

Honey Brook Township and Borough Multi Municipal Comprehensive Plan Update

Task Force Meeting #7

June 3rd, 2026, at 6:30PM-8PM (Honey Brook Township Office and Zoom)

<https://brandywine-org.zoom.us/j/81700020029?pwd=ZufV884lDXZsJTxn4JLdcmY7e5pFS.1>

Passcode: 763988

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.*

6:40-7:40pm Implementation Matrix Overview and Task Force Comments/ Edits
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 – August 5th @ 6:30- 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))

Next Steps

- **September 2nd – Task Force Meeting #9 – Final Plan review (need to find an alternative date)**
- **October 7th – Optional meeting if needed for final review. - (need to find an alternative date)**
- **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)**

Implementation

The Implementation Plan, in table form on the following pages, provides a summary of all the Action Items recommended in **Chapters x through x**. 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.

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

	Action Item	Responsible Party/ Partner	Time Frame	Implementation Methods
General				
1	Designate in an Official Map 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.	BOS, COUNCIL, TPC, BPC, LPC, TRPB, STAFF	ST	Official map and ordinance: Consider potential agricultural or conservation easements, future parkland, rights-of-way for trail easements or roadway improvements.
2	Regularly distribute information to residents through a Township and Borough wide newsletter.	STAFF, BOS, COUNCIL	ONG	Newsletters can be distributed annually, biannually or quarterly. These newsletters can be used to support recommendations that require promotion and education of residents.

Natural Resources

Protect, restore, and maintain natural resource features and their functions to sustain ecosystems, public health, quality of life and sense of place in the community.

Borough and Township Recommendations

1	Continue to regularly review, strengthen, and consistently enforce natural resource protection standards within existing zoning and SALDO ordinances, and coordinate with the Zoning Hearing Board to support consistent application of these standards.	TPC, BPC, BOS, COUNCIL, ZHB	ONG	Review and amend as necessary. Compare with updated provisions and model ordinances promoted by County and State agencies. Work with the Zoning Hearing Board to ensure these provisions are enforced.
2	Consider enhancing protection of wetlands and hydric soils from development by establishing a 50-foot wetland buffer and requiring their identification through NRCS Soil Survey mapping, supplemented by site-specific verification during the land development review process. Where hydric soils are present and development impacts are proposed, prioritize avoidance and, where impacts cannot be avoided, require restoration to forested wetland conditions.	TPC, BPC, BOS, COUNCIL, ZHB	MT	Review and amend ordinance language to increase the wetland buffer to 50 ft and allow for forested wetland restoration.
3	Continue to promote the use of Green Stormwater Infrastructure (GSI) and other innovative Best Management Practices in new development and redevelopment consistent with municipal and DEP requirements. Prioritize practices such as infiltration, bioretention, and permeable surfaces, and incorporate a GSI evaluation checklist into the land development and redevelopment review process to ensure consistent consideration and implementation.	TPC, BPC, BOS, COUNCIL, ZHB, STAFF	ONG	Continue to ensure stormwater ordinances are consistent with the County model ordinance. Coordinate with Chester County Water Resources Authority as needed to ensure most up to date standards and best practices are promoted.
4	Partner with local land trusts and county and state agencies to educate and engage property owners, including homeowners' associations, on natural resource stewardship, backyard habitat, riparian buffer restoration, and natural corridor connectivity, while assisting landowners in identifying and securing available funding and technical support to implement these practices.	STAFF	ONG	Outside partners: Brandywine Conservancy, Brandywine Red Clay Alliance, Chester County Conservation District, Chester County Water Resources Authority, Natural Lands Trust, State Agencies.

5	Coordinate with utility providers to minimize excessive pruning of street trees and encourage appropriate tree replacement when trees are pruned beyond their functional value.	STAFF	ONG	
6	Conduct a regional feasibility study of Green Stormwater Infrastructure to identify priority municipal sites and projects, outline potential GSI practices, estimate order-of-magnitude costs and maintenance responsibilities, evaluate funding sources, and recommend a short list of near-term demonstration projects.	BOS, COUNCIL, STAFF	ST	Seek funding and partner with surrounding municipalities and watershed associations to conduct an evaluation of municipal lands GSI opportunities.
7	Seek opportunities to promote successful examples of habitat restoration and stewardship, such as low-mow areas, the installation of rain gardens, reforestation and tree planting activities, the planting of native plants, and removal of invasive species on municipally held lands to educate and demonstrate to landowners the environmental and societal benefits of these activities.	BOS, COUNCIL, STAFF	MT	Promote existing examples through newsletter, website and interpretive displays. Upon completion of the GSI feasibility study seek funding to implement demonstration projects including project updates and interpretation.
8	Establish interconnected wildlife and greenway corridors to protect existing habitats and maintain ecological connectivity by leveraging land development review, regulatory mechanisms, conservation easements, and targeted land acquisition. Prioritize the Brandywine and Conestoga headwater areas for open space preservation and riparian reforestation through both development review requirements and voluntary landowner participation.	BOS, COUNCIL, TPC, BPC, LPC, STAFF	ONG	Outside partners: Brandywine Conservancy, Brandywine Red Clay Alliance, Chester County Conservation District, Chester County Parks + Preservation, Natural Lands Trust, State Agencies.
Borough				
9	Conduct a Borough-wide Heritage Tree Inventory, with support from a consultant as needed, and informed by a certified arborist to confirm eligibility and condition. Use the inventory to support public education and inform zoning and SALDO provisions related to tree protection and development review.	COUNCIL, STAFF, VOLUNTEERS	MT	Define protected trees (significant and heritage) using clear criteria such as size, species, age, or condition. Inventory and map heritage trees. Draft zoning and SALDO standards.
Township				

