

# Honey Brook TOWNSHIP NEWS

Honey Brook Township, Chester County, Pennsylvania

Spring/Summer 2015

Volume 6, Issue 2

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## NEW ORDINANCES PASSED IN AUTUMN 2014 AND WINTER 2015

Two new ordinances were passed in November 2014; these, along with the other six ordinances enacted in 2014, are in the process of being codified into the Township Code of Ordinances. This means that these new ordinances will be incorporated into the overall Township Code of Ordinances. Once this updated version is released, there will be an announcement on the Township website.

- Ordinance 176-2014, Property Maintenance Code.
- Ordinance 177-2014, Amending Chapter 14 of the Township Code of Ordinances—Mobile/Manufactured Homes and Mobile/Manufactured Home Parks.

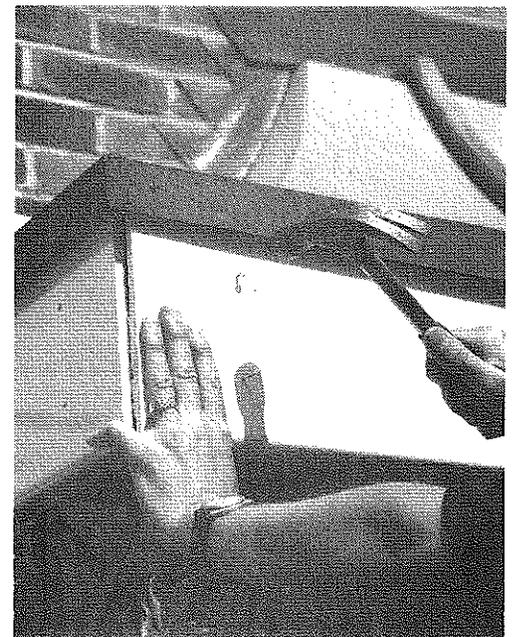
At the March 2015 Board of Supervisors meeting, the following ordinances were adopted:

- Ordinance 178-2015, Pennsylvania State Association of Township Supervisors (PSATS) Unemployment Compensation (UC) Trust
- Ordinance 179-2015, PSATS Health Insurance Trust

Both of these ordinances enter into an agreement with PSATS (along with other

Townships that have passed similar ordinances) to allow for shopping for competitive group rates on insurance and unemployment compensation plans. These have not yet been codified into the Township Code of Ordinances.

As always, all of the individual ordinances themselves may be viewed on the Honey Brook Township website under the Documents tab (choose Ordinances). In addition, they are available for public review at the Township Administration Office during normal business hours.





## BOARD OF SUPERVISORS UPDATE: NEW SUPERVISOR APPOINTED FOR TERM TO END DEC. 31, 2015

On February 21, 2015, the Vacancy Board was convened to appoint Travis Stacey to the Board of Supervisors seat left vacant by Joe Fenstermacher on January 15. The term expires on 12/31/2015.

Primary election day is May 19, to choose candidates to run in the November 3 general election for the following:

- Twin Valley School District (TVSD) School Board Region 2 (vote for 1)
- TVSD School Board Region 3 (vote for 2)
- Honey Brook Township Supervisor (vote for 1)
- Honey Brook Township Auditor (vote for 1)
- Honey Brook Township Constable (vote for 1)

## HONEY BROOK FOOD PANTRY UPDATE

The Mobile Food pantry is mobile no more! The permanent location is the Good Foods Distribution Center's Door #8 at 5064 Horse-shoe Pike. Biweekly distributions are as follows (one permitted per month):

Apr. 8th, 10 am-1:30 pm

Apr. 22nd, 4-6:30 pm

May 13th, 10 am-1:30 pm

May 27th, 4-6:30 pm

June 10th, 10 am-1:30 pm

June 24th, 4-6:30 pm

Check the Honey Brook Township website for updates on summer distribution dates.

Food Pantry phone number: 610-273-6102

## LOCAL TAX INFORMATION

Ever wonder where your tax dollars go? The topic is actually more complicated than it seems on the surface. We have federal taxes, state taxes, and local taxes, all of which are calculated in different ways. We will explore the local tax breakdown here.

Local taxes in Honey Brook Township are broken down into three components-property taxes that go to the Twin Valley School District, the Township, and Chester County. There is also the Earned Income Tax, some of which goes to the school district and some of which goes to the Township. All of these taxes are assessed yearly. There is also a 1%

Property Transfer Tax, which is only assessed when real property is sold.

