Honey Brook Township and Borough Multi Municipal Comprehensive Plan Update

Task Force Meeting #6

February 4th, 2026, at 6:30PM-8PM (Honey Brook Township Office and Zoom)

https://brandywine-org.zoom.us/j/89611276722?pwd=qa8JzHTWUCkFCQoUCVkZGwMouGaA8i.1

Passcode: 746533

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.*

6:40-7:10pm **Resilience Preparedness: Discussion and Input; Issues and Opportunities**
Sarah Sharp, Brandywine Conservancy

7:10-7:40pm **Resilience Preparedness: Recommendation**
Sarah Sharp, Brandywine Conservancy

7:40-7:50pm **Questions/Concerns/ Outstanding Items**
Sarah Sharp, Brandywine Conservancy

7:50-8:00pm **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.*

Next Meetings – June 3rd @ 6:30- Task Force Meeting #7 – Review of Recommendations and Implementation Matrix

Next Steps

- **August 5th – Task Force Meeting #8 - Draft Plan Review (Draft will be sent to Task Force for review beginning of July (about 1 month to review prior to meeting))**
- **September 2nd – Task Force Meeting #9 – Final Plan review**
- **October 7th – Optional meeting if needed for final review.**
- **Public Meeting Hosted by the Planning Commissions (October or November)**
- **45 day public review period**
- **Public Hearing and Adoption by BOS and Council (December – January)**

Honey Brook Borough and Township
Community Resilience Profile

Brandywine Conservancy, March 2026

Introduction

According to national weather data, sixteen of the warmest years on record for the globe have occurred in recent decades (with 1998 as an exception). Historical records indicate noticeable shifts in long-term weather patterns for the Greater Philadelphia Region, including frequent extreme heat waves and heavier rain and snow events. While some may not initially view these trends as a municipal issue, local governments are responsible for managing the impacts of flooding from heavy rainfall, clearing significant snowfall, and addressing periods of extreme heat.

Broadly, the Greater Philadelphia Region is expected to experience rising water levels along tidal areas, warmer average conditions, more intense precipitation events, and longer dry spells. Responding to these gradual changes can be challenging; however, municipalities that prioritize community resilience, infrastructure reliability, and proactive hazard mitigation planning will be better positioned to safely and effectively serve residents.

This report provides a high-level overview of how Honey Brook Township and Borough are experiencing shifts in weather patterns and increased extreme weather events. While not exhaustive, it is intended to support the Comprehensive Plan Update process by presenting historical data and modeled projections to inform future planning decisions. These trends should be considered when evaluating municipal operations, capital improvements, land use policies, emergency preparedness, and long-term community resilience strategies.

Hazard mitigation is a key component of this effort. By identifying areas vulnerable to flooding, extreme heat, winter storms, and drought conditions, the municipality can prioritize projects that reduce risk to life and property. Strategies may include improving stormwater infrastructure, protecting critical facilities, strengthening building standards where appropriate, enhancing emergency response coordination, preserving open space in flood-prone areas, and incorporating risk reduction measures into future development decisions. Integrating hazard mitigation planning with the Comprehensive Plan helps ensure that long-term growth and infrastructure investments reduce vulnerability to future extreme weather events.

The Delaware Valley Regional Planning Commission (DVRPC) has prepared guidance for municipalities focused on strengthening resilience to extreme weather events. Key recommendations include:

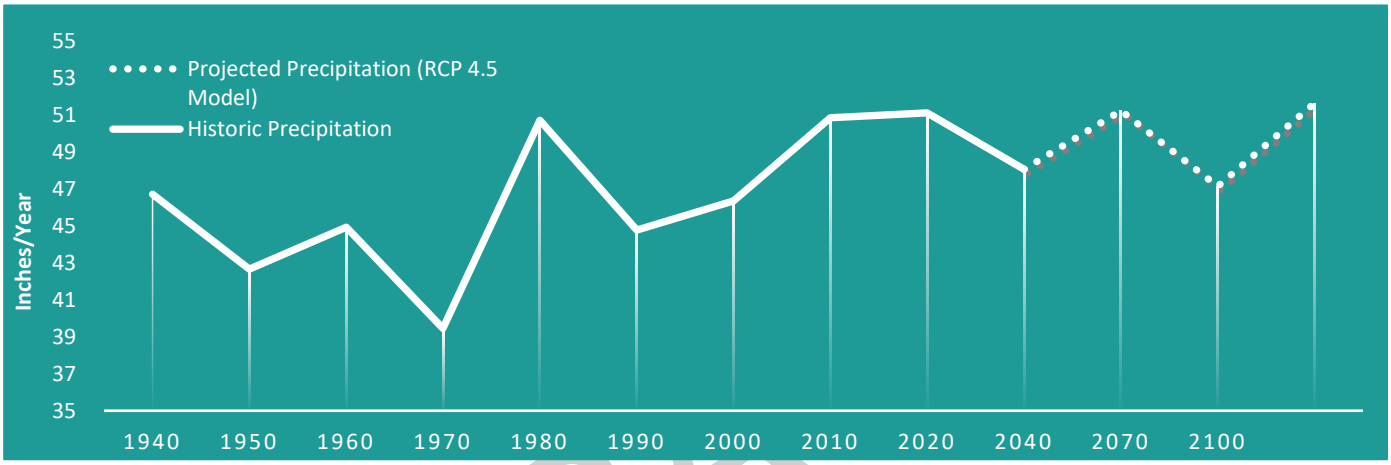
- Preparing municipal facilities—including buildings and recreation areas—to withstand extreme weather conditions
- Maintaining and upgrading stormwater systems to manage heavier rainfall
- Adjusting delivery of municipal services (e.g., refuse collection schedules) as needed during extreme weather
- Ensuring employee policies and contracts reflect working conditions during heat waves and severe weather
- Maintaining and expanding tree cover with species suited to local conditions
- Providing accessible cooling centers during periods of extreme heat
- Updating local regulations and development standards to address evolving weather patterns
- Coordinating hazard mitigation planning with emergency management and capital improvement programming