10	Continue to implement and refine the Township's woodland classification system through zoning and subdivision and land development approvals, as mapped in Figure XX. Maintain strict limits on woodland disturbance, with enhanced protection for forest interiors and higher-class woodlands, including tree replacement standards and allowances for off-site mitigation where appropriate. Support sustainable timber harvesting on private lands when conducted in accordance with the woodland classification system and Township zoning requirements.	TPC, BOS, STAFF	ONG	Review and amend as necessary.
11	Require the identification, protection, and enhancement of Natural Corridors depicted in Figure XX as part of the Township's land development review process. Protect corridors and riparian buffers through ordinance standards, install required protections and plantings early in construction under qualified professional guidance, and require final as-built inspections to verify approved plantings and buffers. Design open space within developments to strengthen corridor connectivity and long-term ecological function.	TPC, BOS, STAFF	ONG	Review and amend as necessary.
12	Continue to implement and strengthen riparian buffer protections by maintaining a 75-foot-wide forested buffer along all streams, limiting development encroachment, especially along High Quality (HQ) streams, and requiring reforestation of buffer gaps and impacted stream corridors as part of development approval. Require reforestation to be guided by qualified professionals, installed early when feasible, and verified at project completion, with limited site-specific modifications allowed only where overall buffer function is maintained or enhanced.	TPC, BOS, STAFF	ONG	Redirect development away from riparian corridors and priority woodlands, by formally referencing the riparian buffer map and woodland classification map in zoning and land development review.
13	Require new developments with significant open space areas to include natural area restoration in the required	TPC, BOS, STAFF	ST	Review and amend Open Space Designation and Management Standards language to require restoration

	Township and Borough-approved open space management plans.			to be included in the management plan.
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Open Space Preservation

Permanently protect open space, including farmland, to provide public health, ecological, economic, and quality of life benefits, and to enhance open space connectivity and access to all segments of community.

1	Enhance education and outreach through an active Township Land Preservation Committee to inform farmers and landowners about the benefits of permanent farmland preservation.	BOS, COUNCIL, TPC, BPC, LPC, STAFF	ST	Continue farmer and large landowner engagement events. Conduct targeted outreach to the priority parcels.
2	Continue to work with local land trusts to coordinate with owners of larger undeveloped parcels to educate them on the benefits of open space and opportunities to protect their land. Prioritize parcels that fill open space gaps.	BOS, STAFF LPC	ONG	Outside partners: Brandywine Conservancy, Brandywine Red Clay Alliance, Chester County Conservation District, Chester County Parks + Preservation, Natural Lands Trust, State Agencies.
3	Reassess the Transfer of Development Rights (TDR) program to determine if this tool is still effective in the township; evaluate opportunities for the Township to purchase and retire existing development rights.	BOS, TPC, LPC, STAFF	ST	Evaluate the feasibility and practicality of the TDR program and determine if it is still needed to accomplish the township's open space goals.
4	Actively seek grant funds to leverage municipal funds for the acquisition of conservation interests.	BOS, STAFF LPC	ONG	
5	Work with partners (such as conservation districts and land trusts) to seek and secure funding for implementing Agricultural Best Management Practices (Ag BMPs) that improve soil and water quality while sustaining productive agriculture.	STAFF	ONG	Outside partners: Brandywine Conservancy, Brandywine Red Clay Alliance, Chester County Conservation District, Chester County Parks + Preservation, Natural Lands Trust, State Agencies.
6	Continue to 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.	BOS, STAFF LPC	ONG	

Recreation

Promote the development and long-term maintenance of, and programming for, existing parks and recreation facilities, and connect all recreational opportunities via greenways, recreational trails and other appropriate means to encourage access for all.

1	Prepare/update a Parks, Recreation, and Trails Plan that addresses Borough and Townships recreational needs for the next ten to twenty years.	BOS, COUNCIL, TPC, BPC, LPC, TRPB, STAFF	MT	Township: Review and update the 2020 Comprehensive Recreation, Parks, Open Space and Greenway Plan. Consider a joint updated plan.
2	Continue to actively support and implement municipal projects that will further local appreciation for, and participation in, the Brandywine Creek Greenway.	BOS, COUNCIL, TRPB, STAFF	LT	Review Project Portfolios in the Brandywine Creek Greenway Strategic Action Plan, Appendix xx .
3	Consider the creation of a Honey Brook Parks and Trails Committee representing both Borough and Township interests to help guide plan development and implementation; 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.	COUNCIL, TRPB	ST	Could develop a joint committee or hold quarterly joint meetings to discuss opportunities for collaboration.
4	Coordinate with neighboring municipalities, local school districts, state agencies, and recreation providers to deliver a comprehensive and efficient system of recreational facilities and programming that meets community needs while avoiding unnecessary duplication. Regularly monitor recreational programming available to Honey Brook residents, promote appropriate public use of municipal, private, and quasi-public sites, and coordinate with Pennsylvania Fish and Boat Commission to promote recreation opportunities at Struble Lake.	BOS, COUNCIL, TRPB, STAFF TVSD, F&G, LIBRARY	ONG	Outside partners: Twin Valley School District; PA Fish and Boat, Surrounding Municipalities, local recreation leagues and groups.
5	Explore opportunities to acquire and develop a Township-managed neighborhood park or recreation facility to serve residents in the eastern end of the Township as future development occurs.	BOS, TRPB, LPC	MT	Can be identified through the official map process.
6	Ensure recreation funding by updating fee-in-lieu provisions to reflect current land values and facility costs, explore Act 115 funding flexibility for park and trail	BOS, COUNCIL, TRPB, LPC, TPC, BPC.	ONG	Regularly review, update and enforce fee-in-lieu provisions or require on-site facilities.

