

Honey Brook Township and Borough Multi Municipal Comprehensive Plan Update

Task Force Meeting #4

December 3rd, 2025, at 6:30PM-8PM (Honey Brook Township Office and Zoom)

<https://brandywine-org.zoom.us/j/82813034309?pwd=4nFYnkZsMr3hQVxNxdnRSUmGleShqJ.1>

AGENDA

6:30-6:35pm Welcome and Call to Order
Gary McEwen, Task Force Chair

Meeting Overview
Sarah Sharp, Brandywine Conservancy

6:35-6:40pm Public Comment (see Township guidelines for public comment)
** When called, provide your name and address for the record. After this, you have three (3) minutes to share your comments regarding any matter related to the Comprehensive Plan Update. There will be additional opportunity for public comment at the end of the meeting.*

- Lorraine Luey - survey extended, when people try by QR code they are having trouble submitting it; can you tell if it's started; need to fully rank five or they don't go through; pg 8 of 31, township to purchase and retire TDR, questionable if the township is buying TDRs at this point
 - OF - only know if they're fulling submitted
 - SS: TDRs are a discussion point this evening.
 - Dawn: When is the card going out and where can paper copies be picked up. Put some in the hardware store and library.
 - SS: Copies of both at each municipal building
 - Note: Double check language on the ranking questions to make sure people know they have to fully answers.
- Marian Perez: Same concerns about the survey; deliver newsletters? Delivering surveys? Extend deadline and how long? Struble lake as an active park? No thank you. Community visioning session? Didn't hear about that? How was that advertised?
- Sal: Part of the problem from the previous plan is it's too big and intimidating; as we move through can we funnel down the goals and give them manageable outcomes
 - SS: Hope is to pare down recommendations to make them implementable but there is some value to having big goals that may be longer term; pare down and prioritize the top recs; organize the implementation matrix however we want

6:40-7:00pm Review of proposed recommendations from past sections

Sarah Sharp & Beth Burns, Brandywine Conservancy

- Nat Resource - Reg. ordinance
 - SS: any thoughts on the recommendations? Any to remove or deprioritize
 - Gary: Already included in the SALDO
 - Gotta protect hydric soils
 - GSI -- may be something to consider
 - SL: Township has given variances to get around them
 - SS: Still included as continuation or enforced in compliance with the ordinance
 - OF: Maybe an educational recommendation
 - SS: Language to include suggesting coordination with Zoning Hearing Board
 - Sal: May be up to BoS not to reelect ZHB members
- Nat Resources - Ed, Outreach
 - SL: Tree City?
 - MH: Some council and Borough residents shot it down because it would need to be taxed for
 - SS: Nonstarter at this point?
 - MH: Got shot down pretty quick because of the tax. Resident that wanted to start it. Would be costly to line main street
- Nat Re - Habitat, OS
- Nat Re - Ongoing Strategies
- Send QR code to TF members not attending - might not be able to have them rank
- Comments on material provided in packet:
 - MN: Strategies about riparian buffers, our ordinance is 75, zone 1 and 2
 - GM: Had a discussion with Theilacker about why 75 was the appropriate decision
 - SS: Pretty good riparian buffer standards -- requiring reforestation
 - MN: Not interested in 100' buffer
 - GM: if its disturbed does it require it? How do we identify where it needs to be reforested?
 - SS: Could use the Riparian Buffer Gap Map that shows where there are buffers gaps
 - GM: Reforestation where it doesn't exist? Change the language?
 - SS: Change the 100' buffer to 75' and look at language to make the reforestation clearer
 - MN: required in land development
 - SS: yes, only required in the land development process
 - GM: GSI recommendation is vague; DEP regs may have GSI in them; needs to be more defined.
 - Dawn: Nothing should be related to climate change
 - SS: Added to address increased storm intensities

