

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.*

- *John McHugh*-Level of emphasis on climate change to discuss why this shift is climate adaptation. Support natural resources and land preservation, but want to make sure the change in policy focus is explained. Concerned with environmental, 2023 climate assessment (16 hottest years on record)- outdated – in West Brandywine plan
- Environmental Advisory Committee?
- Shane Hadden – in favor of laying down the TDR program; would be in favor or 20 acre farming acreage; far from a hospital so we should slow development; in favor of a EAC.
- John M – 322 corridor plan – 2019; needs a center lane for emergency use.
- Valerie Shultz- Affordable housing- Village park replaced a mobile home park. Would like a designated mobile home park zoning district.
- Committee in 2006 on affordable housing – John M

6:40-7:40pm Implementation Matrix Overview and Task Force Comments/ Edits
Sarah Sharp, Brandywine Conservancy

- *General section – no comments*
- *Natural Resources*
 - *For any new development adding wetland margins*
 - *Replace “Coordinate with utility providers to minimize excessive pruning of street trees and encourage appropriate tree replacement when trees are pruned beyond their functional value.” With language about ensuring trees a not planted near powerlines*
 - *Discussion about the inclusion of natural area restoration in required open space management plans for new developments.*
- *Open Space*
 - *Discussion about the TDR program, whether receiving areas can be restricted to commercial areas. Consensus was to ensure TDR recommendation is consistent with the Land Preservation Plan, which suggests a phased retirement.*

- *Recreation*
 - *Remove recommendation to create a joint parks and trails committee*
 - *Remove language to explore Act 115 funding for park and trail improvements.*
- *Guiding Growth*
 - *Discussed additional recommendations to address affordable housing. Task Force agreed to include a recommendation to establish a definition of affordable housing.*
 - *Recommendation about ADU's for borough only.*
 - *Remove recommendation regarding short-term rental properties.*
 - *Remove housing inspection recommendation – already have this for the Borough*
 - *Already address home business and rural occupation in zoning.*
- *Discussion ended at the Honey Brook Revitalization Section*

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

Sarah Sharp, Brandywine Conservancy

- August meeting will be used to discuss the remaining sections of the Implementation Matrix

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

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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) - Dooble poll to determine the next meetingv**
- **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)**