**Township real estate tax rate:** 0.98 mills

**Chester County real estate tax rate:** 4.163 mills

**School (Twin Valley School District) real estate tax rate (for school year 2014- 15):** 26.8903 mills.

The tax rate for 2015-16 takes effect on July 1.

A mill is one-thousandth of a currency unit. To calculate the tax, multiply the assessed value of the property by the mill rate and then divide by 1,000. Example: 26.8903 x \$200,000.00 / 1,000 = \$5,378.06.

**Earned Income Tax rate:** 1.5% (0.5% going to each of Township General Fund, Township Land Preservation Fund, and Twin Valley School District).

Visit the Township website at <http://honeybrooktwp.com/helpful-links/taxes/> for a full explanation of how taxes are calculated and allocated.



# DRAFT MULTI-MUNICIPAL COMPREHENSIVE PLAN UPDATE AVAILABLE FOR REVIEW

At the April 23 Planning Commission meeting, a joint meeting with the Honey Brook Borough Planning Commission was held. Members of the appointed comprehensive plan task force, along with their planning consultant and Chester County Planning Commission staff, presented the proposed Multi-municipal Comprehensive Plan. The Board of Supervisors of Honey Brook Township and the Council of Honey Brook Borough are considering the adoption of a multi-municipal comprehensive plan to serve the future planning needs of both municipalities. The establishment of a multi-municipal comprehensive plan is provided for by Pennsylvania law, and the draft 2015 Honey Brook Township and Borough Multi-municipal Comprehensive Plan proposes a twenty-year vision. Questions and comments from the audience were welcomed.

The Delaware Valley Regional Planning Council and the Chester County Planning Commission estimates that Honey Brook Township and Borough will continue to grow in population, possibly adding just under 2,000 people by 2030. An appointed task force of Township and Borough residents met in publicly advertised meetings over the past two years. Working with a planning consultant and Chester County Planning Commission staff to prepare a comprehensive plan that meets the needs of both municipalities, the task force's draft Plan would also further the Chester County Commissioners' adopted comprehensive plan for Chester County - Landscapes2.

The draft 2015 Honey Brook Township and Borough Multi-mu-

nicipal Comprehensive Plan's primary goal is to promote the two municipalities as an agricultural and economic center of northern Chester County which retains the Township's agricultural industry and advances the Borough's community and economic revitalization. Eight other goals are included in the Plan regarding retention of rural and small town character, provision of diverse housing opportunities, insuring safe transportation, protecting the agricultural, natural and historic resources, providing for adequate parks and recreation opportunities as well as community facilities and services, and promoting energy conservation. The draft Plan consists of thirteen chapters, numerous maps and tables, and an appendix full of supporting documentation. Over 100 action items were identified by the task force and are included in the Plan for the Township and Borough to implement over the next twenty years.

The draft 2015 Multi-Municipal Plan may be viewed on the Township and Borough websites, [www.honeybrooktwp.com](http://www.honeybrooktwp.com) and [www.honeybrookborough.net](http://www.honeybrookborough.net). Printed copies of the Plan are also available for review at the Township Administrative Office, 500 Suplee Road, and the Borough Administrative Office, 71 Pequea Avenue, as well as the Honey Brook Community Library, 687 Compass Road. Separate Board of Supervisors and Council public hearings will be advertised and held in June of this year, where the public will again be invited to comment on the draft Plan.

*See page 8 for more Planning Commission information.*

## IMPORTANT DATES

### APRIL:

- 7 Zoning Officer on site at Township noon-4 pm
- 8 Regular Board of Supervisors Mtg - 7 pm
- 16 Park & Recreation Committee - 7:30 pm
- 21 Zoning Officer on site at Township noon-4 pm
- 23 Joint Planning Commission meeting with Borough - 7 pm

### MAY:

- 5 Zoning Officer on site at Township noon-4 pm
- 13 Regular Board of Supervisors Mtg - 7 pm
- 19 Primary Election Day - Office Closed to walk-up traffic  
Zoning Officer on site at Township noon-4 pm (by appointment only)  
Land Preservation - 7 pm
- 20 Planning Commission Work Session - 7 pm (if necessary)
- 21 Park & Rec Committee Mtg - 7:30 pm
- 25 Office Closed - Memorial Day
- 28 Regular Planning Commission Mtg - 7 pm