- GM: GSI is good but needs to be quantified.
- MH: DEP approving development with GSI more than traditional development.
- MN: What is a heritage tree?
 - OF: tied to the cultural, heritage, or particular specimen vegetation; need to be designated by a certified arborist
 - SS: nothing that comes to mind we can remove
 - Dawn: we want to keep native species
 - OF: definition in zoning
- GM: redirecting development outside riparian corridors and woodland classifications; riparian buffer installation needs to be looked at
 - SS: might be some benefit to being installed in the beginning; can include language that says with expert guidance
 - GM: a review at the end to make sure it's still intact
- GM: How are developers to meet the increased demand? It has to be incorporated into documents or supervisors need to accept it. Would caution on this that someone would be required to do it but not make it available to entire community
- GM: How expenses are shared for coordinating with neighboring municipalities and the local school districts to ensure a comprehensive suite of recreational facilities...

7:00-7:20pm Existing and Future Land Use Discussion

Sarah Sharp, Brandywine Conservancy

7:20-7:40pm Guiding Growth: Inventories, Mapping, Recommendation

Liv Falcone, Brandywine Conservancy

- SL: How does HB compare to other places in the county when it comes to fair share housing?
 - SS: Some municipalities want to provide for single family but they can get away with it because they aren't in the path of growth
 - SL: More than our fair share of mobile homes in the county? Would be interested in that data.
- GM: Township just approved a short term rental ordinance in July. Ordinance 211
 - SL: Does not specify type (like AirBnB)
- MH: Not a problem in the borough, but not opposed to it
 - SS: Becoming a problem in Lancaster because of tourism
- GM: How many TDRs have been used? Biggest bonus was for commercial?
 - Warren: maple estates, 6 TDRs but they need to receive the documents; doesn't recall other TDRs being sold before that; might be good with Borough being receiving areas but only if borough is amenable
 - MH: Where would we put density
 - Warren: Would be for redevelopment?
 - GM: if the receiving areas is only commercially zone is that challengeable?

- OF: Leave as evaluate and we can look back into it
 - SS: If wanted only in commercial, we'll need to evaluate the receiving districts
- OF: 2009 Official Map in the 2015 plan for the Twp?
 - No one aware of anything regarding this.
 - Rockland Station overlay? And was removed with the last plan
 - Recommendation for an Official Map in the Twp, Official Map for Borough (sidewalks, trails, connecting out)
- MH: Public works director; have started talking about expanding police station -- building
- GM: Conversation with Warren about expanding inventory for flood prone areas
 - MH: and Fire Chief as well and public works; really bad rains can flood in front of the fire station
- Sal -- putting addition on fire station
- MH: No Act 537 plan, the sewer authority does
 - Warren - it's the township's plan
- GM: call the main office for the school district to talk; enrollment declining
- GM: Future Land Use should start with current zoning; zoning changed after the previous comprehensive plan; if we change future land use, we'll need a zoning change
 - MH: Agrees.
- SS: will follow up with zoning map

7:40-7:50pm Questions/Concerns/ Outstanding Items

Sarah Sharp, Brandywine Conservancy

- SS: developing postcard regarding survey
 - Paper copies at library, we will see if we can provide
 - When to have the survey done
 - GK: results for February Meeting
 - SS: end of January; light overview of the survey
 - Postcards at the library
- Erin comments read by GM: Act 115 funds being used for maintenance for lands acquired; Honey Brook Parks and Trail committee could be combined with existing committee

7:50-8:00pm Public Comment (see Township guidelines for public comment)

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- MP: October 9th meeting? Struble Park? Act 115 funding.
 - October 9th meeting materials will be added to the website.
 - SS: Expanding day use facilities.
 - Sal: getting resident input will highlight what's wanted

- SS: Act 115 is the PA acts allows for open space funds; some municipalities needed the opportunity for stewardship
 - Make sure it's consistent with the land preservation plan
 - Val Shulz: Only used for lands acquired by the Open Space funds
- Val Shulz: Survey ranking issues.

Next Meeting – No Task Force Meeting in Jan.

February 4th @ 6:30- Task Force Meeting #4 – Multi- Modal Transportation