous year are sent after October 15. Call 1-866-539-1100 or visit Keystone’s website at <https://www.keystonecollects.com/> to file electronically.

**Real Estate Tax.\*** Residents in Honey Brook Township pay real estate taxes to three agencies:

1. **Twin Valley School District.** The School District collects its own real estate tax. The 2022-2023 tax rate is 31.6173 mills for Chester County. Contact the district’s tax office at 610-286-8632 for more information.
2. **Chester County.** Chester County collects its own real estate tax (Chester County Treasurer: 610-344-6370). The 2023 tax rate is 4.551 mills. Contact the County Assessment office at 610-344-6105 for more information.
3. **Honey Brook Township.** The Chester County Treasurer collects the Township’s real estate tax. The 2023 tax rate is 1.35 mills, allocated as follows: 0.7 mills to Township General Services, 0.5 to Fire Services, and 0.15 mills to Emergency Medical Services.

\*County and Township tax rates take effect January 1; School District tax rates take effect July 1.



### Twin Valley School District (TVSD)

Serving Elverson and Honey Brook Boroughs and Honey Brook and West Nantmeal Townships in Chester County; and New Morgan Borough and Caernarvon and Robeson Townships in Berks County

4851 North Twin Valley Road, Elverson, PA 19520-9310 \* Phone 610-286-8600 \* Fax 610.286.8608 \* [www.tvsd.org](http://www.tvsd.org)  
Superintendent: Dr. Patrick Winters

Twin Valley High School	* 610-286-8600 *	4987 North Twin Valley Road, Elverson, PA 19520
Twin Valley Middle School	* 610-286-8660 *	770 Clymer Hill Road, Elverson, PA 19520
Honey Brook Elementary Center	* 610-273-3615 *	1530 West Walnut Street, Honey Brook, PA 19344
Robeson Elementary Center	* 610-582-9580 *	801 White Bear Road, Birdsboro, PA 19508
Twin Valley Elementary Center	* 610-286-8670 *	50 Mast Drive, Elverson, PA 19520

### Appointed Officials and Staff

**Township Manager/Secretary, Warren Obenski:** oversees the day-to-day administration of Township business, including budgeting, staff, and services.

**Public Works Director, Don Johnson:** oversees the maintenance of Township roads and signs, storm sewers, and Township buildings and grounds.

**Treasurer, Peter Barsz:** handles all receipts and expenses and provides detailed accounting thereof.

**Building Code Official/Zoning Officer, Technicon Enterprises, Inc.:** enforces zoning, building, and maintenance codes.

**Emergency Management Coordinator (EMC), Robert Esposito, Jr.:** prepares plans to protect the community from a natural or manmade disaster.

**Engineer, Michael Reinert, Technicon Enterprises, Inc.:** prepares designs for stormwater systems, roads, and bridges, reviews SALDO plans, and works closely with the Planning Commission.

**Solicitor, Beth Kohl, Esq.:** provides legal opinions & guidance; represents the Township in court.

**Solicitor to Zoning Hearing Board (ZHB), Christopher Hartman, Esq.:** provides the ZHB with guidance.

**Administrative Office staff:** Miranda Acosta, Kris Bry, and Kristy Deischer-Eddy

**Public Works Staff:** Carl Brown, Kevin Kennedy, and Jeffrey Paulson

### Township Boards, Committees, and Commissions

**Recreation and Park Board:** advisory body that makes recommendations to the Board of Supervisors regarding Township Park areas and facilities. It also organizes and conducts a variety of recreation programs & activities.

**Planning Commission:** advisory body that reviews all proposed subdivision and land development (SALDO) plans and public hearing applications and recommends action to the Board of Supervisors. It also reviews proposed amendments to the Township's zoning and SALDO regulations and prepares the draft of the Township's Comprehensive Plan which is updated every 10 years.

**Land Preservation Committee:** advisory body that reviews applications for agricultural conservation easements and recommends farms for preservation to the Board of Supervisors.

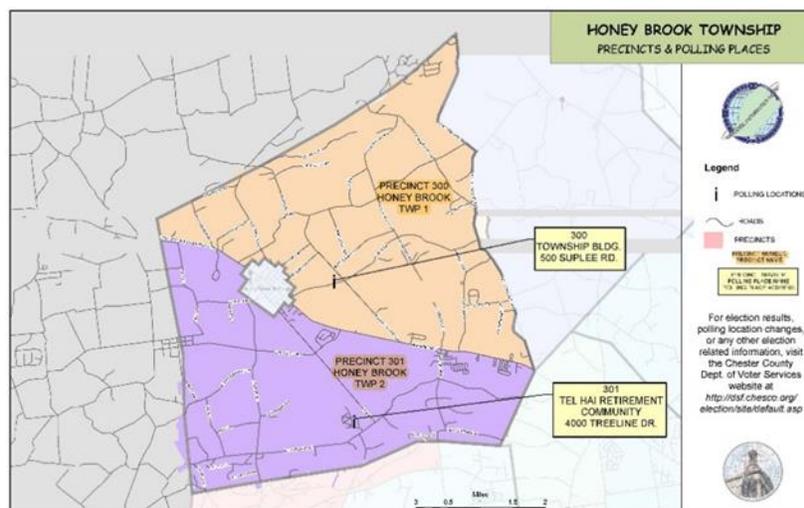
**Zoning Hearing Board:** quasi-judicial body that hears appeals from landowners seeking relief from zoning regulations and then renders a decision. See page 6 for more information about Zoning Hearings.