### JUNE:

- 2 Zoning Officer on site at Township noon-4 pm
- 10 Regular Board of Supervisors Mtg - 7 pm
- 16 Zoning Office on site at Township noon-4 pm
- 17 Park & Rec Committee Mtg - 7:30 pm
- 25 Regular Planning Commission Mtg - 7 pm

## IMPORTANT DATES

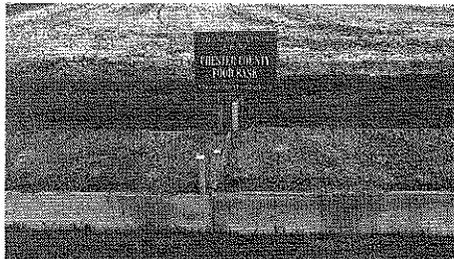
### JULY:

- 3 Office Closed -  
Independence Day  
(observed)
- 7 Zoning Office on site at  
Township noon-4 pm
- 8 Regular Board of  
Supervisors Mtg - 7 pm
- 16 Park & Rec Committee  
Mtg - 7:30 pm
- 20 Planning Commission  
Work Session - 7 pm  
(if necessary)
- 21 Zoning Officer on site at  
Township noon-4 pm  
Land Preservation - 7 pm
- 23 Regular Planning  
Commission Mtg - 7 pm

### AUGUST:

- 4 Zoning Office on site at  
Township noon-4 pm
- 12 Regular Board of  
Supervisors Mtg - 7 pm
- 18 Zoning Officer on site at  
Township noon-4 pm
- 19 Planning Commission  
Work Session - 7 pm  
(if necessary)
- 20 Park & Rec Committee  
Mtg - 7:30 pm
- 27 Regular Planning  
Commission Mtg - 7 pm

## PARK AND RECREATION COMMITTEE UPDATE



**Raised Garden Bed for the Chester County Food Bank.** Honey Brook Township and the Honey Brook Community Library participate in the raised garden bed program. The food raised in the beds goes to our local food bank, the Honey Brook Food Pantry, which is part of the Chester County Food Bank system. The harvest from the Township garden has in the past also gone to Steeple to People's program to feed the local hungry. Both the Township and the Library are in need of volunteers as the growing season starts in April and continues through the fall. Families, Girl Scouts, Cub Scouts, Boy Scouts, and others are encouraged to help weed and water the garden which is located on Suplee Road behind the Township Administration building. If interested, please contact the Township Administration Office at 610-273-3970 or email hbadmin@ptd.net.

Summer will soon be upon us! The Park and Recreation Committee is holding the following summer programs for youth:

**Tennis camp at James A. Umble Memorial Park tennis courts:** Starting June 16 through and including July 28, Tuesday mornings. 1st- through 4th-grader session, 9-10 am; 5th- through 8th-grader session, 10-11:30 am. Cost is \$10 for the entire summer, regardless of how many sessions are attended. Minimum of 12 children needed to hold a session; maximum of 25 chil-

dren per session. Registration is on a first-come, first-served basis (signed permission form plus \$10 fee). Forms available at the Township Administration Building during regular business hours or on the Township website, [www.honeybrooktwp.com](http://www.honeybrooktwp.com).

**Baseball/softball clinic for ages 7-12:** Held at the fields at James A. Umble Memorial Park on July 27, 29, and 31 from 6-8 pm (rain dates August 3, 5, 7). \$10 registration fee covers all three sessions. Rob McMinimee and the coaches from the Twin Valley Little League will hold the clinic. Forms available at the Township Administration Building during regular business hours or on the Township website, [www.honeybrooktwp.com](http://www.honeybrooktwp.com).

**Summer Camp at Honey Brook Elementary Center for Kindergartners through 4th graders:** Join us this summer for our five-week youth camp, from June 16 through July 16! Camp will be held on Tuesday through Thursday each week from 9 am-12 pm at the Honey Brook Elementary Center. Each week will have a theme, ranging from "Sports Week" to "Patriotic Week." On Tuesdays, we will begin a craft that will be worked on throughout the week. On Wednesdays, we will visit the Honey Brook Library. (If your child does not already have their own card, please apply for one before the beginning of camp.) On Thursdays, we will have a water activity (bathing suits and/or a change of clothes are encouraged!). We hope to see you out this summer enjoying the fun! Cost is \$25 per week. Forms available at the Township Administration Building during regular business hours or on the Township website, [www.honeybrooktwp.com](http://www.honeybrooktwp.com).