Precipitation

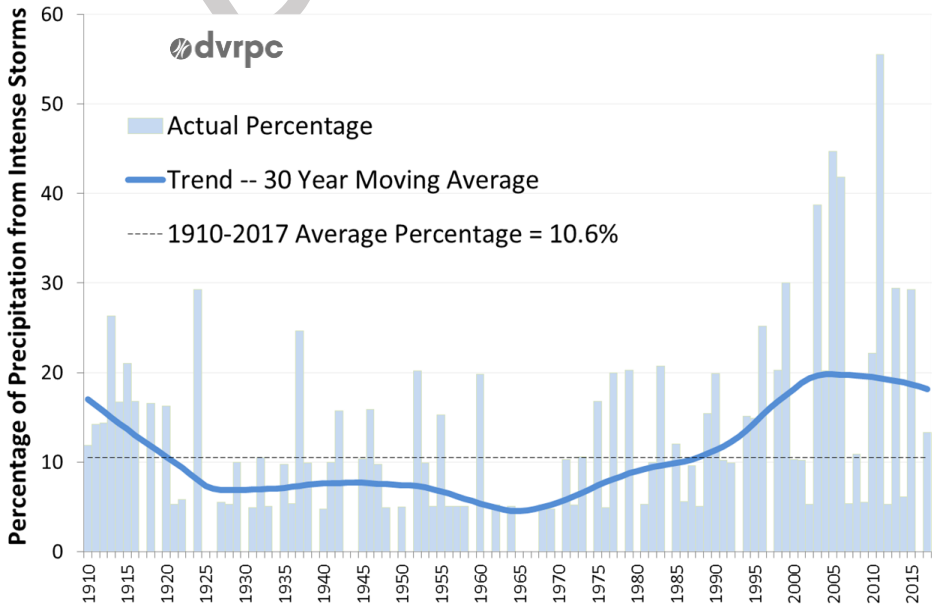
The following illustrates precipitation data, both measured and projected, for Honey Brook Township and Borough. The projected precipitation is derived from the Representative Concentration Pathway (RPC) 4.5 Climate model which illustrates the most conservative estimates for future impacts.

As shown in the chart below, Honey Brook has experienced variability in precipitation over the past century. That variability is expected to continue with average annual precipitation increasing. In addition to the increase of average annual precipitation, the severity of precipitation events are expected to increase.

Average Precipitation



Intense Storms and Precipitation



Source: DVRPC chart using data accessed 24 May 2018 from www.ncdc.noaa.gov/cag/.

