



PENNSBURY TOWNSHIP NEWS

Winter 2014
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www.pennsbury.pa.us

TOWNSHIP YEAR IN REVIEW

Toll Brothers Takes Over Pennsbury Village at Chadds Ford

The two parcels of land on either side of the Township building had been in the planning phases by Pennsbury Village Associates LLC (PVA) for at least a decade, proposing to develop Pennsbury Village at Chadds Ford. That project had been the subject of litigation between PVA, the Township, and a resident coalition for much of the decade and the proposed plan had been revised several times. The litigation was finally settled favorably to the Township in the spring of 2011 resulting in a court-ordered Stipulation that spelled out the parameters of the settlement, e.g., maximum number and type of units to be built on the parcels. As the financial crises of a few years ago took its toll, PVA declared bankruptcy late last year and ultimately went to Sheriff's sale this past summer and was acquired by an arm of Toll Brothers. The Township is now working with Toll Brothers within the requirements of the Stipulation, which runs with the land. Formal submittal of plans by Toll Brothers that comply with the terms of the Stipulation is expected in the spring of 2014.

New Zoning Ordinance Amended in Response to Resident Concerns

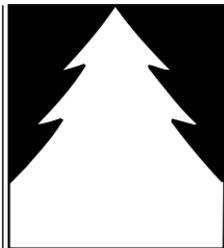
A complete revision to the Zoning Ordinance and associated zoning maps was passed by the Board in December

of last year. At the hearings on the revision, concerns were raised by several residents regarding the new zoning map in a certain area along Hillendale Road where there was an inadvertent abrupt change in zoning between lands zoned R-1 and R-3. The Board passed the broad zoning ordinance, but took the action to review the concerns and potentially amend the zoning map early in 2013. That was done and as a result an amendment was passed that introduced an R-2 transition zone between the subject R-1 and R-3 zoned lands, which addressed the resident concerns.

Amendment to Zoning Ordinance Regarding Swimming Pools

Over the course of 2013, there were several Zoning Hearing Board applications for swimming pools larger than that permitted in the current zoning ordinance. For the most part, the Zoning Hearing Board agreed to the applications for variance in size (some with certain conditions) and the Board of Supervisors did not disagree. As a result, the Board directed the Township Planning Commission and Solicitor to develop an amendment to the zoning ordinance to permit larger swimming pools that are more common these days. That amendment is currently going through a final iteration before coming to the Board for approval.

Continued on page 3



**Recycle your Undecorated Christmas Tree at the
Township Building between December 26 and January 31.**

PENNSBURY TOWNSHIP

702 Baltimore Pike
Chadds Ford, PA 19317

610-388-7323
Fax 610-388-6036
email:

khowley@pennsbury.pa.us

Office Hours:

8:30 a.m. — 1:30 p.m.
Monday — Thursday

Kathleen Howley, Twp. Manager

SUPERVISORS

Scotty Scottoline
Wendell Fenton
Aaron McIntyre



❖ **ROADMASTER'S WINTER REMINDERS**

• **Do not park on the street.** If our drivers do not think they can salt, cinder or plow a street or cul-de-sac safely, they will SKIP it or plow it last. If vehicles are still on the street, the Township will have them towed at the owner's expense.

• **Do not put leaves in the street or gutter.** It is dangerous for cars and impedes water run-off.

• **Trim trees and shrubs along roads.** Make sure they do not impede visibility or make passage difficult.

• **Secure your mailbox.** The Township is NOT responsible for damage to mailboxes. The box and base should be strong enough to withstand flying snow and slush from traffic and snowplows. To prevent damage, the front should be at least 12" and the supporting post at least 3' from the edge of the road.

• **Keep the right-of-way clear.** Any installation of plants, mailboxes, etc, is done at the owner's risk.

• **Do not push snow into the street.** It is in violation of the Pennsylvania Vehicle Code and also it is a danger to passing motorists.

• Main subdivisions will be plowed first. Less populated areas next.

❖ **FENCE PERMIT**

If you are replacing 25% or more of an existing fence or putting up a new fence a permit is required. A zoning permit (found online) is to be filled out and submitted to the Township. For questions contact Rusty Drumheller, Code Enforcement Officer, at 610-388-1790.

❖ **55 ALIVE**

Once again this will be offered to residents by Townwatch in March. This is NOT a refresher course but offered to those who have not taken it before.

Sessions will be held Saturday, March 8 and Saturday, March 15 between 8 am and noon.

To get a certificate and then the 5% discount on your car insurance, you must attend both sessions. An AARP instructor will facilitate the course. Contact the Township Office at 610-388-7323 to register and make payment at the door when you arrive.

❖ **SENIOR SERVICES**

The Kennett Area Senior Center is a resource for questions about specialized care, the property tax/rent rebate program and social events. They also offer a free tax filing service. Call 610-444-4819 for more information.