*All meetings are open to the public and are held in the Township Administration Building's meeting room. See meeting schedule on page 4. Each Board, Committee, and Commission reorganizes at its first meeting of the year. Check the website for updated information.*

**If you are interested in serving on a Board, Committee, or Commission, please submit a letter of interest and brief resume to the Township Manager during normal business hours at 500 Suplee Road or by e-mail at [manager@honeybrooktwp.org](mailto:manager@honeybrooktwp.org).**

**Precinct 301 - Honey Brook Twp 2** (those living south of Route 322): polling place is in the Tel Hai Stonecroft Community Center for the Arts, 4000 Treeline Drive

**Precinct 300 - Honey Brook Twp 1** (those living north of Route 322): polling place is the Honey Brook Township Administration Building, 500 Suplee Road



**2023 Municipal Primary: Apr. 24**

**2023 General Election: Nov. 7**

For all voting questions, contact Chester County Voter Services at 610-344-6410 or <https://www.chesco.org/156/Voter-Services>

All meetings held at the Township Administration Building, 500 Suplee Rd.  
 All meetings at 7:00 pm except Jan. 17 (8 am mtg; 9 am Farmers' Breakfast, which requires RSVP by January 10). Start time of Zoning Hearing Board meetings TBA.

# 2023

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Board Workshop  
 Board Regular Meeting  
 Town Hall  
 as of 3/24/2023

Land Preservation  
 Planning Commission (PC) Wksp  
 PC Regular Meeting  
 Recreation & Park Board

Special Meeting  
 Zoning Hearing Board  
 Office closed  
 No Walk-up traffic

## Land Preservation Update

The Land Preservation program is an important tool used to maintain the Township's agricultural heritage and rural landscape. To date, over 4,900 acres of land have been preserved in perpetuity through agricultural easements.

The Land Preservation Committee (LPC) meets quarterly to review applications, provide the Board of Supervisors with an update of the account (monies to be paid out and balance available), and inform farmers of the steps to apply for preservation easements. Remaining meeting dates for 2023 are April 18, July 18, and October 17 at 7:00 pm.

Three maps are now displayed in the Township Administration Office meeting room, 500 Suplee Road. They show the evolution of the Land Preservation program, with the parcels preserved as of 2004 (in the pre-preservation era), 2013, and 2023. Come see them for yourself during any meeting or during regular business hours, 9:00 am to 3:00 pm, Monday through Friday.



Above: maps in the Township Administration Meeting room.

## Planning Commission (PC) Update

At right is the current list of projects in the Township. These are listed in more detail on the Township website. It is updated monthly.

- "Construction in Progress" projects are those that have received all approvals and permits.
- "Plans granted conditional final plan approval: the Board of Supervisors has granted final plan approval and the applicant needs to meet the conditions of the final Township Engineer review letter before the plans will be signed and released for recording.
- "Plans granted preliminary plan approval": larger projects often have preliminary plans and final plans. If preliminary plans are approved, final plans must be submitted next.
- "Plans recorded / awaiting mapping / no construction planned": these are minor subdivisions or lot add-on plans that are not planning construction. After recording the plans and deeds, the final step is for the County to map the new parcels.

- "Plans under review": projects that have submitted plans but have not yet received a recommendation by the PC or gone before the Board of Supervisors for approval.
- "Anticipated plan submissions" are just that – anticipated to be submitted but haven't been received at the Township yet.

PC meetings are held on the fourth Thursday of the month, January through October, and the 2<sup>nd</sup> Thursday of the month in November and December at 7pm in the Township Administration Building's meeting room.

### Construction in progress:

- 496 Mount Pleasant Road one-lot subdivision
- 1373 Beaver Dam Road one-lot subdivision
- Penn Wynne Chestnut, LP, a.k.a. Chestnut Ridge (northwest corner of Grieson and Chestnut Tree Rds
- Honey Brook Estates, a.k.a. Sweetwater Farm, 3531 Horseshoe Pike
- 560 Cupola Road one-lot subdivision
- Village Greene, 2000 block of Horseshoe Pk
- Tel Hai Cherry Drive
- Tel Hai Phases I, II, and IV East

### Plans granted conditional final plan approval:

- Home Courts Advantage (Keystone Court) Mobile Home Park expansion, 2140 Horseshoe Pike
- Maple Inn Estates townhomes, 3125 Horseshoe Pk
- 411 Brandamore Road lot add-on plan
- Sweetwater Woodworks land development plan, 6430 Emery Rd
- Tri County Investments land development plan, 2120 Twin County Road
- 155 Mount Pleasant Road land devel. plan
- Mobile 3 Realty, LLC land development plan, 2222 Horseshoe Pike
- Pleasant View Welding land development plan, northeast corner of Reservoir Rd & Horseshoe Pk

### Plans recorded / awaiting mapping / no construction planned:

- 421 S. Twin Valley Road minor subdivision
- 805 / 830 Talbotville Road minor subdivision

### Plans under review:

- Westbrook IP, LLC Subdivision and Land Development Plan, Westbrooke Drive expansion
- Arbor's Glen (a.k.a. D.R. Horton), 2077 Horseshoe Pike / 2351 Chestnut Tree Rd
- McIntyre formal sketch plan, 3376 Horseshoe Pk

### Anticipated plan submissions:

- 283 Mount Pleasant Road sketch plan
- Dollar General land devel. plan, 3073 Horseshoe Pk
- Tel Hai Phase V
- Christian Stoltzfus minor subdiv. plan, 410 Broad St
- Calvary Chapel land development, 5011 Horseshoe Pk

## A Citizen's Guide to Zoning Hearings – Part 2

This handout in its entirety is available on the Township website and in the Township Administration Office. Due to its length, this article has been published in two parts.

As a refresher, we learned in the last issue of Township News that the ZHB acts as a quasi-judicial body that is independent of the Board of Supervisors, that hears applications for variances, special exceptions, appeals to determinations of a ruling by the Zoning Officer, and substantive validity challenges to a land use ordinance (listed in the order of most frequently heard type to the rarely heard type. The last issue of Township News discussed variances and special exceptions in detail.)

Think of the ZHB as the judges of a case. The ZHB hears testimony and receives evidence. Based on that information, the ZHB renders a decision, known as a zoning order. The ZHB can impose reasonable conditions if it grants a request.

Below is a continuation of the information about the ZHB:

### 4. What is an appeal to a determination by the Zoning Officer?

Appeals from the determination of the zoning officer, include, but are not limited to, the following:

- a. the granting or denial of any permit
- b. the failure to act on an application for any permit
- c. the issuance of any cease-and-desist order (such as a Notice of Violation, or NoV)
- d. the registration or refusal to register any nonconforming use, structure, or lot

The most common appeal is to an NoV.