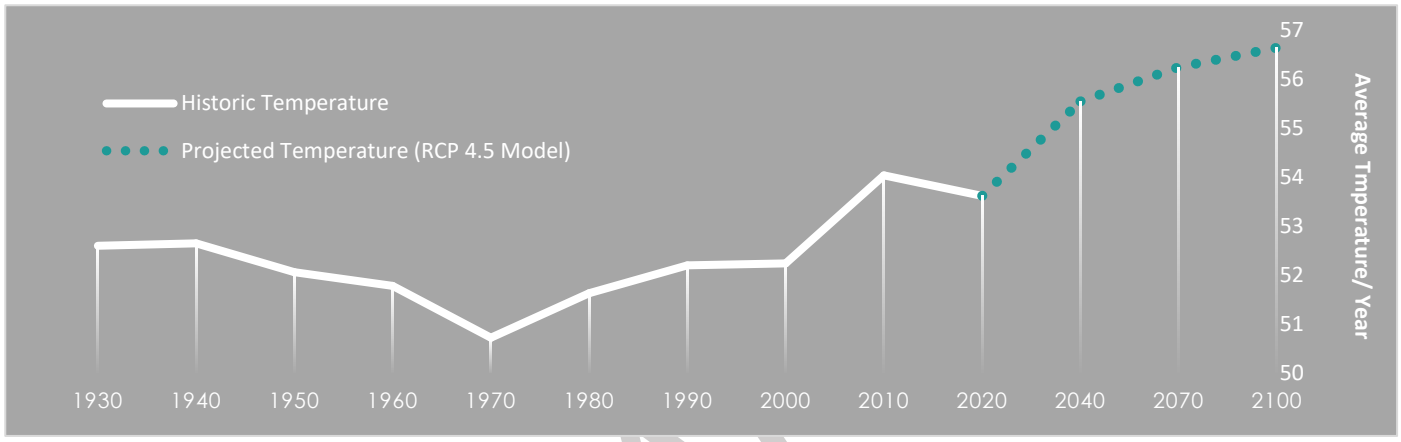
Data Sources: Historic precipitation from NOAA's national climate data center, WEST CHESTER 2 NW, COATESVILLE 2 W, & COATESVILLE 1 SW weather stations. Projected precipitation data from National Center for Atmospheric Research (NCAR) Community Climate System Model (CCSM) projections compiled using the iTree tool developed by USDA Forest Service, Davey Tree Expert Co., National Arbor Day Foundation, Society of Municipal Arborists, International Society of Arboriculture and Casey Trees. Intense Storms and Precipitation graph from DVRPC.

Temperature

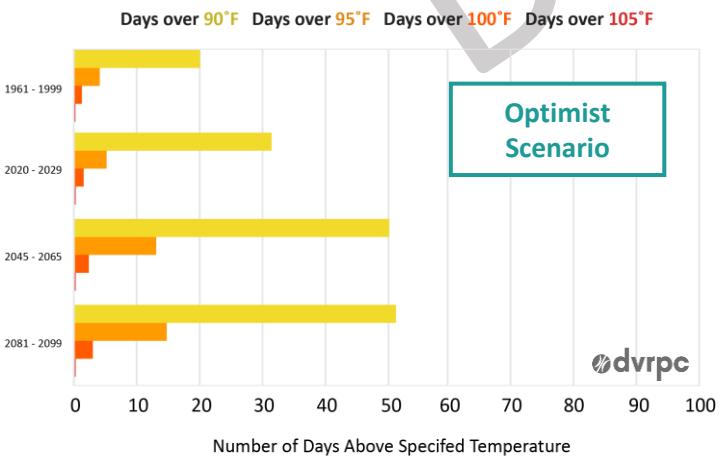
The following illustrates temperature data, both measured and projected, for Honey Brook Township and Borough. The projected temperature is derived from the Regional Planning Commission 4.5 Climate model which illustrates the most conservative estimates for future impacts.

As shown in the charts below, average temperatures are expected to increase over the next century, with the number of days over 90º also expected to increase.

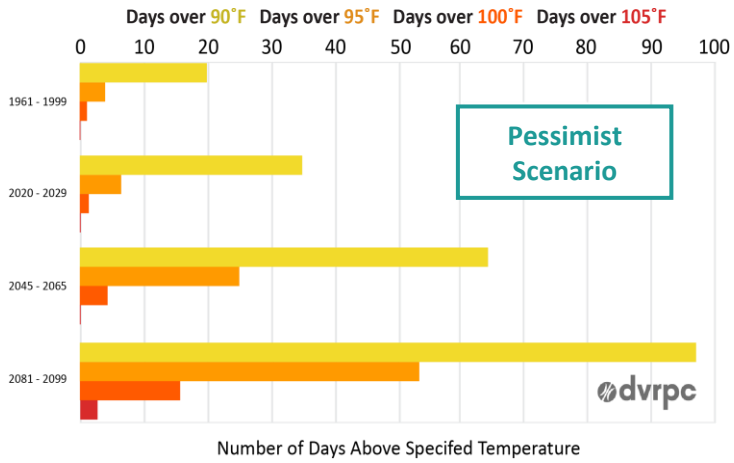
Average Temperature



Days Over Specified Temperatures



Source: DVRPC chart using data provided by ICF.



Source: DVRPC chart using data provided by ICF.

