

Honey Brook Township and Borough Multi Municipal Comprehensive Plan Update

Task Force Meeting #8

August 5th, 2026, at 6:30PM-8PM (Honey Brook Township Office and Zoom)

<https://brandywine-org.zoom.us/j/81439874961?pwd=lbXy4D7PmWcUpSVeTvsIXWc7pqMkp.1>

Passcode: 487800

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 Continued 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 – September TBD @ 6:30- Task Force Meeting #8 - Draft Plan Review (Draft will be sent to Task Force for review middle of August (a few weeks prior to meeting))

Next Steps

- September TBD– Task Force Meeting #9 – Draft Plan review (need to find an alternative date) – Scheduling poll to determine the next meeting
- October TBD – Final Plan review (need to find an alternative date) - Scheduling poll to determine the next meeting
- Public Meeting Hosted by the Planning Commissions (November or December)
- 45 day public review period
- Public Hearing and Adoption by BOS and Council (December- February)

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. In developments that require common open space, where feasible ensure all wetlands are located in required common open space.
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	Ensure that trees and vegetation are not planted under or near powerlines.	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	Pursue funding and collaboration with neighboring municipalities, through the Western Chester County Council of Governments and local watershed associations, to evaluate green stormwater infrastructure (GSI) opportunities on municipal lands.
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 Maintenance and Operation of Common Open Space and Facilities language to require

Commented [SS1]: Discussed Removing at 6.3.26 meeting over concern of Township enforcement of management plans.

Upon further review, the Township already requires plans for maintenance and operation of common open space and facilities with enforcement outlined in the SALDO ordinance. This recommendation just suggests requiring restoration of natural areas in these existing management plans.

	Township and Borough-approved open space management plans.			restoration 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	

Commented [SS2]: Receiving areas can be designated for commercial zoning districts and are not required to also include residential development.

If the township and borough are interested in promoting Commercial development this could also be promoted through changes to the zoning ordinance.

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	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.
4	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.
5	Ensure recreation funding by updating fee-in-lieu provisions to reflect current land values and facility costs, and requiring new development to meet recreational needs through on-site facilities, dedicated open space, or fee-in-lieu contributions.	BOS, COUNCIL, TRPB, LPC, TPC, BPC.	ONG	Regularly review, update and enforce fee-in-lieu provisions or require on-site facilities. 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,	TPC, BPC, BOS, COUNCIL, ZHB, STAFF	ONG	
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	Subdivision and Land Development, and Stormwater Management Ordinances.			
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 spaces provisions for mixed-use development.	BPC, COUNCIL		Review and amend as necessary.
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	TPC; BOS; BPC; COUNCIL	ST	Review and amend as necessary. Review Chester County Planning Commission resources on A+ housing,

	densities to serve the two municipalities' 20-year housing needs consistent with other Plan recommendations.			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 residential zone 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	Create a standardized definition of affordable housing to strengthen policies and initiatives aimed at increasing affordable housing in the township and borough.	TPC; BOS; BPC; COUNCIL		Similar terms include workforce housing, attainable housing.
12	Consider amending the Borough 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.	BPC; COUNCIL		Review and amend as necessary.
13	Periodically assess the rental inspection and licensing ordinances for areas of improvement.	COUNCIL	ONG	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.				
14	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	TPC; BOS; BPC; COUNCIL	ONG	Review and amend as necessary.

	Rural/Agriculture on the Future Land Use Plan.			
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.				
Circulation and Trails				
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	
Sewer and Water				
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	

Commented [SS3]: Review ended 6.3.26

Commented [SS4]: For Borough TF members - Most of these items were carried over from the 2015 plan. I have removed several items that were accomplished, please let me know if I have missed any. Items with the green highlights I wanted to make sure they were accomplished. Also let me know if any additional items should be added.

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, HBBDP	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	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

Commented [EB5]: From the October 2025 meeting on historic resources, the feedback as understood was that there were concerns regarding regulation of historic resources so would not want a Historic Architecture Review Board but the Task Force was not opposed to a survey update or education. The Borough was interested in Historic Preservation including mixed use and adaptive reuse.

It is a requirement of the PA Municipalities Planning Code, Article 3, Section 301 A.6 that comprehensive plans include: "A plan for the protection of natural and historic resources to the extent not preempted by federal or state law. This clause includes, but is not limited to, wetlands and aquifer recharge zones, woodlands, steep slopes, prime agricultural land, flood plains, unique natural areas and historic sites."

5 of the 10 recommendations (#2, 3, 4, 5, and 7) align with recommendations in the 2015 Comprehensive. The other five are tied to education, or the consideration of CLG status that can provide additional funding opportunities to the municipalities.

	documentation and analysis that includes photographs, property/site history, maps, site plan, and bibliography.			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 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.	HC, STAFF	LT	Review PHMC's requirements for CLG status and determine 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.
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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.
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.
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Transportation and Circulation

Commented [SS6]: Based on feedback received at the February meeting, I consolidated several recommendations, with a particular focus on the transportation and circulation section. Key terms referenced in these recommendations have also been incorporated into the Glossary.

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 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.

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	BOS, COUNCIL, STAFF	ONG	As existing equipment reaches the end of its life, evaluate electric and more efficient options taking into consideration maintenance costs.

Commented [SS7]: Based on feedback received, items were consolidated, removed or additional clarification provided. Several items that were discussed remain for further discussion. Key terms referenced in these recommendations have also been incorporated into the Glossary.

	properties where long-term operational benefits are demonstrated.			
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	BOS, COUNCIL, STAFF	ONG	

	solutions, and available funding to reduce flood risk, minimize emergency repair costs, and mitigate stormwater impacts to the community and environment.			
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 assistance, financial assistance, cost-sharing mechanisms, and free resources.	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.
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