### 5. What is a substantive validity challenge to a land use ordinance?

These are filed by landowners who, on substantive grounds, desire to challenge the validity of an ordinance, map, or any provision thereof which prohibits or restricts the use or development of their land. This is either heard before the ZHB on its own or in conjunction with a curative amendment to the Zoning Ordinance before the Board of Supervisors. More details on this procedure may be found in Section 916.1 of the MPC.

A substantive validity challenge does *not* require the landowner to file plans and explanatory materials describing the proposed use or development. In reaching its decision, the ZHB must consider the testimony of record, the submitted plans and explanatory materials (if a landowner challenge), and the following five planning criteria:

- a. impact on roads and other public service facilities;
- b. if the proposed use is residential, the impact on regional housing needs and effectiveness of the proposal in providing affordable housing;
- c. suitability of the site for the intensity of the use proposed by the site's natural features, such as soils, slopes, etc.;
- d. impact of the proposed use on the site's natural features, the degree to which these are protected or destroyed, the tolerance of these features to development, and any adverse environmental impacts; and
- e. impact on preservation of agriculture and other land use which are essential to public health and welfare.

6. **What happens when someone submits an application for a Zoning Hearing?** After someone submits an application for a public hearing, the application becomes a public document subject to the Right-to-Know Law. The Planning Commission (PC) will typically review a hearing application at a public meeting (even though it is not required). The PC will recommend its position to the Board of Supervisors (BoS). The BoS will then typically review the application at its next regular public meeting. It will vote to support / not support / take no position on the application, and this stance will be part of the record for the ZHB. The ZHB will conduct its hearing after those two meetings. Regardless of what position the PC and BoS take, the ZHB's zoning order is the one that counts.

7. **How does a Zoning Hearing work?** The ZHB must hold a hearing within 60 days of an application. The hearing is advertised in the newspaper and neighbors within a certain radius will receive a letter informing them of the hearing. Honey Brook Township's ZHB generally hears cases on the third Monday of the month, or on another mutually agreed-upon Monday by the ZHB and the applicant. At the hearing, the applicant presents their case to the ZHB in the form of evidence and testimony. The Township is always and automatically a party to the application. Other people may request to become a party to the application. A party is someone who has an interest in how things turn out. Being a party means one can offer testimony, cross-examine the applicant, and appeal the ZHB's decision to the County Court of Appeals if the outcome is not to their liking. Those wishing to become a party to the hearing would do so at the beginning of the hearing, and the ZHB solicitor would agree to who may or may not be a party to the hearing.

## PERMITS REQUIRED

The Township requires that property owners obtain permits **before** starting most construction projects, demolishing a structure, removing trees or timber harvesting, opening a business, or moving a mobile home, just to name a few. Listed below are common permits that are required:

- **Building permits** are required to erect, construct, reconstruct, enlarge, alter, move, change the use of, or demolish any structure which involves adding or removing structural square footage on the property. Permits are also required for sheds; decks, patios, and porches; signs; swimming pools and hot tubs; electrical/mechanical/plumbing; retaining walls; and new driveways and expansions.

**Please note:** Permits are *not* required for re-shingling of roofs; painting, flooring, or siding; exact one-for-one replacement of windows or doors; sealcoating a driveway; or other cosmetic repairs, **unless** any structural changes, additional asphalt / pavement will be poured, or changes in footprint are proposed.

- **Zoning permits** are generally reserved for smaller projects that are not subject to the Uniform Construction Code; projects that are subject to the UCC require building permits.
- **Other permits** are also required including those for any new business including home occupations and businesses; change in use of any building; removing trees or timber harvesting; moving a mobile home, and yard sales to name a few.

Permit applications can be found on the Township website under the Permits & Forms tab, picked up from the Township Administration Office, or mailed, faxed, or e-mailed upon request made to the staff.

**When in doubt, please contact the Township with any permit questions!**

**Please note that as of January 1, 2023, the normally-assessed permit fees will be doubled for work commenced without a permit** per the 2023 Fee Schedule adopted by the Board of Supervisors at their December 14, 2022 meeting. This is to help stem the high number of permits that are retroactively applied for after it is discovered that work took place.

## Zoning Districts in Honey Brook Township

When applying for permits in Honey Brook Township, the application will ask for your Zoning District. Below are the types of zoning districts and their corresponding parts in the Township Code of Ordinances:

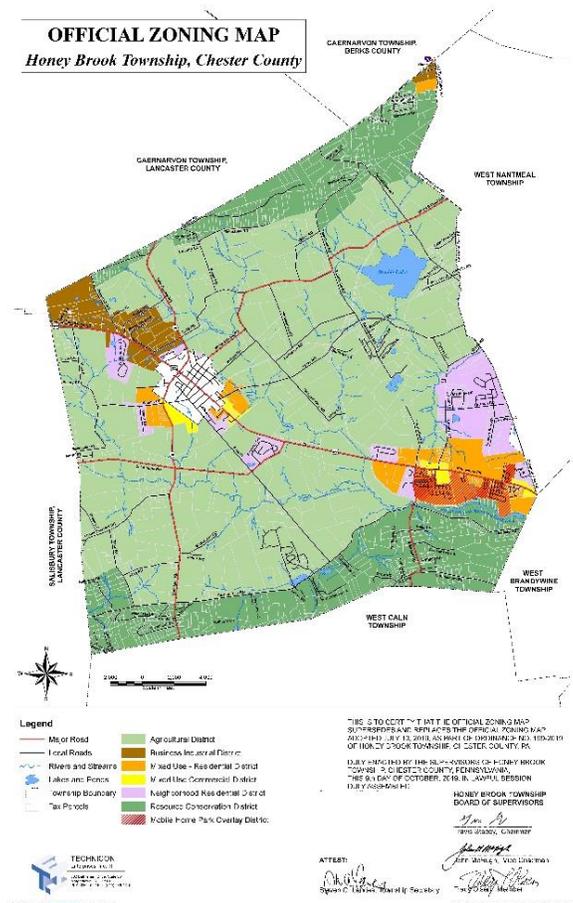
- A:** Agricultural (Part 17 of Chapter 27 of the Township Code of Ordinances, or “Zoning Ordinance”)
- BI:** Business Industrial (Part 19 of the Zoning Ordinance)
- MUC:** Mixed Use Commercial (part 5 of the Zoning Ord.)
- MUR:** Mixed Use Residential\* (part 6 of the Zoning Ord.)