	improvements, and requiring new development to meet recreational needs through on-site facilities, dedicated open space, or fee-in-lieu contributions.			Review updated Act 115 language.
Guiding Growth				
Future Land Use				
Accommodate a modest amount of growth and development in areas of the Borough and Township planned for such uses in a way that maintains and enhances the Borough as a desired place to live, work, and play and the Township as a rural, agricultural resource.				
1	Manage future growth through consistent administration and enforcement of the Township's and Borough's Zoning, Subdivision and Land Development, and Stormwater Management Ordinances.	TPC, BPC, BOS, COUNCIL, ZHB, STAFF	ONG	
2	Coordinate with the Northwestern Chester County Municipal Authority so sewer service boundary revisions are consistent with future growth boundary lines of the Future Land Use Map.	BOS; COUNCIL; NCCMA; HBBA	ONG	
3	Support agriculture as a business that contributes to the economy of the Region.	BOS, COUNCIL, STAFF	ONG	Through support of farmland preservation programs, continue supporting expert led information sessions for farmers like the Farmer Breakfast and other events.
Fair Share/ Housing				
Achieve compatibility between new development and existing neighborhood character by guiding building scale, architectural style, height, and setbacks for new dwellings and additions.				
4	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 Borough and Township Multi-Municipal Comprehensive Plan.	TPC; BOS; BPC; COUNCIL	ST	Review and amend as necessary.
5	Evaluate Ordinances to better enable sustainable neighborhood design in order to provide: a variety of housing options; open space within communities for recreation, scenic views, natural resource protection; and other appropriate uses.	TPC; BOS; BPC; COUNCIL	ST	Review and amend as necessary.
6	Evaluate the Ordinances for appropriate building placement, building scale, street and pedestrian network, and public	BPC, COUNCIL		Review and amend as necessary.

	spaces provisions for mixed-use development.			
7	Create land use policies that promote pedestrian friendly environments and utilize village planning principles for new developments when practical.	TPC; BOS; BPC; COUNCIL	MT	Review and amend as necessary.
Support and enhance healthy, safe, sustainable, and diverse housing options and vibrant neighborhoods for residents of all ages and income levels.				
8	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	Review and amend as necessary. Review Chester County Planning Commission resources on A+ housing, housing tools and other resources.
9	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 by right the conversion of historic Borough homes into apartment buildings rather than be abandoned due to expensive upkeep.	BPC; COUNCIL	ST	Review and amend as necessary.
10	Ensure that residentially zoned land is continually available to accommodate multifamily residential and mobile home park land uses.	TPC; BOS; BPC; COUNCIL	ONG	Review and amend as necessary.
11	Amend the Zoning Ordinance to permit accessory dwelling units (ADUs) by right on lots with existing single-family homes, subject to applicable district and supplemental standards, including allowing "granny flats," garage apartments, and carriage house units within residential areas.	TPC; BOS; BPC; COUNCIL		Review and amend as necessary.
12	Periodically assess the rental inspection and licensing ordinances for areas of improvement.	COUNCIL	ONG	Review and amend as necessary.
13	Strictly regulate the conversion of single-family homes into short-term rental	COUNCIL	ST	While a quick review of the Airbnb website does not show

	properties to preserve long-term housing availability and neighborhood stability. Consider addressing short-term rentals in the Borough Ordinances.			an abundance of host sites in Honey Brook Borough, it is important to evaluate emerging land use issues for how they may impact the community in the future. The Chester County Planning Commission provides more information and tools for consideration on its website.
14	Enact housing inspection and contractor licensing requirements to help maintain a quality housing stock	COUNCIL	ST	Review and amend as necessary.

Encourage and prioritize land preservation opportunities to focus development away from critical natural and agricultural resources through the zoning and subdivision and land development processes.

15	Continue to promote agricultural zoning and discourage non-farm residential uses in prime agricultural areas of the 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.	TPC; BOS; BPC; COUNCIL	ONG	Review and amend as necessary.
16	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; BPC; COUNCIL	ONG	Review and amend as necessary.

Honey Brook Borough Revitalization Plan

Promote a healthy and diverse commercial economy that supports a stable tax base.

1	Try to attract small businesses, like a coffee shop or bakery, to the town center.	HBBR	ST	Outside partners: Western Chester County Chamber of Commerce; Honey Brook Community Partnership
2	Develop and implement a business retention program.	COUNCIL	MT	Outside partners: Western Chester County Chamber of Commerce; Honey Brook Community Partnership
3	Form a Honey Brook Borough Revitalization Association.	HBBR	ST	
4	Institute more cooperative marketing activities.	COUNCIL	MT	

5	Complete the streetscape demonstration project along US 322, including reconstruction of curbs and sidewalks.	HBBR	ST	
6	Continue to monitor open space and recreation needs.	COUNCIL	ONG	
Reinforce the identity and vitality of Horseshoe Pike and Pequea Avenue Street as a thriving main street and community center.				
<i>Circulation and Trails</i>				
7	Reconstruct street at Firehouse Lane (Completed?)	COUNCIL	MT	
8	Reconstruct curb and sidewalk at Railroad Ave.	COUNCIL	MT	
9	Complete additional links in the Borough's sidewalk system.	COUNCIL, BPC	MT	
10	Continue monitoring the demand for a public off-street parking area in the town center as well as potential for Park & Ride lot(s).	COUNCIL	ST	
11	Link the Borough to the proposed regional trail and bikeway system.	COUNCIL	LT	
<i>Sewer and Water</i>				
12	Support and monitor the present and future needs of the Borough's utilities.	COUNCIL; NWCC Municipal Authority; HBBA	ONG	
13	Improve/reconstruct storm drainage at E. and W. Horseshoe Pike.	COUNCIL	ST	
14	Improve/reconstruct infrastructure at Railroad Ave.	COUNCIL	ST	
15	Improve/reconstruct storm drainage at Wawassan & Nevin Drs.	COUNCIL	MT	
16	Install storm sewer at Firehouse Lane. (Completed?)	COUNCIL	MT	
17	Water Main at Spruce Street	COUNCIL; HBBA	ST	
18	Upgrade Water System Electric Service (Completed?)	COUNCIL; HBBA	ST	
19	Water System Pump Station Emergency Generator (add) (Completed?)	COUNCIL; HBBA	ST	
20	Work closely with PennDOT to ensure improvements planned for the Route 10 and Route 322 intersection are adequate	COUNCIL	ONG	
21	Rehabilitate Shirktown Water Tank	COUNCIL; HBBA	MT	
22	Upgrade Water Well #8 Treatment Plant	COUNCIL; HBBA	MT	