APPRISE is a free health insurance counseling program to help Pennsylvanians over 60 with health insurance concerns. To reach them, call the Chester County Department of Aging at 1-800-692-1100, ext 5004.

❖ **BAMBOO**

It has come to our attention that bamboo planted alongside roads in Pennsbury Township is proving to be a hazard for the traveling public.

Bamboo grows rapidly and its root system is aggressive and far reaching. Once planted, it is difficult to get rid of and the road crew is finding it growing over into the roadway and causing problems for cars, trucks and school buses.

Roadside mowing will cut down what is in the right of way but even beyond the right of way, the stalks can grow so tall that in a snow storm, it leans into the road.

It would be very much appreciated if residents would not plant bamboo and consider other types of roadside vegetation.

Your consideration would be much appreciated.

❖ **FAREWELL**

Lloyd Roach, Pennsbury Emergency Management Coordinator is moving out West – western PA that is. We want to thank Lloyd for his service

to the township and wish him and his wife "happy trails".

❖ **2014 BUDGET**

At the Board of Supervisor's public meeting on December 10, 2013 the Board approved and passed the budget for 2014 with revenues and expenses at \$1,284,996. There is NO increase in taxes. Mills for the property tax remain at 1.49, earned income tax at 312% and the local services tax at \$52 a year. Surplus monies will be used to continue to pay down debt.

❖ **THE CASE OF THE MISSING COOLERS**

Chadds Ford Knoll residents, Herb and Joan Smith, have a long standing tradition of expressing gratitude to trash haulers.

In 2007 a trash hauler saved their daughter, who was in a serious car accident and in repayment they have placed a cooler with goodies out on each trash day, summer and winter.

Several times these coolers have disappeared and they want to let the neighborhood know how much the trash haulers look forward to the treats and how sad they are when the coolers go missing.

TOWNSHIP YEAR IN REVIEW

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Hope House

The John Hope House, now serving as an antique store, is located to the west of the Township Building on land formerly owned by Pennsylvania Village Associates (PVA). As part of its proposed development, PVA sought to demolish the Hope House. A task force was formed to evaluate the proposal. After much study, including research into colonial land records, the task force concluded that the 18th century stone core of the Hope House was of "historical and architectural significance" and should be saved from demolition.

In accordance with the stipulation entered into between PVA and the Township governing PVA's development proposal, the Township had the option of requiring PVA to move the Hope House to Township property and mothball it, at PVA's expense. The Township exercised its rights under the stipulation and notified PVA of its decision to have the Hope House moved.

The Hope House is now owned by a subsidiary of Toll Brothers. If the new owner determines to implement PVA's development proposal, it will be responsible for relocating the Hope House on the same basis as PVA.

New Winery

A proposal to permit a winery to be established on Route 1 was approved at the Board of Supervisor's May meeting. The land and buildings to be used for this purpose are currently used for offices, with a barn on the property being vacant. The primary issues were the impact of traffic to the proposed winery on Old Baltimore Pike, which would be the road accessing the winery. The Board approved the proposal subject to 14 conditions designed to mitigate the traffic issues. One of the Supervisors observed that given this parcel is zoned highway commercial, this modest use will have less impact than many other uses allowed under the zoning.

Other Noteworthy Items

SALDO Grant – The township is in receipt of a County Vision Partnership grant in the amount of \$16,500 to help defray the cost of updating the Subdivision and Land Development Ordinance (SALDO). The total cost of the update is approximately \$27,500 and the Brandywine Conservancy is the consultant on this project. The work will start in January, 2014 and go through December 31, 2015. This represents the last leg of the overall updates of township ordinances. The Comprehensive Plan was updated 2006 and the Zoning 2012. The SALDO was also amended this past year to include a four step design process which is also noted in the 2012 updated Zoning Ordinance.

Wedgewood Drive Lot – The Township accepted a bid of \$77,500 for a property on Wedgewood Drive which has been owned by the Township since 2004.

Yard Sale – There was another successful Yard Sale in the Pennsbury Park on April 27. It was a picture perfect day and everyone came out to buy and sell. Everyone was pleased and commented that it was the best yard sale ever. It was the 11th year and the Township plans on continuing this popular event on April 16, 2014.

Cartmel – Residents requested a speed reduction on Route 926 in the vicinity of their entrance. The Township requested PennDot to do a speed study and the speed limit was reduced in the area from 45 MPH to 35 MPH.

Birdhouses in the Park – A very successful Eagle Scout Project was completed by David Desjardins and is a wonderful addition to the park. He built and erected two Purple Martin birdhouses in Pennsbury Park. One is at the entrance to the park and the other to the east as you walk through the park. The Park is located on 53 acres behind the township building on Route 1.