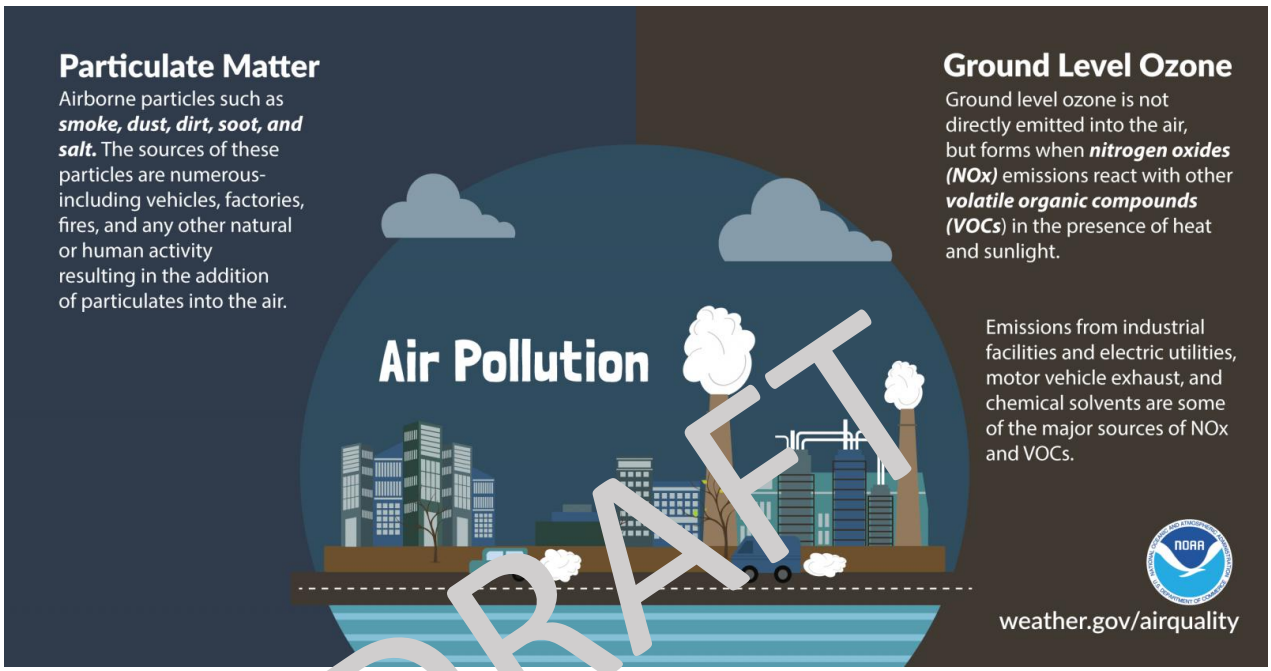
Data Sources: Historic temperature from NOAA's national climate data center, WEST CHESTER 2 NW, & COATESVILLE 2 W, weather stations. Projected temperature data from National Center for Atmospheric Research (NCAR) Community Climate System Model (CCSM) projections compiled using the iTree tool developed by USDA Forest Service, Davey Tree Expert Co., National Arbor Day Foundation, Society of Municipal Arborists, International Society of Arboriculture and Casey Trees. Days over specified temperatures graphs from DVRPC.

Air Quality

Rising temperatures can degrade air quality, and poor air quality can, in turn, further influence and intensify weather patterns. Pollutant sources such as cars and trucks (mobile sources) and power plants and factories (non-mobile sources) impact air quality. According to the Centers for Disease Control, higher temperatures may increase allergens and air pollutants. Higher temperatures will also increase ground level ozone. Air quality metrics are complicated and interrelated; the infographics below seek to give a summary of the interrelationships.

Air Quality Impacts Related to Increased Temperatures

↑ Allergen Levels + ↑ Ground-Level Ozone = ↓ Air Quality



Health Impacts + Air Quality

Increased Allergen Levels

More

- Cases of allergies
- Asthma episodes

Increased Ground-Level Ozone

More

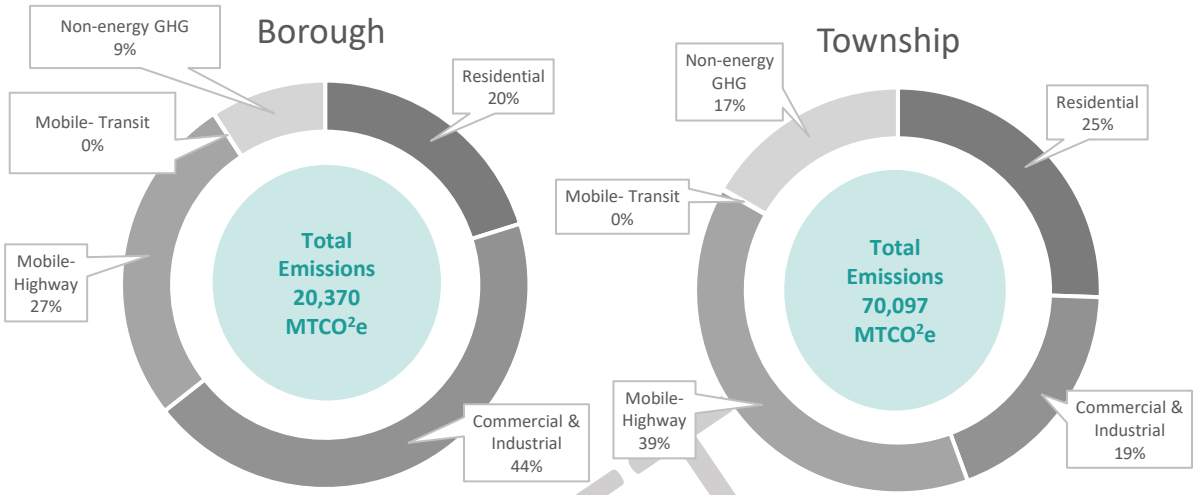
- Respiratory illnesses
- Premature deaths