23	Do what is in the Borough's power to slow down and reduce truck traffic through Honey Brook Borough	COUNCIL	ONG	
<i>Downtown Community</i>				
24	Protect historic resources	COUNCIL	ONG	See Heritage Preservation and Interpretation Recommendations.
25	Promote safe and convenient access to the library by developing a network of sidewalks and trails connecting it to the Borough.	COUNCIL	ONG	
<i>Community Services</i>				
26	Work to keep the Honey Brook Fire Department in the town center.	COUNCIL	ONG	
27	Continue to address the need and use of Honey Brook Borough's Police Department.	COUNCIL, HBBPD	ONG	
28	As demand for community services continues to grow, prioritize strategies that ensure sustainable funding for essential resources, including the Library, Fire Company, and EMS services.	BOS, COUNCIL, Library, HBFC, EMS	ONG	Continue to budget for the municipalities agreed upon share of funding in support of these community services. Ensure the funding is in proportion to demand.
29	Support local fire company and EMS through publicizing the benefits and needs of volunteer fire and ambulance service.	BOS, COUNCIL, HBFC, EMS	ONG	The Township and Borough can use its existing and expanded public outreach methods to encourage its residents and businesses to support the local fire and ambulance service with volunteer service or financial support.
Heritage Preservation and Interpretation				
1	Evaluate and support the formation of a Township and Borough Historical Commission(s) with residents willing to carry out Commission responsibilities such as reviewing land use applications affecting historic resources, advising/making recommendations to elected officials on such applications, developing historic resource inventories, and engaging the community through education and outreach.	BOS, COUNCIL	ST	The Township BOS and Borough Council would need to adopt an ordinance that outlines the commission's powers, duties, and membership. Residents willing to volunteer for the commission could be sought through newsletters, community groups, and website postings. Chester County and the Chester County History Center are

				possible partners in forming this commission.
2	Conduct a comprehensive update of the Township and Borough's historic resource survey, originally completed in 1982 as part of the Chester County Historic Site Survey, to identify and document historic buildings, structures, sites, districts, and landscapes. Ensure the updated survey reflects current preservation standards, includes historic resources dating from 1975 and earlier, and serves as a foundation for informed planning, land use decisions, and future preservation initiatives. Request technical assistance and guidance from Chester County Planning Commission, as needed.	HC, STAFF	MT	Engage the Historic Commission or consultant, as necessary, to survey the historic resources within the Township and Borough. Use Pennsylvania Historical and Museum Commission standards for surveying including, at minimum: resource address, resource boundary, one photograph, resource name, classification, building materials, architectural style, owner category, year built, reason for recording, and recorder contact information.
3	Share updated inventories with Chester County for inclusion in the County's Historic Resource Atlas and the Pennsylvania Historical and Museum Commission's online database, PA-SHARE.	HC, STAFF	MT	Provide information to Chester County Planning Commission and PA-SHARE. Work with CCPC throughout the process for ease of information sharing.
4	Assess opportunities to seek formal determination of eligibility for or designation on the National Register of Historic Places for Honey Brook Borough Historic District and/or select individual sites. This will require detailed documentation and analysis that includes photographs, property/site history, maps, site plan, and bibliography.	HC, STAFF	LT	Identify resources and complete a National Register of Historic Places Nomination Form for submission to PHMC. The resources significance, physical description, and history will need to be included along with bibliographical resources.
5	Consider adding historic resource protection provisions, including incentives, within Township and Borough Zoning Ordinances, to encourage the adaptive reuse of historic resources and discourage their destruction. Consideration should be given to the potential establishment of Act 167 historic preservation ordinances for the historic district in Honey Brook Borough.	TPC, BPC, HC, STAFF	MT	Review and amend ordinances as necessary to incentivize adaptive reuse of historic resources in an effort to maintain the community's heritage and identity while continuing use of buildings that may otherwise be underutilized.
6	Consider applying for Certified Local Government (CLG) status to strengthen	HC, STAFF	LT	Review PHMC's requirements for CLG status and determine

	the Township and Borough's historic preservation program. CLG designation provides access to technical assistance, training, and grant opportunities, enhances local preservation capacity, and formalizes the community's commitment to protecting historic resources.			necessary steps for achieving the certification. Identify if these steps are a priority, and if not, reevaluate at a later date.
7	Work to identify and map visually prominent open spaces, natural landscapes, and historic landscapes in Honey Brook.	HC, STAFF	ST	Map open space and historic landscapes to understand the influence these spaces have on the scenic quality of the Township and Borough.
8	Explore opportunities to create educational materials such as brochures, online resources, and interpretive signage that would provide further information on the community's heritage as it relates to the buildings and landscapes of the region.	HC, STAFF		Working with a Historical Commission and partners, provide the history and stories of sites within the Township and Borough through varied means. Interpretive Waysides at parks, on municipal properties, and within the borough would provide easy access to the area's history.
9	Consider partnering with local schools, libraries, and historical organizations to integrate local history and preservation topics into community events and education.	HC, STAFF, TVSD		Harmony Day and Chester County Planning Commission's Towns Tours and Village Walks events would be two opportunities for engaging residents in the Township and Borough's history and resources.
10	Look into ways to support homeowners and business owners in maintaining historic properties through information on tools and resources regarding general maintenance, repair, and rehabilitation of historic homes to ensure the long-term health of historic neighborhoods.	HC, STAFF, TPC, BPC		Gather resources for use by residents on the upkeep and regular maintenance of historic structures.