**Basketball pick-up play for grades 5 through 8:** At the Park on Friday and Saturday evenings from 5:30 to 8 pm for four weeks. Dates are: June 19-20, June 26-27, July 17- 18, and July 24-25. \$10 fee per week (2 sessions). Forms available at the Township Administration Building during regular business hours or on the Township website, [www.honeybrooktp.com](http://www.honeybrooktp.com).

All-age programs:

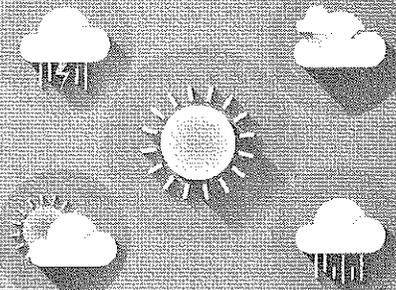
**Pickleball Meetup (open play):** Interested in Pickleball but don't have anyone to strike up a match with? Want to know what Pickleball is all about? Come to the Pickleball Meetups on Mondays and Thursdays from 9 am-noon, starting May 4. No registration required; just meet up! Pickleball nets are stored on site at the Park starting May 4; rackets and balls are available to borrow at the Township Administration Building.

**Harmony Day Bike Ride on September 19:** Co-sponsored by the Honey Brook Township Park & Rec Committee and the Honey Brook Community Partnership, the proceeds from the ride will benefit the Honey Brook Food Pantry (entry fees yet to be decided). There will be four ride options: one- and five-mile family rides (which will avoid any major roads), and 20- and 50-mile rides for more experienced riders.



In the Spring, I  
have counted  
136 different kinds  
of weather inside  
of 24 hours.

-Mark Twain



## TRAIL & LITTLE FREE LIBRARY AT PARK

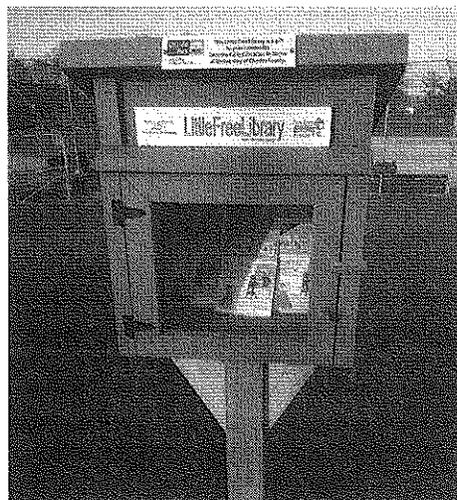
The Born Learning Trail is a series of 10 signs aimed at engaging preschoolers in learning activities with their caregivers as they walk along a trail. These signs were installed in November on the trail at the James A. Umble Park using United Way of Chester County (UWCC) grant funds from the 1675 Foundation. The Honey Brook Lions Club helped the UWCC recommend the Township park for the Trail.

This marks the 9th such Born Learning Trail installation in Chester County as part of the United Way's Early Childhood Education Initiative. More information on this initiative can be found on the Township website on the Park & Recreation page.

Volunteers from SABIC-Integrated Plastics donated materials and installed the signs for the Trail in November, 2014. Thanks to a grant by CCRES Educational & Behavioral Health Services, a Little Free Library kiosk will also be located along the Trail.

The child-sized free lending site is designed to promote reading with a "take one, leave one" approach for pre-K level books.

Members of the community are welcome to attend a ribbon-cutting ceremony for both the Born Learning Trail and the Little Free Library on Saturday, May 2, from 10 am-noon (rain date, May 3 from noon-2 pm).



## IMPORTANT DATES

### SEPTEMBER:

- 1 Zoning Officer on site at Township noon-4 pm
- 7 OFFICE CLOSED - LABOR DAY
- 9 Regular Board of Supervisors Mtg - 7 pm
- 15 Zoning Office on site at Township noon-4 pm  
Land Preservation - 7 pm
- 16 Planning Commission Work Session - 7 pm (if necessary)
- 17 Park & Rec Committee Mtg - 7:30 pm
- 24 Regular Planning Commission Mtg - 7 pm

## ROADS DEPARTMENT UPDATE

Although there were not many large snow events, there were a lot of weather events this past winter. Roadmaster Don Johnson noted that there were many more freeze-thaw cycles this winter than last. As a result, some roads are winter-weary.