GHG Emissions

The following information illustrates greenhouse gas emissions (GHG) within Honey Brook Township and Borough, according to the 2015 Energy and Emissions Profile for Honey Brook Township and Borough, developed by the Delaware Valley Regional Planning Commission (DVRPC). Overall emissions are illustrated as well as emissions within the Township attributed to different sectors.

Township Greenhouse Gas Emissions

Overall



Equivalent to

Greenhouse gas emissions from

21,102

passenger vehicles driven for 1 year

CO2 Emissions from

12,149

homes' energy use for a year

Greenhouse gas emissions avoided by

27

wind turbines running for a year

Carbon sequestered by

90,744

Acres of U.S. forests in one year

Carbon Sequestration

Absorbing and storing atmospheric carbon dioxide is called "carbon sequestration." According to the University of California, Davis, "Biological carbon sequestration is the storage of carbon dioxide in vegetation such as grasslands or forests, as well as in soils and oceans."

Data Sources: GHG emission data from Delaware Valley Regional Planning Commission (DVRPC) Energy and Emissions Profile for Honey Brook Township and Borough, Chester County, PA (dvrpc.org). Emission equivalencies from the EPA's Greenhouse Gas Equivalencies Calculator Greenhouse Gas Equivalencies Calculator | US EPA

Hazard Mitigation

Hazard mitigation involves proactive, long-term actions taken before disasters occur to reduce risks to life and property. The first step is understanding which hazards exist and how they may affect the community, providing the foundation for effective planning. The following information is summarized from the 2026 draft of the Chester County Hazard Mitigation Plan (HMP). The Chester County Hazard Mitigation Plan (HMP) outlines a collaborative, multi-hazard strategy to strengthen resilience while preserving the community's character and needs.

Potential Hazards and Vulnerabilities

The chart below shows how Honey Brook Township and Borough compare to Chester County and whether their risk is greater than (>), less than (<), or equal to (=) the risk factor assigned to the County as a whole. (Draft Chester County Hazard Mitigation Plan 2026).

MUNICIPALITY	Utility Interruption	Flood, Flash Flood, Ice Jam	Pandemic and Infectious Disease	Drought	Transportation	Urban Fire and Explosion	Substance Use Disorder	Extreme Temperature	Tornado, Windstorm	Winter Storm	Nuclear Incidents	Hazardous Materials Release	Wildfire	Invasive Species	Hurricane, Tropical Storm, Nor'easter	Terrorism	Dam Failure	Earthquake	Gas and Liquid Pipelines	Radon Exposure	Cyber- Terrorism
Borough	=	<	>	=	=	=	=	>	=	=	=	=	<	=	=	=	<	=	<	=	=
Township	=	=	>	=	=	=	=	>	>	=	=	=	=	>	=	=	>	=	=	=	=

Pandemic and Infectious Disease

Honey Brook Borough and Honey Brook Township face a slightly higher risk related to pandemics and infectious diseases due to lower rates of health insurance coverage and a higher proportion of vulnerable populations, including residents over the age of 65.

Extreme Temperature

Communities with older housing stock, such as Honey Brook Borough, may experience greater impacts from extreme temperatures, as these homes are less likely to have central air conditioning and may have less efficient insulation. Additionally, the Township's large Plain Sect population may face increased vulnerability to extreme heat and cold due to lifestyle, housing, and energy-use factors.

Tornado, Windstorm

Honey Brook Township is at a great risk to damage related to Tornadoes and windstorms due to the several mobile home developments in the township.

Expected Annual Losses to Drought by Census Tract (FEMA NRI, 2025)

Borough	$2,720.03 Relatively Low Loss
Township	$646,302.80 Relatively High Loss

Percent of population under 5 years old or over 65.