Multimodal Transportation

Community Trails

1	Advance regional trail implementation by actively coordinating with Chester County and neighboring municipalities to plan and implement key regional trails, including the Northern Struble Trail and the Hibernia Trail, for pedestrian, bicycle, and equestrian use.	BOS, COUNCIL, TRPB, CHESCO	LT	Outside partners: Brandywine Conservancy, Chester County Parks + Preservation, Chester County Planning, adjacent Municipalities, Circuit Trail coalition.
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2	Expand local trail and pedestrian connectivity by planning and implementing local trail connections that link neighborhoods, parks, downtown, and regional trail corridors.	BOS, COUNCIL, TRPB, TPC, BPC	LT	Outside partners: Brandywine Conservancy, Chester County Parks + Preservation, Chester County Planning, adjacent Municipalities, Circuit Trail coalition.
3	Through the land development process, plan and implement the Headwaters Green Corridor as a gateway to the Brandywine Creek Greenway, including parking, information kiosks, trails, and interpretive features.	BOS, COUNCIL, TRPB, TPC, BPC	LT	Outside partners: Brandywine Conservancy.
4	Consider establishing a joint Trails Committee to coordinate planning and implementation of joint trail connections, or alternatively, hold regular joint meetings between the Township Parks and Trails Committee and the Borough Parks and Recreation Committee to support collaboration and coordinated decision making.	BOS, COUNCIL, TRPB,	MT	
Borough				
5	Through 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).	COUNCIL, HBRR	ONG	Seek downtown revitalization grant funding.
Transportation and Circulation				
1	Conduct corridor-level studies in coordination with PennDOT and Honey Brook Township's Plain Sect and English farming communities to identify and implement improvements that enhance the safe movement of buggies, farm equipment, and other slow-moving vehicles.	BOS, COUNCIL, PENNDOT, STAFF	LT	Improvements may include shoulders or carriage lanes where feasible, clear roadside recovery areas, PennDOT-compliant signage and markings, and rumble strip designs that do not impede buggy travel.
2	Coordinate with PennDOT, Chester County Planning Commission, DVRPC, and TMACC to advance priority transportation projects through the TIP process; evaluate park-and-ride and trip-reduction strategies; and pursue State, Federal, liquid fuels, and partnership-based funding opportunities.	BOS, COUNCIL, STAFF	ONG	

3	Evaluate intersections and roadway segments for safety and operational improvements, including traffic signals where PennDOT warrants are met and traffic calming measures where appropriate. Develop and implement a Traffic Calming Implementation Policy consistent with PennDOT guidance that incorporates community input and applies a phased approach beginning with low-cost strategies before higher-impact treatments. Gateway treatments in the Borough should enhance safety, driver awareness, and community identity. a. U.S. Route 322 and Chestnut Tree Road b. U.S. Route 322 and Birdell Road c. U.S. Route 322 and Cupola Road d. PA Route 10 and Walnut Road	BOS, COUNCIL, STAFF	LT	See glossary in appendix for examples of traffic calming and gateway treatments.
4	Adopt access management tools to protect the function of U.S. Route 322, PA Route 10, and other key corridors by limiting curb cuts, limiting access points, minimizing curb cuts, encouraging shared driveways and service roads, and directing primary access to lower-classification roadways. Develop and maintain access management standards and ordinances that guide these practices over time.	BOS, COUNCIL, STAFF, TPC, BPC	ONG	Review and amend as necessary.
5	Coordinate on traffic, transportation and road maintenance 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, STAFF, TPC, BPC	ONG	
6	Incentivize developers to construct proportionate transportation improvements identified in a unified Borough–Township Traffic Plan and evaluate the long-term feasibility of a Township traffic impact fee (Act 209) as an optional funding tool.	BOS, COUNCIL, STAFF, TPC, BPC	MT	Develop a unified traffic plan or consider establishing a traffic impact fee in the Township to fund roadway improvements.

7	As development occurs, particularly in the eastern portion of the Township, create interconnected local road networks parallel to Route 322 to improve access management, reduce congestion, and provide alternative travel routes.	BOS, COUNCIL, STAFF, TPC, BPC	LT	Identified on Township official map.
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Resiliency Preparedness

Energy Efficiency and Conservation

1	Promote energy conservation as a cost-saving strategy by encouraging measures such as municipal building retrofits, residential weatherization and efficient appliances, commercial energy-efficiency upgrades, and energy-saving farm equipment, helping to reduce long-term utility costs across all sectors.	BOS, COUNCIL, STAFF	ONG	Existing and expanded public outreach methods; demonstration projects
2	Conduct energy audits and track annual energy use for municipal facilities, and implement phased efficiency upgrades, such as LED lighting, high-efficiency HVAC, and energy management controls, to reduce utility costs and support long-term budget planning.	BOS, COUNCIL, STAFF	ONG	Energy audit through free tools like ENERGY STAR Portfolio Manager; prioritized implementation of recommendations
3	Consider opportunities to replace municipal vehicles and equipment with electric or higher-efficiency alternatives as they reach the end of their useful life and periodically evaluate solar or other on-site energy options for municipal properties where long-term operational benefits are demonstrated.	BOS, COUNCIL, STAFF	ONG	As existing equipment reaches the end of its life, evaluate electric and more efficient options taking into consideration maintenance costs.
4	Consider dark sky-friendly exterior lighting guidelines that reduce energy consumption while maintaining safety and visibility.	BOS, COUNCIL, STAFF, TPC, BPC	ST	See glossary in appendix for examples of traffic calming and gateway treatments.
5	Consider solar-ready and EV-ready design for new development and evaluate the feasibility of exceeding minimum Pennsylvania Uniform Construction Code energy requirements.	BOS, COUNCIL, STAFF, TPC, BPC	ONG	See glossary in appendix for examples of solar and EV-ready options.