\*the **MHP (Mobile Home Park) overlay district** is within the MUR zoning district (part 21 of the Zoning Ordinance)

**NR:** Neighborhood Residential (part 4 of the Zoning Ord.)

**RC:** Resource Conservation (Part 18 of the Zoning Ord.)

Not sure what zoning district you are in? Consult the map on the Township website at [www.honeybrooktwp.com](http://www.honeybrooktwp.com). A smaller version of the zoning map is depicted below.



## Guide to Municipal Abbreviations: Part 1, A-H

Ever wonder what some of the abbreviations the Township uses stand for? Below are some commonly-used acronyms and terms that you may find useful.

**Act 247** (of 1968): created the Pennsylvania Municipalities Planning Code, or MPC (which allows municipalities to plan their development and to govern the same by zoning, subdivision and land development ordinances (SALDO), and planned residential development, among others. The CCPC requires projects under Honey Brook Township's SALDO to submit their plans for review using the "Act 247 Referral Form.")

**Act 319** (of 1974): the **Pennsylvania Farmland and Forest Land Assessment Act, also known as "clean and green"** (allows land parcels that are 10 acres or more in size and which are devoted to agricultural and forest land use, to be assessed at value for that use rather than Fair Market Value, or FMV)

**Act 537** (of 1966): the Pennsylvania Sewage Facilities Act (which requires proper planning of all types of sewage facilities, permitting of individual and community on-lot disposal systems, and uniform standards for designing said systems. Overseen by the PA-DEP.)

**ADU**: Accessory Dwelling Unit (for A-Agricultural & RC-Resource Conservation zoning districts only)

**ASA**: Agricultural Security Area

**BCO**: Building Code Official

**BoS**: Board of Supervisors

**CCATO**: Chester County Association of Township Officials

**CCCBI**: Chester County Chamber of Business & Industry

**CCCD**: Chester County Conservation District (reviews NPDES permits)

**CCHD**: Chester County Health Department

**CCPC**: Chester County Planning Commission

**CCSIGA**: Chester County Secretaries in Government Association

**CCSWA**: Chester County Solid Waste Authority (a.k.a. "the Landfill" or "Lanchester Landfill")

**CoG**: Council of Governments, often in reference to the Western Chester County CoG (WCCCoG)

**Comp Plan**: Comprehensive Plan (a plan revised every 10 years that envisions what the Township and/or County would like to aim for in the ensuing 20 years)

**DCNR**: Department of Conservation and Natural Resources

**DEP**: Department of Environmental Protection, most often in reference to the PA-DEP

**ECHO**: Elder Cottage Housing Opportunity

**EIT**: Earned Income Tax

**FEMA**: Federal Emergency Management Agency

**FIRM**: Flood Insurance Rate Map

**HBBA**: Honey Brook Borough Authority (public water in the Borough and northern areas of the Township)

**HBCP**: Honey Brook Community Partnership, often referred to as "the Partnership"

**HoA**: Homeowners Association (set up by developers in certain subdivisions)

*Stay tuned for more abbreviations in the next issue!*

## Recreation and Parks Update

The Rec & Park Board welcomes its newest member, Steve Longenecker, who was appointed at the February 2023 Board of Supervisors meeting.



Honey Brook Township's Clean Up Day, in conjunction with Keep PA Beautiful's annual Pickup PA campaign, will be on Saturday, April 29, from 9:00 am – 12:00 noon. Work gloves, safety vests, and trash bags, along with road safety signs for any groups working near busy roads, will all be provided. Meet at 8:30 am in the Township Administration Building parking lot, 500 Suplee Road. Rain date: Saturday, May 13, at the same time and place.

The Half Day Summer Camp once again cannot be held due to a lack of a Camp Director. This program for ages K-5 was wildly popular in the days prior to Covid. If you or someone you know has a ready-made half-day camp program for elementary-age children to offer for 2024, please contact the Township office with your proposal.

The Recreation and Park Board meets on the third Thursday of each month, January through June and August through October at 7:00 pm in the Township Administration Building's meeting room.



### James A. Umble Memorial Park

Located at 173 Suplee Road, the park is open from dawn to dusk each day. A walking trail encircles the park and features a Born Learning Trail installed in November 2014 courtesy of a United Way grant. The park is actively used by the Twin Valley Little League. Other park amenities include portable toilets, two tot lots, tennis courts, and a sand volleyball court. A complete listing of the park rules is posted near the entrance to the park.

A picnic pavilion is available for residents to reserve free of charge on a first-come, first-served reservation basis. The pavilion includes outdoor grills and picnic table seating as well as a hitching post. The pavilion can be reserved by filling out a Facilities Use Application and returning it to the Township Administration Office. A security deposit is required to secure the reservation, and it will be returned provided that no damage is sustained to the pavilion or the surrounding park area.

Bases for the baseball/softball field and pickleball equipment are available at the Township Administration Office for Township residents to borrow for use at the Park.

YSM architects met with citizens on March 29 to show potential skate park designs for the James A. Umble Memorial Park renovation.

### Lost an Item?

The Township Administration Building has a "Lost and Found" collection of items, mostly left behind at the James A. Umble Memorial Park. If you have lost an item, check with the office during normal business hours.

## Trash Collection

Residents are required to contract with their own trash hauler who will also provide recycling services. Residential developments managed by a Home Owners' Association (HoA) may contract with a hauler for the entire neighborhood, so please check with your HoA manager for this information. Mobile Home Communities have their services contracted by the management company of the community. **PLEASE NOTE: *Burning of household trash is prohibited.***

## Household Hazardous Waste Collections

Household Hazardous Waste (HHW) collections are slated to take place four times in 2023:

- Saturday, April 22, 2023 in Phoenixville
- Friday, June 23, 2023 in Coatesville
- Saturday, August 26, 2023 in Oxford
- Saturday, October 7, 2023 in West Chester

Preregistration is required via the Chester County Solid Waste Authority (CCSWA) website at [www.chestercountyswa.org](http://www.chestercountyswa.org).