Borough	Under 5 – 8.5% 65+ - 11.2%
Township	Under 5 -4.3% 65+ - 29.2%

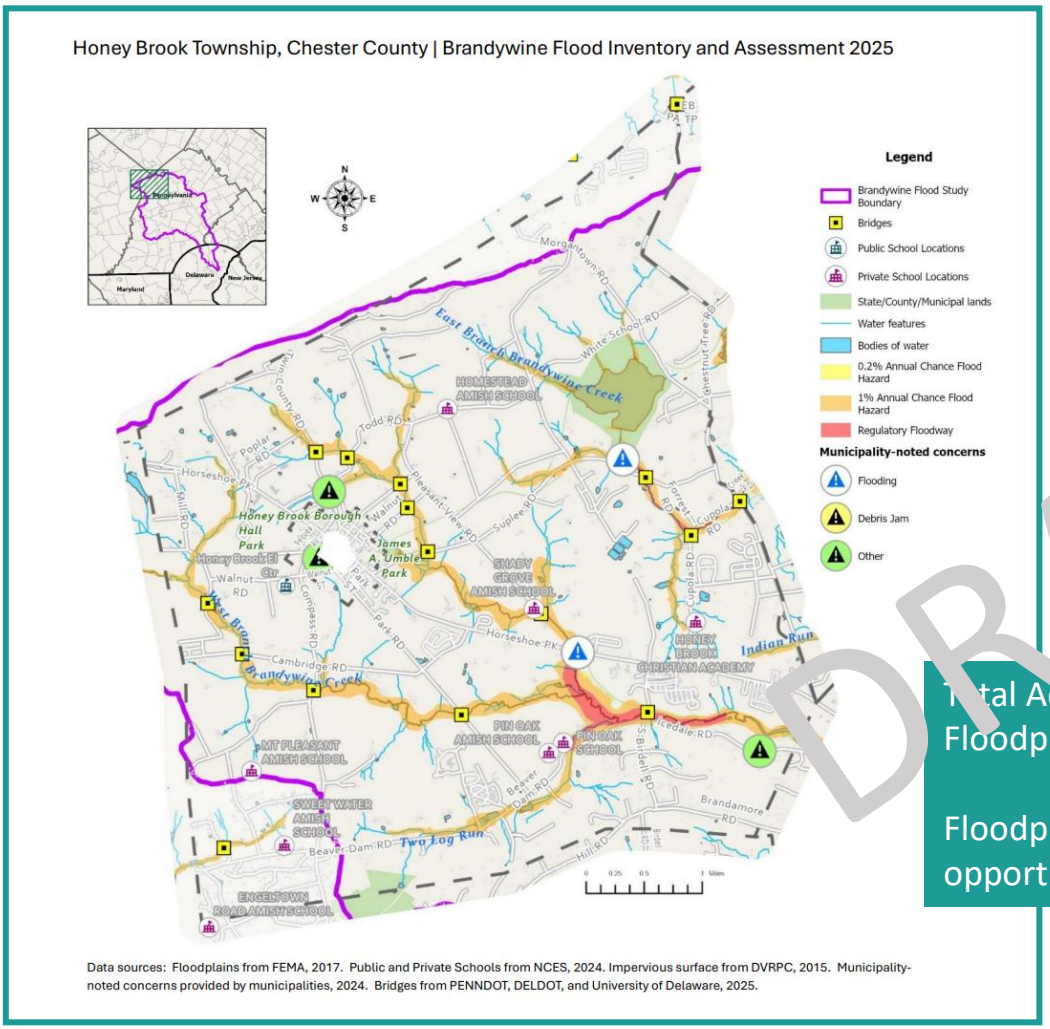
Zero Car Households (ACS 2024)

Borough	1%
Township	16.3%

Data Sources: Chester County Draft Hazard Mitigation Plan (2026)

Natural floodplains play a crucial role in reducing flood risks by slowing runoff and storing excess water, while also offering significant but often overlooked economic, social, and environmental benefits. These areas commonly include wetlands and other vital ecosystems that enhance local environmental quality. Floodplains support fish and wildlife habitats, control flooding and erosion, maintain surface water quality, recharge groundwater, boost biological productivity, and provide high-quality recreational opportunities such as fishing, birdwatching, and boating.

Overview: Township



Total Acres in the Floodplain – 1,473 ac.

Floodplain preservation opportunity – 470 ac.

Flood Hazards [1]

2 reported flooding locations

0 reports of debris jams

3 reports classified as other

Ex. Failing basins, undersized culverts

45 structures over 500 sq. ft. in the floodplain

Data Sources: FEMA Floodplain data, 1.flood hazard information from Brandywine Flood Study. Brandywine Flood Study | Brandywine Conservancy and Museum of Art