6	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.	BOS, COUNCIL, STAFF	ONG	Existing and expanded public outreach methods
7	Promote ENERGY STAR® and other high-efficiency building practices, including improved insulation, air sealing, and high-performance windows in new and renovated buildings.	BOS, COUNCIL, STAFF	ONG	Existing and expanded public outreach methods
8	Promote and appropriately regulate on-site energy generation such as solar, wind, geothermal, and other alternative technologies in all land uses.	COUNCIL, STAFF, BPC	ONG	Ordinance development; existing public outreach methods
Community Resiliency				
9	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.	BOS, COUNCIL, STAFF	ONG	Existing and expanded public outreach methods
10	Continue annual evaluations of the Borough's stormwater systems in accordance with the MS4 permit and use these assessments to identify and map critical stormwater problem areas. Pursue targeted improvements, regional solutions, and available funding to reduce flood risk, minimize emergency repair costs, and mitigate stormwater impacts to the community and environment.	BOS, COUNCIL, STAFF	ONG	
11	Continue to explore partnerships 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	BOS, COUNCIL, STAFF	ONG	Outside partners: Brandywine Conservancy, Brandywine Red Clay Alliance, Chester County Conservation District, Chester County Parks + Preservation, Natural Lands Trust, State Agencies.

	assistance, financial assistance, cost-sharing mechanisms, and free resources.			
12	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.	BOS, COUNCIL, STAFF, TPC, BPC	MT	Ordinance development; existing public outreach methods
13	Educate residents on 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.	BOS, COUNCIL, STAFF	ONG	Existing and expanded public outreach methods

Implementation Matrix Glossary

Act 115: Act 115 of 2013 amended PA's Open Space Law (Act 442 of 1967) to authorize municipalities to use up to 25% of their annual dedicated open space tax revenues for the development, improvement, design, engineering, and maintenance of open space lands. This flexibility allows funds, which were originally restricted to acquisition, to be used for park renovations and trail construction.

<https://www.chescoplanning.org/MuniCorner/eTools/91-OpenSpaceFunds.cfm>

<https://weconservepa.org/blog/act-115-of-2013-improves-pas-open-space-law/>

Act 167: The PA Historic District Act (Act 167 of 1961) is a law authorizing municipalities, excluding first and second-class cities, to protect local historic areas by regulating the design of buildings within designated historic districts. It allows for local oversight of demolition, alteration, and new construction to preserve architectural character.

<https://www.pa.gov/content/dam/copapwp-pagov/en/phmc/documents/preservation/about/documents/hda%20certification%20policy%20and%20checklist.pdf>

https://www.dublinborough.org/forms/palta_preservation.pdf

Adaptive Reuse: Repurposing existing buildings for viable new uses and modern-day functions, rather than demolishing them. Reuse allows for a building's continued use and helps it remain a viable community asset.

The Brandywine Museum of Art is a great example of adaptive reuse. Hoffman's Mill, a 19th-century gristmill, was renovated and expanded into the museum we see today.

<https://www.chescoplanning.org/Guides/AdaptiveReuse/>

<https://www.ube.ac.uk/whats-happening/articles/what-is-adaptive-reuse/>

Agricultural Best Management Practices (Ag BMPs): Farming methods and strategies implemented by farmers and landowners meant to reduce pollution and protect natural resources while still supporting agricultural production. These practices help control stormwater runoff, reduce soil erosion, and improve water quality. Common examples include cover crops, stream buffers, no-till farming, and manure management systems.

<https://www.brandywine.org/sites/default/files/2025-02/Agricultural%20BMPs%20Toolkit.pdf>

Best Management Practices: Techniques to most appropriately manage natural resources on a site, based on unique site conditions, planning, and engineering requirements.

Brandywine Creek Greenway: A regional conservation and recreation initiative led by the Brandywine Conservancy that aims to protect the natural, historic, scenic, and recreational resources along the Brandywine Creek corridor in southeastern Pennsylvania and northern Delaware. It stretches roughly 40 miles from Honey Brook, PA, to Wilmington, DE, and connects parks, trails, preserved open spaces, historic sites, and river access points across 30 municipalities. The project focuses on land conservation, water quality protection, trail and bicycle connectivity, flood mitigation, and community planning while balancing ongoing development pressures in the region. It also serves as part of the larger regional Circuit Trails network and includes miles of existing and planned multi-use trails for walking, biking, and outdoor recreation.

<https://www.brandywine.org/conservancy/brandywine-creek-greenway/about-greenway>

Certified Local Government (CLG): A CLG is a municipality that has been officially recognized for its commitment to historic preservation through a partnership with the National Park Service and the PA State Historic Preservation Office. CLG municipalities agree to maintain local historic preservation programs, such as historic commissions and preservation ordinances, and in return they become eligible for preservation grants, technical assistance, and additional support.