## Yard Waste Recycling

All haulers collecting trash in Honey Brook Township *must* offer yard waste collection at least three times per year; twice in the fall and once in the spring. Please check with your hauler for their scheduled pickup date(s).

## Recycling is Mandatory

Pennsylvania and Honey Brook Township regulations require all residential, commercial, institutional, and municipal properties to separate recyclable materials from their waste and have it properly collected and processed.

**Residential** collection of recyclable materials shall be provided at least once each week by your contracted trash collector. Items to be recycled by all residential units including mobile home parks and apartments include: Glass containers, Cans, Plastics: No. 1 to No. 5 and No. 7, and Paper (newspaper, catalogs, magazines, junk mail, paper, envelopes, and cardboard boxes and containers). Check with your hauler to learn whether additional items may be recycled.

Residents shall also separate leaf waste from other recyclable materials and trash. Your hauler is required to collect leaf waste at least once in the Spring and twice during the months of September through December. Check with your hauler for their schedule. You also have the option of disposing of leaf waste by taking it to the Chester County Lanchester Landfill Composting Site on a fee-per-load basis. Contact the CCSWA at 610-273-3771 for details.

**Commercial, industrial, institutional, and municipal property** owners/operators plus the sponsor of any community special event or other activity shall at a minimum separate all of the items required of residents listed above plus high-grade office paper and corrugated cardboard. These materials may be stored until collected. The property owner/operator shall annually provide written documentation to the Township of the types of materials and the total tons of materials that were recycled. This documentation is due no later than the end of January for the prior calendar year.



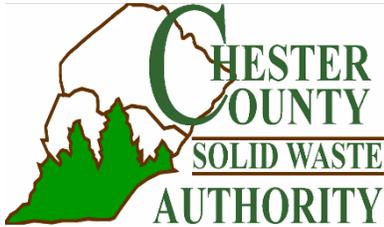
## Open Burning

Outdoor burning of municipal waste, leaf waste, yard waste, or recyclable materials that are required to be separated and collected (newspaper, cardboard, clear glass, and plastics) is **PROHIBITED**. Small controlled fires, such as campfires, are permissible, but ***toxic materials of any kind (including trash or construction waste) cannot be burned at any time.*** Any and all fires shall be monitored at all times, and one should keep a source of water nearby in case of emergency.

The Right-to-Farm Act allows farmers on farms of over 5 acres to carry out ***normal and customary*** activities of farming operations, which ***occasionally includes*** open burning. However, a farmer may ***NOT*** burn municipal waste, leaves, or recyclables generated from a residential unit on the farm or from any other residential property. The Right-to-Farm Act also permits the use of newspaper for bedding for farm animals, and the composting and spreading of manure or other farm-produced agricultural wastes, provided that such activities are conducted in accordance with all applicable laws, rules, and regulations.

**HOW DO YOU MANAGE YOUR BATTERIES?**

By Patti Lynn  
Recycling Resources Manager



What do batteries and plastic containers have in common? Both are ubiquitous and confusing to recyclers, having multiple chemistries in multiple products. Manufacturing of batteries will increase over 400% from 2020-2025. From button cells to embedded ones, batteries are smaller, lighter, cheaper, but more energy-dense than ever before. Their power can make them dangerous to manage, even if you think they have lost their charge. A recent fire in a York County recycling facility is believed to have started with a lithium-ion battery mixed with cardboard.

Batteries are either primary (one and done), or they are rechargeable. **Both types can be recycled, but they do NOT go in your recycling bin OR your trash bin.** Alkaline batteries (AA, AAA, etc.) are the ONLY ones that can safely go in trash. Remember, a spent battery can still have a charge. Lithium-ion batteries are flammable if they are punctured. It is unsafe to remove a LI-ion battery. Before battery drop off, tape the terminals, or put the same type of batteries (all NiCad, e.g.) in a plastic bag. [View the CCSWA's safety video at https://www.youtube.com/watch?v=gpwL5vBgDY8](https://www.youtube.com/watch?v=gpwL5vBgDY8).

Otherwise, bring them to a Home Depot or Lowe's (check online), or [register for a Chester County Household Hazardous Waste event](https://www.chestercountyswa.org/121/Upcoming-Household-Hazardous-Waste-Event) at <https://www.chestercountyswa.org/121/Upcoming-Household-Hazardous-Waste-Event>.



Wouldn't it be helpful to have a universal labeling system for common household batteries so consumers will know how to manage them at end-of-life? Batteries *are* getting recycled for their component metals, thereby reducing extraction needed from the earth. That is a good thing. Please be responsible with your batteries!

### ARE BICYCLE BATTERIES THE NEXT NEW THING?

Electric bikes use lithium batteries that may be recharged up to 1,000 times. Eventually, we will be hearing about the need to "dispose" of them. Additionally, with EV demand up, it is reasonable to think that more infrastructure will be needed to handle these "high watt hour" (>300 hrs.) batteries, automatically deemed "hazardous". But, there is a solution for bike batteries: the Call2Recycle product stewardship organization that recycles batteries has partnered with [People for Bikes](https://www.peopleforbikes.org/) to collect bike batteries at retail bike shops. Visit <https://www.peopleforbikes.org/> for more information.

If there is a bicycle shop in your community, please let them know about this program. You can use this [locator](https://www.call2recycle.org/locator/) (<https://www.call2recycle.org/locator/>) to find the area bike shops who are partners in this program.

## Recycling of Household Goods and Furniture

**The Community Warehouse Project of Chester County** is a local furniture bank that collects gently used furniture and housewares and then distributes these items to families, individuals, and veterans in need throughout Chester County. Our clients are referred to us by over 60 social service agencies throughout the area. We served over 400 Chester County households in 2022.

