

LONDON BRITAIN TOWNSHIP

Spring 2019 Newsletter

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Comprehensive Plan Update and the Committee Members

At a meeting on January 21, 2018 the Board of Supervisors of London Britain Township appointed a 10-member Task Force to update the 2008 Township Comprehensive Plan, as required by PA Municipalities Planning Code and Chester County's Comprehensive Policy Plan. Members of the London Britain Township Comprehensive Plan Task Force are pictured below:

Left side: Bruce Yost, resident; Brian Sachs, Planning Commission Vice Chairman; Chuck Carroll, Planning Commission Member; Stephanie Town, Planning Commission Secretary

Right side: Aileen Parrish, Township Supervisor; Les Town, Planning Commission Member; Joe McNelis Planning Commission Chairman; Mark Schroeder resident

Committee members missing from the picture: Bill Maslanka, Park and Recreation Board member; Chris Raymond, resident



The Task Force started meeting with consultants from the Brandywine Conservancy in February 2018. All Task Force meetings are advertised on the Township website, and they are open to the public.

Approximately 30% of Township residents responded to a 2018 Survey which was mailed to all Township households. The 2018 Survey results were collected and tabulated by the Brandywine Conservancy and provided to the Task Force. The 2018 Survey results laid the ground work for the Task Force to establish the London Britain Township vision, goals, and objectives for the next ten years.

A Community Visioning Session was held at the Township Hall in June 2018 to provide Township residents an opportunity to review maps and information on open space, transportation and natural resources inventory. At subsequent public meetings Township residents were provided with the 2018 survey results and the updated Cost of Community Services provided by the Brandywine Conservancy. The Cost of Community Services

was based on a formula designed by the Penn State Cooperative Extension. Work continues on the first draft. A draft will be presented before the Planning Commission at a Public Meeting in September. A final draft will be presented before the Supervisors at a Public Hearing in November or December when it will be voted on to be enacted. Funding is provided by the Chester County Vision Partnership Program Grant, which assists townships with half of the costs involved with a plan update.

Prescription Drop off Box

PA State Police will accept unwanted, expired and unused prescriptions at their drop off box located inside the Avondale State Police station at 2 Moxley Lane, Avondale PA 19311. No personal information is needed to drop off.



Radon

When it comes to geology, you could say Pennsylvania is blessed and cursed. While rich supplies of coal, shale, and other minerals have helped fuel the commonwealth's economy through the years, high deposits of uranium haven't been as kind. As uranium decays in soil and rock beneath the Earth's surface, it produces radon, a naturally forming radioactive gas that rises to the surface and mixes harmlessly with outdoor air. However, when it seeps through foundations, spaces, and cracks and becomes trapped inside damage lungs and lead to

“Testing your home for radon good news is that it's very easy Disease Control and Prevention into a structure,” Lewis says. make a house, the more buildup radon tests: short-term ones that tests that take more than 90 hire a professional. lowest level of their home your basement for living space, basement for storage, test the



gas is the only way to know if it's a risk. The to do,” Robert Whitcomb Jr. of the Centers for says. “It's not hard for radon to find its way And the more energy efficient and tighter you of the gas you get. There are two main types of take between two and 90 days and long-term days. Homeowners can perform these tests or Homeowners should test for radon in the where people spend time. If you use part of like a playroom, test there. If you only use your first floor.

Avoid testing in places that are damp, such as the kitchen, bathroom, or laundry room. You can buy test kits at home improvement and hardware stores or online. To order a test kit over the phone, call the National Radon Hotline at (800) SOS-RADON (767-7236).

DEP recommends that homeowners with high radon levels install a radon reduction system or add a fan if a passive system is already in place. Because Pennsylvania law requires all professional radon testers, mitigators, and laboratories to be certified by DEP, homeowners should confirm they are dealing with a certified contractor when mitigating radon. To verify certification, call (800) 23-RADON (237-2366) or go to www.dep.pa.gov and search “Radon Services Directory.”

(Note: When installing radon-control measures during new home construction, a contractor does not have to be DEP-certified.)

Finally, once the radon-reduction system has been installed, be sure to perform a follow-up test to ensure that the problem is resolved and the system is working properly.

Avondale State Police Coverage

The Avondale State Police employ the use of Zone Coverage to help deliver efficient distribution of services throughout the patrol areas. Zone Coverage means that a patrol officer is in the London Britain and Franklin Townships Zone area at all times which increases the level of police services and decreases response times.



Roads

In an effort to improve road safety/hazard concerns please cut back all vegetation (including tree limbs) 3 feet back from the roadway and 14 feet high off the roadway. The Township road crew will be checking the roads for compliance with this request. Thank you for your cooperation!

BAMBOO



Looking for the perfect privacy screen for your property?

Bamboo is a big mistake.