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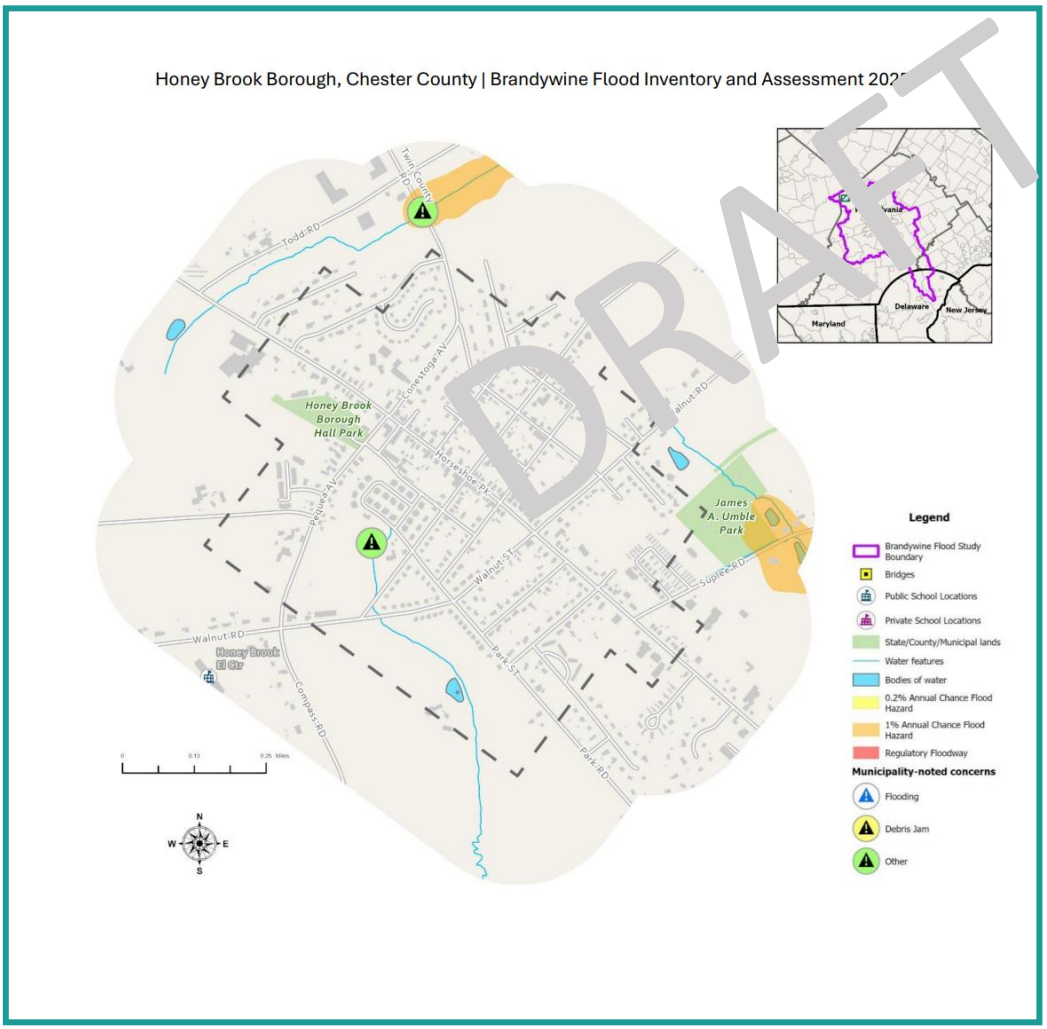
Overview - Borough



Total Acres in the Floodplain – 0 ac.

Floodplain preservation opportunity – 0 ac.

Flood Hazards [1]

0 reported flooding locations

0 reports of debris jams

3 reports classified as other

Ex. Failing basins, undersized culverts

0 structures over 500 sq. ft. in the floodplain

Data Sources: FEMA Floodplain data, 1.flood hazard information from Brandywine Flood Study. Brandywine Flood Study | Brandywine Conservancy and Museum of Art

Data Sources

Data sources used in this profile include the following:

1. Center for Disease Control (CDC) Climate and Health fact sheet: https://www.cdc.gov/climateandhealth/pubs/AIR-QUALITY-Final_508.pdf
2. Climate Nexus https://climatenexus.org/climate-change-issues/
3. Delaware Valley Regional Planning Commission's (DVRPC) "Municipal Management in a Changing Climate" Municipal Implementation Tool #31 https://www.dvrpc.org/Reports/MIT031.pdf
4. DVRPC Energy and Emissions Profile for Honey Brook Township and Borough, Chester County, PA https://www.dvrpc.org/webmaps/municipalenergy/mcddetail.aspx?mcdcode=4202920824
5. i-Tree Landscape v4.3.1 (n.d.). Retrieved May, 2021 from https://landscape.itreetools.org/
6. National Centers for Environmental Information: National Oceanic and Atmospheric Administration retrieved from https://www.ncdc.noaa.gov/cdo-web/search
7. Nature Conservancy Resilient Land Mapping Tool https://www.maps.tnc.org/resilientland/
8. PA DEP's Air Quality Partnerships Page https://www.ahs.dep.pa.gov/AQPartnersHTML/health.htm
9. PA DEP's Pennsylvania Climate Impacts Assessment, 2021 https://www.dep.pa.gov/Citizens/climate/Pages/impacts.aspx
10. University of California, Davis https://climatechange.ucdavis.edu/science/carbon-sequestration/biological/
11. US EPA's Climate Indicators Page https://www.epa.gov/climate-indicators/weather-climate
12. US EPA's Ozone Pollution Page https://www.epa.gov/ozone-pollution-and-your-patients-health/course-outline-and-key-points-ozone#health%20effects
13. Wuebbles, D.J., et al., 2017: Executive summary. In: Climate Science Special Report: Fourth National Climate Assessment, Volume I ("CSSR") [Wuebbles, D.J., et al.(eds.)]. U.S. Global Change Research Program, Washington, DC, USA, p. 13, doi:10.7930/J0DJ5CTG.