With spring rains come new concerns for drivers. Rain events—not just snow or ice — can be also be dangerous. Be aware that the first few hours of a rain event can be particularly tricky, as the engine oil & grease buildup on roads (especially at intersections) makes for slippery conditions. Please heed any “road closed” signs erected by the Roads Crew due to flood-

ing or other hazards.

Some roads in the Township are state roads, which are maintained by the Pennsylvania Department of Transportation (PennDOT). They are:

- Route 10 (Twin County Road north of the Borough, Compass Road south of the Borough)
- Route 322 (Horseshoe Pike)
- Cambridge Road
- Chestnut Tree Road
- Isabella Road
- Maple Street (from Borough line to intersection with White School and Pleasant View Roads)

- Morgantown Road (between Chestnut Tree and White School Roads)
- South Birdell Road
- White School Road

To report road concerns on state roads, call 1-800-349-7623 (FIX-ROAD) or 610-340-3200.



### HOUSEHOLD HAZARDOUS WASTE COLLECTION DATES 2015

(All events run 9 am-3 pm)

#### APRIL:

- 11 CAT Pickering Campus, Phoenixville
- 25 Octorara High School, Atglen

#### MAY:

- 16 Owen J. Roberts High School, Pottstown

#### JUNE:

- 26 Coatesville Learning Center

#### SEPTEMBER:

- 12 Oxford School District Administrative Building

#### OCTOBER:

- 10 Government Services Center, West Chester

See website for full details

## LAND PRESERVATION UPDATE

To date, the Land Preservation Committee, formed in 2006, has preserved more than 2,450 acres of farmland. The total land preserved as of March 31, 2015 stands at 3,279 acres, with 98 acres pending. This represents roughly 20% of all land in Honey Brook Township and more than 27% of the farmland in the Township.

These figures were recently reported to the Western Chester County

Chamber of Commerce at their Municipal Update luncheon. This news drew applause from those in attendance, who had been hearing mostly about the amount of land development happening in the other municipalities.

Land Preservation Committee meetings are held the third Tuesday of odd-numbered months at 7 pm in the meeting room of the Township Administration Building.

## WHAT'S NEW ON THE WEBSITE

The website is updated on a regular basis, and this newsletter is intended to reflect the information on the website. Here are a few highlights of what's new on the website:

**Land Preservation information.** A comprehensive list of all preserved land in the Township, before and since the creation of the Land Preservation program, is on the “Land Preservation” home page. The acreage totals in the Land Pres Update were taken from that page, and they will be updated as more land is preserved.

**Tax information.** The tax information on page 2 can be found under “Taxes” on the “Helpful Links” tab.

**Road information.** The state roads

in the Township and contact numbers for reporting problems on state roads are now listed on the “Roads” page.

**Land development and Subdivision updates.** In a format just like the one on page 8 of this newsletter, the land developments and subdivisions in their various stages of the project are listed on the Planning Commission home page.

All posts in the “Announcements” section of the website are also posted to the Township’s Facebook page. Once the announcement is no longer applicable (i.e. an announced activity has passed), it will be removed from the website but remain on Facebook.

# LAWN AND GARDEN CARE

A "stormwater-friendly" lawn is one that can absorb rainwater and does not harm local streams due to the over-application of chemicals. While many stormwater best management practices (BMPs) are superior to lawns in terms of a positive impact on water quality, a healthy lawn can be a great place for recreation and be part of an environmentally-friendly landscape. Similarly, a "stormwater friendly" garden is one that uses organic compost as fertilizer to amend soil and minimizes or eliminates the use of chemical applications. Reducing chemical applications and encouraging infiltration will help stabilize local water flows and also maintain natural nutrient levels in streams. Stormwater friendly lawns and gardens save money in terms of chemical application costs and can save time concerning upkeep when the lawn or garden is established.



## STORMWATER-FRIENDLY GARDEN

Native plants, such as these purple cone flowers, require less fertilizer and pesticides since they are well adapted to local conditions and pests. Home gardens can contribute a considerable amount of nutrients and other pollution to streams and other water bodies if not cared for in a responsible way. This mainly applies to fertilizers and pesticides.

**Fertilizers for the garden:** Organic alternatives to chemical application include compost or manure. Compost is a free form of fertilizer and contains the many nutrients needed for your vegetables. These fertilizers should be applied directly before planting the vegetables to prevent runoff.