Rather than putting out furniture and housewares for bulk trash, consider donating to the CWP! This is a way to recycle perfectly usable items instead of going to the landfill.

The warehouse is located at 800 E. Virginia Avenue, Building 3, West Chester, PA 19380 near Henderson High School. Donations must be pre-approved by sending photos to [donations@communitywarehouseproject.com](mailto:donations@communitywarehouseproject.com) or to 484-473-4360. The warehouse is always open for donation drop offs on Tuesday, Wednesday & Thursday mornings from 9:00 am to 12 noon and on the third Saturday of each month from 9:00 am to 1:00 pm. Other drop off dates are available by appointment.

Please email [gbrion@communitywarehouseproject.com](mailto:gbrion@communitywarehouseproject.com) or call 610-505-2200 with any questions. Visit the CWP website at [www.communitywarehouseproject.com](http://www.communitywarehouseproject.com).



Community Warehouse Project showroom



Exterior of the Caln ReStore

Another great resource for donating household items is **Habitat for Humanity ReStores**. These are donation centers and home improvement stores that sell new and gently used furniture, appliances, home improvement products, building materials, and more at a fraction of the retail prices. ReStores are open to the public and supported by our local community through shopping, donating and volunteering. Every purchase, every donation, and every hour volunteered supports our mission to create, promote, and preserve home affordability in Chester County.

The Coatesville ReStore is located in the Caln Plaza Shopping Center, 1853 East Lincoln Highway, Coatesville PA 19320. Store hours are Wed-Sat, 9:00 am to 5:00 pm.

The ReStore benefits everyone: the environment, the donor, and the community. Each year, the ReStores divert tons of usable materials from the landfill. Most donations made are also tax-deductible, and all proceeds from the ReStores benefit the construction of Habitat homes in our community.

Large ReStore purchases may be picked up and donations may be dropped off at our Donation Center located behind the ReStore during the hours below. Please be a good neighbor and don't leave items when the ReStore is closed. Please note our staff reserves the right to refuse any items based on their quality, condition, or inventory at the time of drop-off. Hours for pickup / drop-off at the Caln ReStore are Wed-Sat. 10:00 am-4:30 pm.

## How Can I Be a Good Stormwater Neighbor?

by Heather McKean, Former Extension Educator, Water Quality, PSU

Have you ever discussed stormwater with your neighbor or wondered how to be a better stormwater neighbor? Neighbor disputes over stormwater are very common. Water does not follow property boundaries and there are often instances where water flows from one property onto another and causes damage. It is important to realize that activities on your own property can adversely affect your neighbor's property.

The first thing to do as a responsible neighbor is to familiarize yourself with how stormwater flows on your own property. Ask yourself, "How does water enter and exit my property? Are there areas of concentrated flow currently causing damage to your property or adjacent neighboring property?" If so, flows can be re-directed to vegetated areas for infiltration. You can also install a rain barrel, cistern, rain garden, or dry well as needed to control roof run-off.

When installing best management practices (or BMP's), do not direct stormwater flows onto a neighboring property and do not block stormwater from leaving your neighbor's property. Stabilize disturbed areas and maintain lawns, driveways, and gardens to prevent erosion and sedimentation on your own and on other peoples' properties. Changes from building and land development activities can alter natural flows of surface and stormwater. It is important to recognize that grading and re-grading can change how water moves across the land. It is essential to leave natural drainage paths undisturbed when possible and never intentionally concentrate stormwater flows.

If you will be installing stormwater controls such as French drains, it would be prudent to check with the Township Stormwater Engineer to determine whether or not a permit is required.

If you live near a stream, pond, or stormwater drain you can plant a riparian buffer or establish a "grow zone" along the waterbody to allow pollutants to be filtered before reaching the water. This will help prevent erosion on your property. Also, do not compost yard waste such as leaves, grass clippings, or mulch into or near a stream or stormwater drain. Clean up trash, litter, and other debris that may clog a drain or small stream that could potentially cause flooding or pollution from water run-off.

If you find yourself in a dispute with a neighboring property owner over stormwater issues remember: open communication and cooperation can prevent stormwater issues and help resolve existing stormwater problems. If you have questions about local stormwater regulations, contact your municipality. It is important to take steps to protect natural water courses, infiltration areas, and drainage paths. Be mindful of how your actions can affect adjacent landowners and take steps to prevent damage not only on your own property but also on your neighbor's property.

If you are interested in learning more, you can find a full series of videos and articles in the Penn State Extension Stormwater Basics series, at <https://extension.psu.edu/stormwater-basics>.



The Christina Watersheds Municipal Partnership (CWMP) is a group of municipal and non-profit partners focused on developing strategies to address stormwater pollution in the Brandywine-Christina watersheds of Chester County, PA. CWMP hosts four public meetings for the watershed partners, municipal officials, practitioners, scientists, regulators, and interested members of the public to discuss current matters in stormwater management in the Christina Basin watersheds of Chester County. In addition to meetings, CWMP hosts several workshops each year, with a focus on applied techniques and technical support for stormwater implementation projects and watershed protection. Resource materials for homeowners and farmers alike abound on the CWMP website at <https://cwmp.org/>.



## Honey Brook Community Partnership News

The Honey Brook Community Partnership's mission is to bring together Borough and Township partners to facilitate communication, share resources, and work together to enhance our community. The Partnership is comprised of businesses, interested residents, and local government officials and is open to the community. To receive information about the meetings, which are held on the second Tuesday of the month at 4:30 pm, please visit [www.honeybrookpartnership.com](http://www.honeybrookpartnership.com).

### Scholarships for High School Seniors

Each spring, the Partnership awards scholarships to two Twin Valley High School seniors who plan to further their education by attending a college, business, trade, or technical school. To qualify for this scholarship, the student must be a resident of Honey Brook Borough or Township. For more information, check out the Partnership website.

### Harmony Day

Mark your calendars for September 16, 2023! Details will be announced as they become available. If you would like to help plan the event, come to a meeting or visit the Partnership website.