Key Issue: Resilience Preparedness

Overall Planning Objectives

- Protect life, property, and public investment by reducing risks associated with flooding, severe storms, extreme heat, and winter weather.
- Integrate hazard mitigation strategies into land use, infrastructure planning, and capital improvement programming.
- Prioritize cost-effective energy efficiency improvements in municipal buildings and operations to reduce long-term taxpayer expenses.
- Provide residents, businesses, and agricultural operations with information on voluntary programs and incentives that lower energy costs.
- Encourage practical building improvements that reduce heating, cooling, and operational expenses while maintaining rural character.
- Strengthen coordination with emergency management agencies to enhance preparedness, communication, and response capabilities.
- Preserve open space and natural drainage areas in locations prone to flooding to reduce future public infrastructure expenses.
- Restore, enhance, and strategically manage natural systems, such as forests, wetlands, riparian buffers, and tree canopy, to mitigate flooding and stormwater impacts, reduce heat buildup, stabilize soils, and lower energy costs through properly sited shade trees and windbreaks.

Energy Efficiency and Conservation

Goal X.1: Enhance Township facilities through energy efficiency and renewable energy improvements.

Strategies:

1. Promote energy conservation as a cost-saving strategy for municipal operations, residents, businesses, and agricultural uses.
2. Conduct energy audits of municipal buildings and facilities; track and report energy use annually to monitor savings and improve budget forecasting.
3. Implement phased efficiency upgrades in municipal facilities, including LED lighting conversions, office equipment, high-efficiency HVAC replacements during scheduled capital cycles, programmable thermostats, and building energy management systems, to reduce utility and maintenance costs.
4. Encourage the phased replacement of municipally owned gas-powered vehicles, landscaping equipment, machinery, and small tools with electric, battery-operated, or high-efficiency

alternatives as existing equipment reaches the end of its useful life. Battery-powered equipment typically requires less maintenance, has lower fuel and operating costs, and produces less noise than gas-powered alternatives, making it particularly well suited for use in parks, neighborhoods, and municipal facilities.

5. Evaluate solar or other on-site energy installations for municipal properties where lifecycle cost analysis demonstrates clear long-term financial benefit.
6. Incorporate energy efficiency standards into new municipal construction and major renovations and continue identifying practical strategies to reduce energy use in Township-owned buildings, grounds, and infrastructure.
7. Consider dark sky–friendly exterior lighting guidelines that reduce energy consumption while maintaining safety and visibility.
8. Encourage new development to be designed as solar-ready and EV-ready where feasible, and to exceed minimum Pennsylvania Uniform Construction Code energy requirements when financially practical.
9. Provide educational materials and promote voluntary participation in rebate and weatherization programs to help homeowners, particularly in older homes, farmhouses and low- and moderate-income households, to reduce heating and cooling costs.
10. Promote ENERGY STAR® and other high-efficiency building practices, including improved insulation, air sealing, and high-performance windows in new and renovated buildings.
11. Support the use of energy-efficient agricultural structures and equipment upgrades.
12. Promote and appropriately regulate on-site energy generation such as solar, wind, geothermal, and other alternative technologies in all land uses.

Community Resilience

Goal X.2: Plan with resiliency in mind to protect farms, residents, infrastructure, and the local economy from adverse impacts of extreme weather events.

Strategies:

1. Encourage residents and workers in Honey Brook to sign up for ReadyChesCo alerts to receive timely emergency notifications issued by Chester County's Department of Emergency Services, helping ensure prompt communication during severe weather and other emergency situations.
2. Improve stormwater systems to reduce flood damage and emergency repair costs.
3. Identify and map critical stormwater issues in the region and seek solutions and funding to reduce stormwater and minimize or mitigate its impact on the community and the environment.
4. Partner with nonprofits and/or governmental entities to ensure property owners have access to information and resources about riparian buffers, agricultural BMPs, tree plantings and woodland restoration benefits, including programs that provide technical assistance, financial assistance, cost-sharing mechanisms, and free resources.

5. Limit, to the fullest extent practicable, the addition of impervious surfaces and seek opportunities to replace existing impervious areas with green infrastructure to better manage and mitigate stormwater impacts on municipal facilities and the natural environment. Where feasible, incorporate impervious surface limitations, green infrastructure standards, and stormwater best management practices into the Subdivision and Land Development Ordinance (SLDO), redevelopment ordinances, and other applicable development regulations to support long-term implementation.
6. Evaluate public and private spaces that may offer cooling, warming and charging spaces during extended periods of extreme heat or power outages for those without power, air conditioning and heat.