<https://www.pa.gov/agencies/phmc/historic-preservation/clg-program>

Dark Sky–Friendly Exterior Lighting Guidelines: Design standards used by municipalities that help reduce unnecessary energy, lighting, glare, and light pollution while still providing enough light for safety and visibility. These guidelines usually promote shielded fixtures, downward-facing lights, lower brightness levels, and energy-efficient lighting to better protect nearby neighborhoods, wildlife, and the night sky.

<https://pawilds.com/protecting-dark-skies/>

EV-ready: A development that is planned so it can support electric vehicle chargers in the future. These chargers do not have to be immediately installed at the time of construction. It requires installing the necessary electrical capacity and infrastructure, such as conduit and wiring pathways, so that charging stations can be added later with minimal additional work or cost.

Some examples of EV-ready in PA include:

- West Chester Borough adopted an EV-ready ordinance in early 2024 that requires new non-residential and multi-family developments to include infrastructure for electric vehicle charging. 10% of space must be EV-ready. <https://www.west-chester.com/615/EVs-EV-Charging>

- Phoenixville Borough amended their SALDO to include a section on standards (Section 22-417.7). These standards require new developments with over 20 parking spaces must include electrical capacity to support Level 2 EV charging for at least 20% of spaces, while parking structures must make 100% of spaces EV-capable with conduit and panel capacity for future chargers. Residential garages are not required but are strongly encouraged to include a 240V outlet to support future Level 2 EV charging. This amendment also identifies EV parking requirements. [B: Streets and Parking. - Borough of Phoenixville, PA](#)

Gateway Treatments: Physical design features used at the entrances to a community, corridor, or district to create a sense of arrival and improve the appearance and identity of an area. This can include signs, landscaping, lighting, public art, streetscape improvements, pavement changes, or traffic-calming features that help mark transitions between places and enhance local character.

Green Stormwater Infrastructure (GSI): A set of natural or engineered systems that manage rainwater where it falls instead of sending it straight into pipes and streams. It uses features like rain gardens, bioswales, permeable pavement, and tree trenches to slow runoff, soak it into the ground, and filter out pollutants. The goal is to reduce flooding, improve water quality, and make development more environmentally sustainable.

Some examples of GSI in local PA parks include:

- Upper Oxford Community Park
- Avon Grove Library Rain Garden
- Chester County Water Resources Authority *Catch the Rain* program
- Cira Green in Philadelphia
- Brandon Park Lancaster City
- Coleman Park in Lebanon City

<https://www.pa.gov/agencies/dcnr/programs-and-services/community-outreach-and-development/green-community-parks/green-stormwater-infrastructure>

Heritage Trees: A tree that is often designated by local municipalities or organizations and holds value due to its age, size, species, ecological value, historic association, or contribution to community character. They are often large, mature or rare/native species that are identified and protected through heritage tree inventories and land development review processes to ensure they are not removed or damaged unnecessarily. In PA planning practice, the term is defined at the municipal level through local ordinances or tree protection policies rather than a single statewide standard.

<https://extension.psu.edu/a-guide-to-municipal-tree-and-woodland-preservation-ordinances>

- West Chester Borough adopted a Tree Ordinance in 2019 (Chapter 102), and later amended in 2020 to include the Heritage Tree definition and other key regulations. This ordinance protects large, established trees on public and private property by designating any non-excluded tree with a diameter of 24 inches or more as a “Heritage Tree.” A permit is required from the Borough Tree Commission before removal or major pruning. Additionally, property owners can earn up to a 100% incentive (max \$250) toward their Annual Stream Protection fee based on the number of heritage trees they maintain. <https://ecode360.com/6471559#6471559>
- Tredyffrin Township adopted a Woodland Conservation Ordinance in 2023 (Chapter 203) that regulates tree removal to protect the environment and manage stormwater. Special emphasis is placed on Heritage Trees (Specimen Tree), which are defined as trees with a trunk diameter of 24 inches or more, or those with unique historical significance. Property owners need a permit if they want to remove more than five healthy trees within a year. <https://ecode360.com/42876553#42876553>

Heritage Tree Inventory: A systematic survey and record of heritage trees. The inventory documents each tree’s location, condition, and reasons for designation, and is used by municipalities and planning agencies to support preservation decisions, guide development review, and ensure that significant trees are considered in projects.

<https://extension.psu.edu/conducting-a-community-tree-inventory>

High Quality (HQ) Streams: Surface waters with strong chemical, physical, and biological conditions that are considered high environmental value by the PA Department of Environmental Protection (PA DEP). Under the state’s anti-degradation system, they have above average water quality and are protected from activities that could significantly degrade existing conditions. HQ streams support healthy aquatic life and receive added protection while permitting for development, stormwater, or pollution impacts.

HQ Streams in Honey Brook:

- East Branch Brandywine
- West Branch Brandywine
- Two Log Run
- Pequea Creek
- Indian Run

<https://www.pa.gov/agencies/dep/programs-and-services/water/clean-water/water-quality/stream-redesignations>

Historic Site Survey: A systematic process used to identify, document, and evaluate buildings, structures, sites, or landscapes that may have historical, architectural,

archaeological, or cultural significance. It involves fieldwork, research, and mapping to record basic information such as age, condition, historical associations, and integrity. These surveys are used by municipalities, planning agencies, and preservation organizations to determine whether resources may be eligible for local designation or the National Register of Historic Places, and to inform planning decisions so that significant historic resources are considered in development review.

<https://www.brandywine.org/sites/default/files/2025-01/Historic%20Resource%20Survey%20Toolkit.pdf>

<https://pahistoricpreservation.com/baseline-survey-essential-ingredient-our-preservation-pantry/>

Historical Commission: An appointed advisory board responsible for identifying, preserving, and promoting the municipalities' key historic, architectural, and cultural resources. Established by a local ordinance, the commission provides recommendations to the Board of Supervisors on preservation efforts, maintains an inventory of historic resources, and guides development to help protect historic character.