PENNSBURY TOWNSHIP HISTORICAL COMMISSION 2013 HIGHLIGHTS

In 2013, the Historical Commission reviewed plans for additions, renovations, adaptive reuse and rehabilitation of several Township Historic Resources. Included were plans for adaptation of the Webb Farmhouse, owned by Longwood Gardens for use as an exhibition center. Owners of two barns brought drawings to the Commission. One owner will adapt a 19th century barn for a family residence. The other has proposed a barn rehabilitation and adaptation as a "winery" for wine tasting and retail sales. The last plans reviewed by the Commission involved a new kitchen and garage addition for an early 1800's stone farmhouse.

The Commission hosted the Kennett Area Extended Regional Historical Commission's three meetings this year. Since 2012, the Kennett Area Extended Commission has worked in concert with the Brandywine Battlefield Task Force, first listing and researching 18th century properties situated on the British and American troop paths. This year objectives were chosen that will become part of the Task Force's next steps in research and development plans for the Battlefield. With future funding from a federal grant, the Task Force has requested that the fifteen participating Townships' Historical Commissions be incorporated as part of the research committee in the Battlefield Task Force's next phase.

During the year Commission members wrote articles about Township Historic Resources for the quarterly Township Newsletter. A short history of 19th century Pennsbury residents' involvement in the Underground Railroad and an explanation of the Mason Dixon Line's origin (on its 250th anniversary celebration), along with a description of the Mason Dixon Trail, were also contributed. Additionally, the Commission organized a bus tour with the Kennett Underground Railroad Center in October to mark the 150th year since the Emancipation Act's passage.

The Historical Commission presented letters to the Board of Supervisors in August and the Zoning Hearing Board in November, asking that the unique architecture of the William Brinton Barn on Fairville Road in the Fairville Village National Register District be preserved. The owners of the barn have applied for five variances from the Pennsbury Township Zoning Ordinance to double the size of the 19th century stone structure for office space and create a new parking area accessed from Fairville Road. The ZHB has not made a decision on the variances at the time of this article.

Several new owners of Township Historic Resources have moved to Pennsbury. The Commission would like to welcome recently arrived resource property owners and invite all interested residents to attend Historical Commission meetings, which are held the third Tuesday of each month at 7 P.M. in the Township Building.

Lynn Luft

HAVE A FIRE SAFE HOLIDAY

Alternative heat sources are commonly used in the winter months. When using these please consider the following points to prevent an emergency in your home.

- Clean and sweep chimneys each year before you start to burn wood in your fireplace.
- Never break apart synthetic fire logs or use more than one at a time.
- Ensure there are no fuel or ignition sources near the fireplace or wood stove (tree, garlands stockings decorations, etc.)
- If using a kerosene heater be sure to familiarize yourself with them and follow the manufacturers recommendations in the owner's manual.
- Electrical space heaters are common to take the chill off but be sure they are un-obstructed.

Some other safety tips to keep in mind

- Lighted decorations can cause a significant electrical draw. Use caution not to overload the outlet/circuit.
- Never leave burning candles unattended.
- Live trees and wreaths used for decorations dry out and burn at an extreme speed and heat. Be sure to water trees daily and monitor other live decorations.
- Remember to never leave cooking unattended.

How prepared you are for an emergency?

- Have a sufficient number of smoke detectors. Ensure they are working and replace batteries twice a year when you change your clocks.
- Have a fire extinguisher on each level of your house in a central location.
- Have an escape plan and meeting point for your family. Practice this plan once a month.
- Fire safety ladders are a great alternative escape from 2nd story bedrooms.

REDUCING RUNOFF: CLEAN WATER IS EVERY RESIDENT'S RESPONSIBILITY

The next time it rains or when the snow starts melting with the approach of spring, take a look outside. There, you'll see water trickling over your lawn, down your driveway, and into the street.

To some, this may be a calming sight. However, for anyone who knows anything about runoff, this is an alarming event because as the water flows over land, it picks up debris, chemicals, dirt, and other pollutants and carries them to nearby streams, wetlands, lakes, and storm sewer systems. There, the runoff is discharged, untreated, into the water we all use for swimming, fishing, and drinking.

As a result, stormwater runoff is one of the greatest threats to the nation's water supplies.

Instead of being part of the problem, though, township residents can be part of the solution by practicing healthy household habits that can keep common pollutants, including pesticides, pet waste, grass clippings, and automotive fluids, off the ground and out of stormwater.

We've pulled together some suggestions to help you get started:

Vehicle and garage

- Use a commercial car wash or wash your car on a lawn or other unpaved surface to minimize the amount of dirty, soapy water flowing into the storm drain and, eventually, local waters.

- Check your car, boat, motorcycle, and other machinery and equipment for leaks and spills. Make repairs as soon as possible. Be sure to clean up any spilled fluids with an absorbent material, such as kitty litter or sand, and remember: Don't rinse the spills into a nearby storm drain; instead, dispose of the absorbent material properly.