### Make a Difference Day

The last Saturday in October is national Make a Difference Day, an opportunity for people to engage in local projects in their community. Honey Brook is no exception, as the Partnership places collection boxes throughout the community. Past projects have included coat drives, toiletries and paper products collections, and food collections. Watch the Partnership website for the 2023 project, to be announced in early fall.

### Deck the Brook

The "Deck the Brook" decorating contest is held in early December each year. Honey Brook residents and businesses are invited to decorate their front doors and yards for the holidays and enter a competition to win prizes.

### Welcome Signs

The Partnership erected the new welcome signs in 2013. The logos for non-profit organizations are showing signs of wear, so they are getting a facelift this spring. Be on the lookout for the fresh logos later this year. The Partnership is proud to have Boy Scout Troop 9 assist with the landscaping.

## TOWNSHIP POLICE COVERAGE

Honey Brook Township is covered by the Pennsylvania State Police. Call 9-1-1 for emergencies or you can contact the State Police Embreeville Barracks at 610-486-6280 for non-emergencies.



## FREE CAR SEAT SAFETY CHECKS

The State Police at the Embreeville Barracks, 997 Lieds Road, Coatesville, holds free safety checks for car seats on the second Friday of each month. For more information, call 484-340-3248.



687 Compass Road \* 610-273-3303

Hours: Mondays & Wednesdays, 11 am - 6 pm  
Tuesdays & Thursdays, 11 am - 8 pm  
Fridays, 11 am - 5 pm  
Saturdays, 10 am - 5 pm  
Sundays: Closed



The Honey Brook Food Pantry is located at Door #8 of the Good Food Distribution Center, 5064 Horseshoe Pike (across from Wimpy & Dee's Diner). Distributions are on the 2<sup>nd</sup> Wednesday from 10 am to 12:30 pm and the 4<sup>th</sup> Wednesday from 4:00-6:30 pm for eligible residents in the Twin Valley School District. Visit the Pantry website at [honeybrookfoodpantry.org](http://honeybrookfoodpantry.org) for more information.



## Changes at Township Administration Building

### New Secure Drop Box / Mailbox

The Township has installed a new combination mailbox / secure drop box at the Township Administration Building. This will facilitate large sets of plans or bulky document delivery after hours. The bottom two thirds of the box is the drop box as posted; the top portion is for USPS only.

The mailbox is located on the east side of the parking lot, in front of the raised garden beds. Below is a picture of where the box is in relation to the main entrance of the Administration Building; at right is a closer view.

The picture at the bottom shows how to access the drop box.



***Please note that beginning April 1, the Township's Post Office Box is no longer valid for mailing. The Township's address is now simply:***

***500 Suplee Road  
Honey Brook PA 19344.***



Above: EV charging parking spots at 500 Suplee Road.

### EV Chargers Available

EV chargers are now available for use at the Township Administration Building parking lot. Please keep these spaces available for electric vehicles to charge.

## Senior News

**SENIOR GROCERY BOX PROGRAM:** In partnership with the Chester County Food Bank, qualifying seniors may register to receive a Senior Food Box at the Honey Brook Community Library, 687 Compass Rd.

To qualify, you must:

Chester County resident, age 60 or older

Have a total household income at or less than the following:



### INCOME LEVEL

Family Size	Annual	Monthly	Weekly
1	\$17,667	\$1,473	\$340
2	\$23,803	\$1,984	\$458

If you are interested in receiving a box, please call 610-873-6000, extension 130 to register.

## Brandywine Valley Active Aging

This organization was launched in January 2021 as a blending of both the Coatesville and Downingtown Area Senior Centers, both of which date back to 1977. For more than 40 years, the organizations stood independently, serving the older adults of their respective communities. Today, Brandywine Valley Active Aging envisions a just and caring community where everyone will feel valued, respected, and safe affording every individual the opportunity to live with dignity and purpose and to ensure equal access to positive, healthy aging.

BVAA hours are Monday through Friday, 9:00 am to 3:00 pm at 250 Dr. Martin Luther King Jr. Blvd. in Coatesville and 40 W. Pennsylvania Ave in Downingtown. For more information, visit <https://bvactiveaging.org/> or call 610-383-6900 (Coatesville) or 610-269-3939 (Downingtown).



## Department of Homeland Security Announces Extension of REAL ID Full Enforcement Deadline

WASHINGTON – The Department of Homeland Security (DHS) announced its intent to extend the REAL ID full enforcement date by 24 months, from May 3, 2023 to May 7, 2025. Under the new regulations published to execute this change, states will now have additional time to ensure their residents have driver's licenses and identification cards that meet the security standards established by the REAL ID Act. As required by the law, following the enforcement deadline, federal agencies, including the Transportation Security Administration (TSA), will be prohibited from accepting driver's licenses and identification cards that do not meet these federal standards.

"DHS continues to work closely with U.S. states, the District of Columbia, and the U.S. territories to meet REAL ID requirements," said Secretary of Homeland Security Alejandro N. Mayorkas. "This extension will give states needed time to ensure their residents can obtain a REAL ID-compliant license or identification card. DHS will also use this time to implement innovations to make the process more efficient and accessible. We will continue to ensure that the American public can travel safely."

The extension is necessary, in part, to address the lingering impacts of the COVID-19 pandemic on the ability to obtain a REAL ID driver's license or identification card. REAL ID progress over the past two years has been significantly hindered by state driver's licensing agencies having to work through the backlogs created by the pandemic. Many of these agencies took various steps in response to the pandemic including automatically extending the expiration dates of driver's licenses and identification cards and shifting operations to appointment only.

Passed by Congress in 2005 following a 9/11 Commission recommendation, the REAL ID Act establishes minimum security standards for state-issued driver's licenses and identification cards. Security standards include incorporating anti-counterfeiting technology, preventing insider fraud, and using documentary evidence and record checks to ensure a person is who they claim to be. Under the new regulations, beginning May 7, 2025, every traveler 18 years of age or older will need a REAL ID-compliant driver's license or identification card, state-issued enhanced driver's license, or another TSA-acceptable form of identification at airport security checkpoints for domestic air travel.