**Pesticides—identify the pest, research your options:** Many insects are harmless to people and play an important role in maintaining a healthy lawn or garden ecosystem. If there is a problem, however, identify the exact pest you have. Consult an expert, as there are many non-chemical alternatives to controlling pests. Pesticides can infiltrate into ground water, contaminate drinking supplies, and severely harm down-stream ecosystems if applied incorrectly or unnecessarily.

## STORMWATER-FRIENDLY LAWN

Set mower height to 3 inches or

**higher:** The taller grass slows the rate of runoff and will produce a deeper and denser root system. Denser roots will absorb more water, reducing lawn runoff and preventing erosion. Deeper roots have access to more water stored in the ground and can reduce irrigation need during droughts. Denser roots can also suppress weeds from growing up around them.

### Retain grass clippings and chopped leaves on-site:

A mulch-mower is ideal for retaining and spreading clippings on your lawn. The clippings decompose quickly, provide important nutrients for your lawn, and settle to create an organic layer on the soil that encourages storm-water infiltration. This technique can significantly reduce or eliminate the need and cost of nitrogen fertilizers. By spreading grass clippings on your lawn, you can reduce the amount of fertilizer needed. It is important to keep clippings out of storm drains and the street.

### Keep clippings and chopped leaves out of streams, off the street, and out of storm drains:

If mulching is not possible, bag the clippings and store them in a compost area where the organic material can be used as a fertilizer as a later date. Blowing them on to a street or into storm drains leads the clippings directly to local streams, where they decompose and act as major pollutants by increasing nitrogen to unsafe levels for fish and other aquatic life.

**Fertilizers for lawn—do you need it? If so—what, where, when, and how much?:** Many lawns do not need fertilizer, due to the soil fertility or by carrying out previously discussed practices. Using no fertilizer is ideal for the health of the watershed, but if your lawn is thin or has bare spots, you should consider fertilizing it. A dense vegetated cover is the most "stormwater friendly" lawn.

### Test your soil or consult a local professional or certified applicator:

There is no "one size fits all" when it comes to fertilizer. Needs vary drastically based on soil texture, pH levels, and nutrient levels. In fact, soil tests can reveal that lawns may be suffering from micronutrient deficiency,

and standard chemical fertilizers may not alleviate the problem. Identifying these needs will reduce unnecessary applications, create a healthier lawn faster, and reduce long-term costs.

**Maximize the slow-release nitrogen in your fertilizer:** Typically called "water insoluble nitrogen" or WIN on fertilizer bags, slow-release nitrogen limits nutrient runoff and exportation. This should be applied in the Spring, as opposed to the Fall, to provide a steady source of nutrients throughout the growing season.

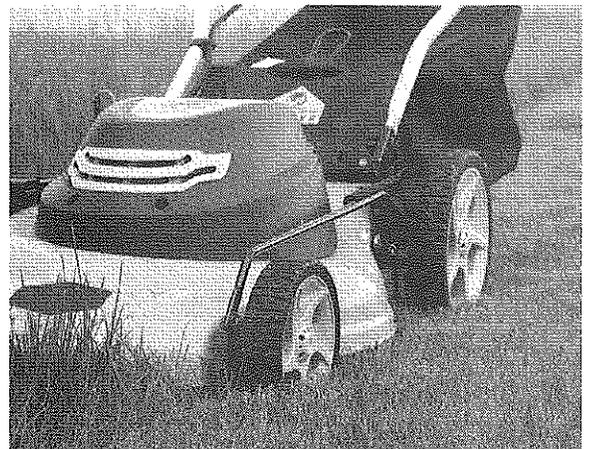
**If fertilizer is needed, apply less than 1 pound per 1000 square feet per application:** Some instructions refer to pounds per season, not to be confused with application, as there are multiple applications per season.

**Start with low amounts or fewer applications:** Your lawn may achieve its ideal coverage and growth with reduced rates, saving time and money.

**Apply only during the growing season, and check the weather:** Wait until the grass begins growing in March to fertilize, and avoid fertilizing after October. Fertilizing during a lawn's dormant season increases the risk of running off into streams or leaching into your water table because root systems are less active. Additionally, do not fertilize directly before a rain event, because most will wash off in stormwater runoff.