- Recycle used oil and other automotive fluids at participating service stations. Don't dump these chemicals down the storm drain or dispose of them in your trash.

Lawn and garden

- Use pesticides and fertilizers sparingly. When use is necessary, follow the guidelines for the recommended amounts. Also, avoid application if the forecast calls for

rain; otherwise, chemicals will be washed into local streams.

- Select native plants and grasses that are drought- and pest-resistant. Native plants require less water, fertilizer, and pesticides.

- Sweep up yard debris, rather than hosing down areas, and compost or recycle yard waste when possible.

- Don't overwater your lawn and only water during the cool times of the day. In addition, don't let the water run into the storm drain.

- Cover piles of dirt and mulch that are being used for landscaping projects to prevent pollutants from blowing or washing off your yard and into local waterways. Also,

vegetate bare spots in your yard to prevent soil erosion.

Home repair and improvement

- Before beginning an outdoor project, look around for the nearest storm drains and be sure to protect them from debris and other materials.

- Sweep up and properly dispose of construction debris, such as concrete and mortar.

- Use the smallest amount possible of hazardous substances, such as paint, solvents, and cleaners, and make

sure you follow the directions on the label. Clean spills immediately and dispose of the waste safely. Homeowners should store substances properly to avoid leaks and spills.

- Purchase and use nontoxic, biodegradable, recycled, and recyclable products whenever possible.

- Clean paint brushes in an indoor sink, not outside. Also, filter and reuse paint thinner when using oil-based paints. One way to properly dispose of excess paints is through a household hazardous waste collection program. Unused paint can also be donated to local organizations.

- Reduce the paved areas and increase the vegetated areas in your yard. Also, use native plants in your landscaping to reduce the need for watering during dry periods. Homeowners should also consider directing downspouts away from paved surfaces onto lawns and take other steps to increase infiltration and reduce polluted runoff.

What is stormwater runoff?

Stormwater runoff is precipitation (*rain or melting snow*) that flows across the land and could potentially infiltrate the soil, discharge directly into waterways or drain inlets, or evaporate into the atmosphere.

In the natural environment, most precipitation is absorbed by trees and plants or permeates the ground, which results in stable stream flows and good water quality. However, things are much different in the built environment, where rain that falls on a roof, driveway, patio, or lawn runs off the surface more rapidly, picking up pollutants on its way to a stream or storm sewer.



Pennsbury Township Calendar

COMMUNITY MEETINGS AND EVENTS

TOWNSHIP MEETINGS

Supervisors meet the 3rd Wednesday of the month at 7 pm in the Harris Room of the Township Building except in January and February.

Planning Commission meets the 2nd and 4th Tuesday of the month at 7 pm at the Township Building.

SCHOOL BOARD

Unionville-Chadds Ford School Board usually meets the 3rd Monday of the month at 7:30 pm. Locations and more info at: www.ucfsd.org

DECEMBER 2013

26 Wednesday — **Christmas Tree Recycling Begins** by dropping off undecorated trees at the Township Building.

JANUARY 2014

6 Monday, 7:00 pm — **Board of Supervisors Organizational Meeting** at the Township Building.

6 Monday, 7:30 pm — **Board of Supervisors Monthly Meeting** at the Township Building.

7 Tuesday, 7:00 pm — **Board of Auditors Organizational Meeting** at the Township Building.

14 Tuesday, 7 pm — **Planning Commission Organizational Meeting** at the Township Building.

21 Monday, 10 am to 2 pm — **Martin Luther King Day Celebration** at the Chadds Ford Historical Society. Tours of the John Chads House (fee), free activities at the visitor center. For info, 610-388-7376 or on the web at www.chaddsfordhistory.org

31 Friday — **Christmas Tree Recycling Ends.**

FEBRUARY

4 Tuesday, 9:00 am - 3 pm — **Manure Management Workshop** at the Government Services Center in West Chester. Free presentation by Chester County Conservation District. Contact them for more info.
20 Monday, — **President's Day Event** at the Chadds Ford Historical Society. Tours of the John Chads

House (fee). Free activities for children.

26 Wednesday, 7:30 pm — **Board of Supervisors Monthly Meeting** at the Township Building.

MARCH

8 Saturday, 8 am - noon & 15 Saturday, 8 am - noon — **"55" Alive Driving Course** at the Township Building. See page 2.

27 Wednesday, 7:30 pm — **Townwatch Annual Meeting** at the Chaddsford Winery. Everyone welcome.

APRIL

10 Wednesday, 7:30 pm — **Pennsbury Land Trust Annual Meeting** at the Township Building. Refreshments will be served

sara.corbiskley, editor

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Pennsbury Township
Mary McMullan Building
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Chadds Ford, PA 19317