Hydric Soils: Soils that are permanently or seasonally saturated with water long enough during the growing season to develop anaerobic conditions that support wetland vegetation and ecological functions. These soils play an important role in stormwater storage, groundwater recharge, water filtration, and habitat protection.

They are often identified through the Natural Resources Conservation Service (NRCS) soil mapping and site verification to determine if proposed development may have an impact on them.

<https://www.nrcs.usda.gov/conservation-basics/soil/national-technical-committee-for-hydric-soils>

MS4: MS4 stands for Municipal Separate Storm Sewer System. It is a regulated stormwater drainage system meant to collect and carry stormwater runoff (not sewage) from streets, parking lots, rooftops, and other built surfaces through a network of storm drains, pipes, inlets, and outfalls that discharge into local waterways. They are regulated under the federal Clean Water Act through EPA's MS4 permit.

NRCS Soil Survey: A nationwide soil mapping and classification system created by the Natural Resources Conservation Service (NRCS). It is a detailed database along with reports that describe soil types, physical and chemical soil properties, drainage characteristics, suitability for land uses, and more.

<https://websoilsurvey.nrcs.usda.gov/app/>

Official Map: A planning tool authorized through Article IV of the PA MPC that helps municipalities guide future growth, aligning with the goals of their Comprehensive Plan. Official Maps can identify proposed trails, parks, roads, open space, and public facilities.

Open Space: Land that is undeveloped. These areas can be public or private and if not already, are intended to be protected and preserved for natural, scenic, recreational, or agricultural purposes. They are often protected through zoning regulations, subdivisions, easements, or public ownership to limit development and maintain long-term environmental and community benefits.

Riparian Buffer: A vegetated area located along the edge of streams, rivers, lakes, or other water bodies and consists of trees, grass, and shrubs. It acts as a natural transition area between land and water, designed to protect water quality, stabilize banks, and filter pollutants from runoff. Like open space, riparian buffers are often protected through zoning, subdivision, and stormwater regulations to minimize development impacts on waterways and surrounding areas.

<https://www.fs.usda.gov/nac/practices/riparian-forest-buffers.php>

Solar-ready: A development that is planned to include future solar energy systems. These systems do not have to be immediately installed at the time of design and construction. Solar-ready features reduce future installation costs and avoid physical issues that would prevent effective solar use.

Some examples of solar-ready developments in PA include:

- Over the past 10 years, Media Borough has installed nine solar arrays on municipal and partner buildings, including Borough Hall, Firehouse, Media Elementary School, and more.
- McNaughton Homes have installed Zero Energy Ready homes in Harrisburg and Mechanicsburg. These homes are built with pre-installed conduit from the attic to the electric panel for easy solar panel installation.
- There has been proposed legislation by PA Senators Nikil Saval and Carolyn Comitta to require all future warehouses and distribution centers to be solar-ready. The legislation would also provide a tax credit for existing warehouses and distribution centers.

<https://www.mediaborough.com/274/Media-Solar>

<https://mcnaughtonhomes.com/zero-energy-ready-homes/>

<https://environmentamerica.org/pennsylvania/media-center/release-pennenvironment-and-state-leaders-host-rooftop-solar-tour-at-ne-philly-warehouse/>

The National Register of Historic Places: The official United States list of historic sites, structures, districts, and objects considered worthy of preservation for their significance in American history, architecture, archaeology, engineering, or culture. Established in 1966

under the National Historic Preservation Act, it is administered by the National Park Service and serves as a planning tool, helping governments, preservation groups, and property owners identify and protect important cultural resources.

<https://www.nps.gov/subjects/nationalregister/index.htm>

TIP Process: The Transportation Improvement Program (TIP) is a federally required process that outlines which transportation projects in PA will receive federal and state funding and be built over the next four years. PennDOT and regional planning organizations (DVRPC for its nine-county region) work together to identify, prioritize, and program these projects. The TIP is updated every two years, covers a four-year funding window, and serves as the first phase of PA's broader 12-Year Program (TYP).

<https://www.dvrpc.org/tip>

<https://gis.penndot.gov/paprojects/tip>

Traffic Calming Implementation Policy: An adopted municipal procedure for identifying locations with safety or speeding concerns, determining whether traffic calming is appropriate, and applying a phased, community informed set of measures that start with low-cost strategies and escalating only when necessary.

Some traffic calming examples include:

- Speed bumps/humps
- Raised intersections/crosswalks
- Curb extensions/bump outs
- Pavement markings
- Speed feedback signs

https://gis.penndot.pa.gov/BPR_PDF_FILES/Documents/LTAP/TechSheets/Techsheets238_CalmingTraffic.pdf

Traffic Impact Fee (Act 209): The MPC authorizes municipalities within PA to enact, amend, and repeal impact fee ordinances and to charge impact fees to cover the cost of off-site road improvements necessitated by new land development, as defined in sections 501-A through 506-A of the MPC, which were added by Act 209 of 1990.

- [Act 209 - Transportation Impact Fee | New Garden Township, PA](#)
- [Act 209 PennDOT Impact Fee Handbook.pdf](#)
- [eTools: Transportation Impact Fee Ordinances](#)

Transfer of Development Rights (TDR): A land use tool that allows a landowner to sell the right to develop their land to someone else, typically in a different location. When a development right is sold, that land becomes preserved, while the person purchasing the

rights may develop their land more intensely than base zoning permits. Sending (selling development rights) and receiving (purchasing development rights) areas are designated through the ordinance to guide land preservation and development.

Zoning Hearing Board: An independent citizen board established under the MPC to hear zoning appeals, grant variances or special exceptions, and interpret the zoning rules when there's a dispute, separate from the elected officials and the planning commission.

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