**Do not fertilize or use pesticides with 15 to 20 feet of a stream, use riparian-specific herbicides if necessary:** Keeping this distance will help keep chemicals out of the stream. Consider establishing a natural riparian buffer, instead.

**Immediately sweep any granulated chemicals off hard surfaces and back onto your lawn:** Your walkway, driveway, patio, or local road is often a quick route to drainage pipes that discharge into local streams.



# Honey Brook Township

500 Suplee Rd  
P.O. Box 1281  
Honey Brook, PA 19344

**PHONE:**

(610) 273-3970

**FAX:**

(610) 273-3909

**E-MAIL:**

hbadmin@ptd.net

**OFFICE HOURS:**

9 am-3 pm  
Monday-Friday

**Zoning Officer:**

Quinn Haller

(610) 286-1622 x114

Hours at Township building: noon-4 pm on 1st & 3rd Tues.

**Roadmaster Phone:**

(610) 273-3084

We're on the Web!

See us at:

[www.honeybrooktwp.com](http://www.honeybrooktwp.com)

Honey Brook Township was incorporated on February 24, 1789, from the western part of West Nantmeal Township. It is classified as a township of the second class, with a Board of three Supervisors elected at large for six-year terms.

The following mission and vision statements were adopted in 2004:

The mission of the Board of Supervisors of Honey Brook Township shall be to provide municipal services related to land use, police protection and public works in order to maintain a community that supports a tranquil and rural way of life.

The vision of the Board of Supervisors for the future of Honey Brook Township is that the Township shall remain a predominantly agricultural community that surrounds a population hub offering various commercial and social activities. The vision includes the establishment of a land preservation program, concentration of non-agricultural uses along specific portions of major arterials, betterment of current low-income housing areas, upgrading of all governmental and quasi-governmental facilities, reduction of non-local traffic in congested areas, and exploration of Township and Borough integration.

## PLANNING COMMISSION UPDATE

The Planning Commission regularly meets on the fourth Thursday of the month at 7 pm, except for November and December, when it meets on the third Thursday. Work sessions, as needed, are held on the third Wednesday of the month at 7 pm.

The work sessions in 2014 and early 2015 have concentrated on updating the Comprehensive Plan for 2016, in conjunction with Honey Brook Borough. The updated Plan is tentatively scheduled for adoption in June 2015. See page 3 for more information.

Below is a comprehensive listing of projects being discussed in the Planning Commission. Not all projects are discussed every month because they are in various stages of their subdivision or land development process. As always, if you have questions about any particular project, please call the Township Administration Office at 610-273-3970.

**Development Updates (as of 3/31/2015\*):**

**Subdivisions completed construction:**

- Brandywine Preserve (Whitehorse Drive), located off Route 322 (north of the Borough).

**Subdivisions under construction:**

- Mountainview, 93 single-family dwellings located off Plumwood Road (off Mountainview Road, accessed from Caernarvon Township in Lancaster County).
- Village Greene-Phase I, 19 Townhomes located off Route 322 (near the eastern township line).
- Tel Hal Phase III-Stonecroft, independent living apartments, off Rolling Hills Cir.

- Faulkner, four lots off Dampman Road.

**Subdivisions or land development plans preparing for establishment of public improvements escrow:**

- Gideon E. Stoltzfus, Jr., one lot on Welsh Road.
- Swampy Hollow, land development.

**Subdivision and land development plans under review:**

- Poplar Realty, 128 single-family dwellings proposed at Chestnut Tree and Grierson Roads (also known as the Tabas Tract).
- RicMar Real Estate/Hoover Building, land development.
- Pleasantview Welding, land development.
- Maureen Miller lot line change, Grow Road.
- Honey Brook Community Church, land development at 3940 Horseshoe Pike.
- Village Greene-Phase II, 26 townhomes located off Route 322 (eastern end of the Township).
- Benuel and Daniel Stoltzfus, lot add-on plan.
- Riehl Land LP & Westbrooke IP, lot line change.
- Ivan S. & Linda Z. Stoltzfus, lot line change.
- Stoltzfus Manufacturing IP/LLC & J. Daniel Stoltzfus AND Ivan S. & Anna Mae Stoltzfus (a.k.a. the Stoltzfus tracts), lot line change.

*\*This list is subject to change. The Planning Commission meets every fourth Thursday of the month at 7 pm. All are welcome to the meeting to learn about what is planned and what is under review for development in our Township.*