Since enactment of the REAL ID Act in 2005, advancements in technology have enabled TSA to make significant improvements in checkpoint screening, particularly in the areas of identity management, on-person screening, accessible property screening and alarm resolution. Through the deployment of technologies such as Advanced Imaging Technology (AIT), Advanced Technology (AT) X-ray, then Computed Tomography (CT), Bottled Liquids Scanners (BLS), and Credential Authentication Technology (CAT), as well as deployment of Passenger Screening Canines (PSC) and the rollout of TSA PreCheck®, TSA has continually advanced its security capabilities. TSA also increased its vetting capability through Secure Flight, a risk-based passenger prescreening program that enhances security by identifying low and high-risk passengers before they arrive at the airport by matching their names against trusted traveler lists and watchlists. REAL ID requirements will strengthen these improvements further by providing an additional layer of confidence in the identity of the traveler.

All 50 U.S. states, the District of Columbia, and four of five U.S. territories covered by the REAL ID Act and related regulations are issuing REAL ID-compliant driver's licenses and identification cards. These standards have significantly improved the reliability and accuracy of state-issued driver's licenses and identification cards.

For more information on REAL ID, visit [www.dhs.gov/real-id](http://www.dhs.gov/real-id).

## Roadmaster Reminders

### Driveway Permits

During 2022, the Roadmaster noticed a significant increase in the number of driveways being constructed without a permit. Accordingly, this is a reminder that **new driveways, driveway expansions, or resurfacing of driveways at the point where the driveway meets the road requires a driveway permit.** The permit should be applied for and issued **prior to** the start of any work. If any portion of the work touches a Township road, an escrow must be posted to ensure that the work is completed in the manner required by the permit (see Section 21-106 of the Township Code of Ordinances for details). The escrow will be returned by check upon satisfactory inspection by the Roadmaster and approval by the Board of Supervisors. **Please note that as of January 1, 2023, double the normally-assessed permit fees will be charged to anyone performing work without a permit.**

If the driveway is along a State Road (see list below), a Highway Occupancy Permit (HOP) must be obtained from the Pennsylvania Department of Transportation (PennDOT).

If the area of a new driveway is more than 1,000 square feet, stormwater controls will need to be installed according to Chapter 20. This requires a separate application process with its own fees.

The driveway requirements may be found in the Township Code of Ordinances, Chapter 22, Section 615. Call the Township Administration Office at 610-273-3970 if you require a copy to be mailed to you.

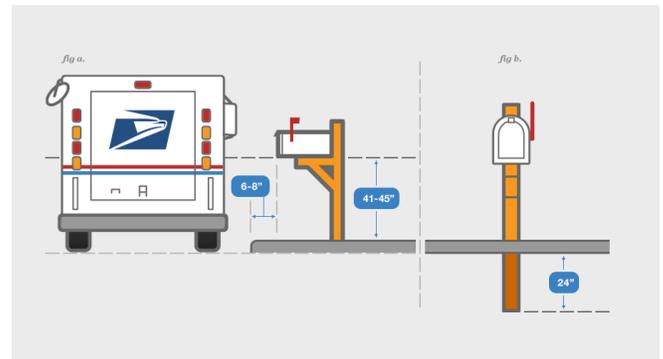
### Right-of-Way

Residents are encouraged to take into account the Right-of-Way ordinance when:

- **Planting:** please allow a minimum of *five feet from the edge of the improved cartway* when placing new plants. Persons who place

improvements in the right-of-way do so with the understanding that the Township may request the removal of such items.

- **Landscaping:** no fieldstone or rocks should be placed in the right-of-way.
- **Installing / Replacing Mailboxes:** the Township is *not* liable for any damages to improvements installed in the right-of-way when performing road maintenance duties (including, but not limited to, mailboxes). Please refer to this handy diagram:



More mailbox guidelines are available at: <https://www.usps.com/manage/mailboxes.htm>

- **Doing Yard Work:** grass and leaves should not be blown into the road. It causes a driving hazard for your neighbors and can obstruct drainage of stormwater.
- **Placing Trash / Recycling Containers out on collection days:** please keep your trash and recycling containers out of the road. Start the habit now of keeping them on the curb so that come next winter, your trash & recycling containers will not be in the way of the Public Works crew as they treat and plow the roads.
- **Draining pools:** no person shall drain or permit the drainage or discharge of water from pools or any other facility onto the cartway of any Township road that causes unsafe conditions for passersby.

**State Roads** – The following roads are maintained by PennDOT:

**Route 10** (Compass Road south of the Borough/Twin Valley Road north of the Borough), **Route 322** (Horseshoe Pike), Cambridge Road, Chestnut Tree Road, Isabella Road, Maple Street (from Borough line to the intersection with White School and Pleasant View Roads), Morgantown Road (between Chestnut Tree and White School Roads), South Birdell Road, and White School Road.



To report concerns on state roads, contact PennDOT at 1-800-FIX-ROAD (349-7623) or submit a report at the PA Department of Transportation Customer Care Center, <https://customercare.penndot.gov/>. To check conditions on state roads, visit [www.511PA.com](http://www.511PA.com).



**500 Suplee Rd.  
Honey Brook, PA 19341**



ReadyChesCo is used to notify you during a crisis or emergency and delivers important alerts such as inclement weather events or community alerts, ***including Honey Brook Township meetings.***

**Register at [www.readychesco.org](http://www.readychesco.org)**

You can receive notifications and updates on all or some of your devices:

- E-mail (work and/or home)
- Cell phone via voice and/or text
- Smartphone/PDA
- Pager

It is free to sign up. You choose the type of alerts you will receive. Be advised that these messages may incur charges from your wireless carrier depending upon the type of plan you have. You may choose to stop receiving the messages you sign up for at any time.

More information is available from:

Chester County Department of Emergency Services \* 601 Westtown Road, Suite 012, West Chester PA  
610-344-5000 \* [Facebook.com/ccdes](https://www.facebook.com/ccdes) \* [twitter.com/ccdes](https://twitter.com/ccdes) \* [Instagram.com/chescodes](https://www.instagram.com/chescodes) \* [chesco.org/des](http://chesco.org/des)