Bamboo, which technically is a giant grass, can be an invasive threat to biodiversity. Once established, it is literally next to impossible to control. The sprouts that shoot up from the ground each spring can grow 12 inches a day! The underground roots of common running “fishpole” bamboo, which can easily reach 15 feet tall, can travel as far as 20 feet or more from the original clump. There’s no denying bamboo makes a pretty exotic screen. Yet, in no time new shoots will appear outside its planting space, creating a maintenance nightmare. Bamboo can spread into neighboring yards and has been planted in many gardens in our area. In many areas the bamboo creates a road hazard as it falls onto adjacent roadways. Getting rid of bamboo can take years and may require alternative methods of removal. **AVOID planting Bamboo!!** As a result of the problems with bamboo many communities are now banning new plantings. London Britain Township is considering a Bamboo Ordinance which could possibly include language in which the property owner will be responsible for the cost of removal of bamboo from any neighboring property. And just to set the record straight for all you indoor gardeners, that “Lucky Bamboo” that became all the rage several years ago . . . it’s not a bamboo at all but a dracena.

Septic Pumping Reminder Regular pumping keeps your septic system healthy and protects our drinking water. On-lot sewage properties are required to pump every 3 years (some are required to pump more often). Proof of pumping can be sent via email to carolyn.londonbritaintwp@comcast.net, dropped off at the Township office (if office is closed it can be left in the white communication mailbox outside the office door) or mailed. Please do not ignore this obligation as it is the responsibility of the homeowner to send this information to the Township office.

Township Website londonbritaintownship-pa.gov



Severe Weather

When there is a risk of a severe weather event, check the National Weather Service (NWS) for your local forecast and to get the latest information. There are several quick links on the AGREM website www.agrem.org to help you. Put **AM 1670** into the memory of your car radio, and pre-set the dial on your emergency portable radio. It will be updated with specific local and other safety information as appropriate for the Avon Grove area.



REMEMBER TO VOTE:

Polling Place: WEST GROVE FIRE CO STATION 32
1517 NEW LONDON RD.
LANDENBERG, PA

This polling place is open between the hours of **7:00am-8:00pm**

Details: You will be voting for Precinct #330 (LONDON BRITAIN)

The next election will be held on **Tuesday, May 21, 2019** Please contact Chester County Voter Services at 610-344-6410 for further information.

Nichol Park Spring 2019 Reservations

Soccer/Football field Avon Grove Lacrosse

Monday-Friday
March 11, 2019-May 23, 2019

Baseball Field Avon Grove Little League

Monday- Friday
April 1, 2019-June 7, 2019

Avon Grove Charter School Field Day K-3 9am-2pm

Thursday May 23, 2019
(rain dt- Tues. May 28)

Why are there no trash receptacles at Nichol Park? The Township has a carry in/carry out policy for waste management at Nichol Park. This includes any form of trash, bottles, cans, paper, bags etc. Please assist us to keep our recreation area clean so that all may enjoy the park.

Yellow Dot Program

This program assists citizens in the "golden hour" of emergency care following a traffic crash when they may not personally be able to communicate their needs themselves. Placing a Yellow Dot decal in your vehicle's rear window alerts first responders to check your glove compartment for vital information to ensure you receive the medical attention you need. The program is a cooperative effort between PennDOT, the state departments of Health and Aging, the Pennsylvania State Police, the Pennsylvania Turnpike Commission, first responders, and local law enforcement.



<https://nws.pennsylvania.egov.com/forms/pennDOT/yellowdotparticipation>

SUMMARIES OF BOARD MEETINGS: Board of Supervisors' meetings are held the 2nd and 4th Monday of each month beginning at 7 p.m. at the Township meeting hall. Agendas are posted on the Township website by noon on the day of the meeting. The Township will have the minutes available to view on the Township website after the following month's first meeting when they are approved by the Board of Supervisors. Planning Commission meetings are held each Tuesday following a Board of Supervisors' meeting.

VERIZON: The Township is in no way responsible for the fact that FIOS TV is not available in the Township! If a Verizon Representative tells you that, please get their name and provide it to the Township. Verizon is not bringing FIOS TV into the Township at this time. The Township Verizon representative is Janet Miller (717)562-5052. The Township continues to closely work with the Verizon Representatives to try to resolve this issue.

COMCAST: You may notice on your Comcast bills that the Township phone number is listed as a number to call for your Comcast issues. If you are having problems with service or billing, you should call 1-800-COMCAST and not the Township Office.



London Britain Township Little Free Library: The free book swap is located outside the Township Hall.

DOG LICENSE

All dogs 3 months of age and older must be licensed by January 1 or each year. Violators will be cited up to \$300 per violation, plus court costs. You can purchase a dog license online www.chesco.org/1112/Dog-License. After completion of payment, a proof of license can be printed and the license and tag will be mailed to you the following business day. You can also print the dog license application and mail it in along with payment from the chesco.org website. If you have any questions about PA Dog Law please contact the Chester County Dog Warden Maureen Siddons @ 610-909-5666.

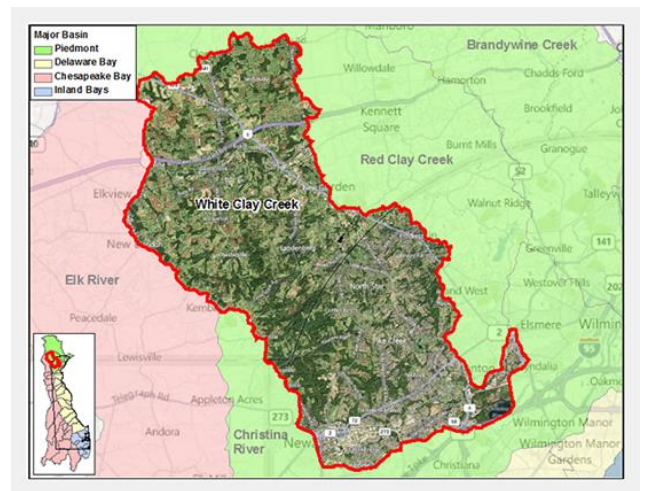
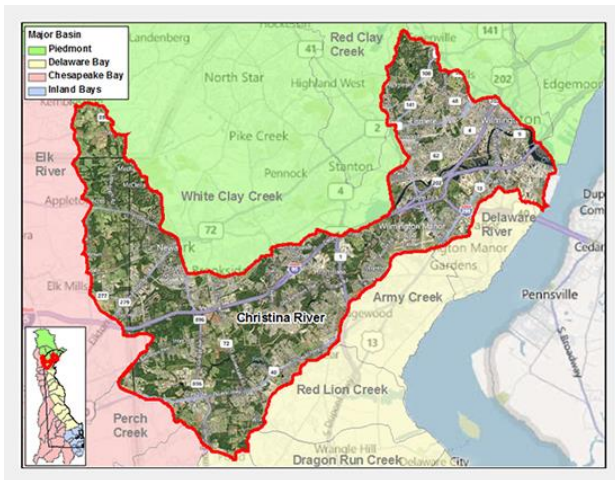
VOLUNTEERS: London Britain Township has numerous committees that are periodically looking for volunteers. Examples of volunteer committees are the Planning Commission, LBT Land Trust, Historic Commission, Park and Recreation Advisory Board, Zoning Hearing Board, Uniform Construction and Property Maintenance Code Appeals Board, Open Space and Trail Committee, Library Board, Recycling Coordinator, ASA Advisory Committee. THANK YOU!!! To all the volunteers who help make London Britain Township such a great place to live.



Please visit the Township website at www.londonbritaintwp-pa.gov click the Volunteer button on the Home page to print out a Volunteer Form to submit to the Township office.

Township Road clean up: There are some Township residents who take it upon themselves to volunteer and clean up various Township roads periodically. They notify us and then the Township road crew picks up and disposes of the trash. A huge THANK YOU to these residents. Your efforts are recognized and appreciated.

WHAT IS A WATERSHED?



All lands on the surface of the Earth are in a watershed. Chester County's land area consists of portions of 21 watersheds that ultimately drain to the Delaware Bay or Chesapeake Bay. London Britain Township is in both the White Clay Creek and Christina Watersheds. A watershed is the area of land that captures rain and snow, and then stores, filters, seeps or drains this water into a common water body (marsh, stream, river or lake). A watershed includes the network of streams which drains that surface land area, and the groundwater and aquifers located underground that contribute water to those streams. Watersheds are separated from adjacent ones by a continuous ridgeline which forms the watershed's boundary.

Chester County receives approximately 46" of precipitation each year. Close to 90% of the precipitation that falls annually occurs in small storms that consist of only one inch or less of precipitation. These storms provide the water for all the streams, springs, lakes, ponds and aquifers in the watersheds. You can find more information at www.chesco.org/water to learn about ways to reduce your water use, stormwater runoff and contribution to pollution.

Basic Elements of Agricultural Preservation in Chester County

As Chester County's largest industry, agriculture plays a crucial role in the long term health of all municipalities in the County. London Britain is fortunate to have a number of acres of farmland permanently preserved and many more acres in our Agricultural Security Area (ASA). Below are some basic descriptions of several programs available to agricultural landowners in the Township.

Act 319, also known as "Clean and Green" grants a preferential tax assessment to landowners with a minimum of 10 acres in agricultural use. This assessment is based on the agricultural use value placed on the land. Landowners with fewer than 10 acres can also apply for this program if their property produces a minimum of \$2000 annually from the sale of agricultural products. It should be noted, however, that if a landowner breaks the covenant and chooses to develop the property, up to 7 years of prior or "roll back" taxes must be repaid, along with 6% interest. Agricultural Security Areas (ASA's) are legally recorded areas whose members receive special consideration regarding local ordinances affecting normal farming practices, state agency regulations, and eminent domain condemnation proceedings. ASA's are a voluntary, non-restrictive land use program intended to strengthen agricultural communities and provide limited protection in the areas mentioned above. Enrollment in an ASA is a requirement for a landowner who intends to place a permanent agricultural conservation easement on his or her property.

Finally, an Agricultural Conservation Easement is a legally binding document which perpetually restricts the use of land to agriculture and associated uses. Landowners who grant a conservation easement will receive financial compensation and still retain ownership of the land. The Chester County Department of Open Space Preservation works with the County Agricultural Land Preservation Board to preserve the farmland in Chester County and, of course, in London Britain Township. Additional details about all of these programs can be obtained by contacting the Chester County Department of Open Space Preservation at 610-344-5656.