



Established 1725

London Britain Township Newsletter

Chester County, Pennsylvania

Spring 2008

Chairperson's Message

As we emerge from winter and look toward the warmth and promise of the spring and summer months ahead I would like to share some incredibly positive news with all of our residents in London Britain Township.

Over the past nine years, ten Township families have made the decision to preserve their properties with the assistance of local conservation organizations. Through a variety of grant programs currently offered by the State and County, six properties now have easements in place, which prohibit further subdivision and ensure that the lands will remain perpetually open. Four additional families have received grant monies and are in the process of working to place conservation easements on their lands in the coming year.

The true generosity of such remarkable residents cannot be overstated. In all cases, grants received for these family lands are only a percentage of the full development value of the land. Of course, there are tax benefits for such donations, but they in no way diminish the unselfish decisions these families have made to safeguard their lands and guarantee that the properties will remain open for the enjoyment of future generations.

The results of the 2006 Township survey clearly confirm that the majority of us have chosen to live in London Britain because of the rural, open character of our Township. Please join me in expressing our sincere gratitude to friends and neighbors who have, by their altruistic actions, taken an extraordinary step toward the long term vision of open space preservation in London Britain Township.

*Aileen Parrish,
Chairman, LBT Board of Supervisors*

Open Space

The Mason Dixon Greenway: a progress report

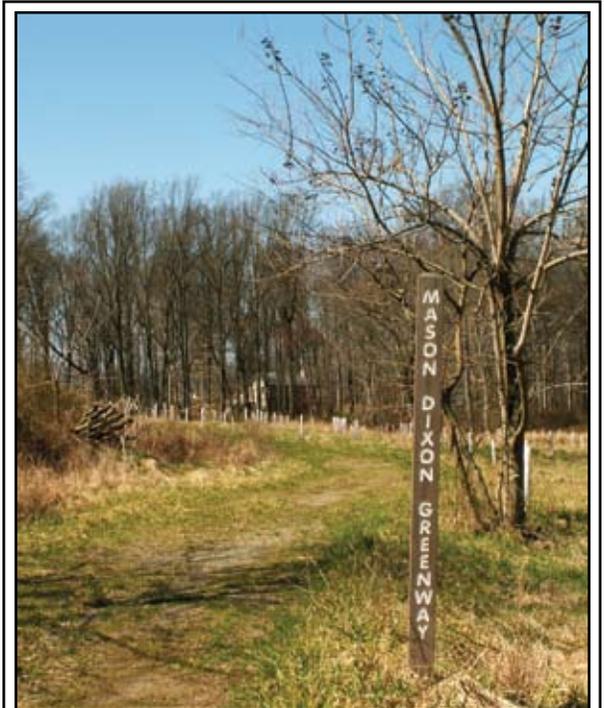
The long-range goal of the Mason Dixon Greenway (MSD) is to create an ecologically diverse corridor that connects the 5,633 acre Fair Hill Natural Resources Area on London Britain's border with Maryland to the White Clay Creek Preserve, which encompasses 1,250+ acres within the Township.

The Greenway is first and foremost a natural corridor to protect the area's diverse plant and wildlife populations. Secondly, it could be developed into a trail network for hikers, equestrians, and non-motorized bikers.

The idea was to first identify a swath of land that connected the two major natural resources and then to work toward preserving the individual parcels through private conservation easements or purchase when parcels became available.

The Greenway was conceptualized years ago by former supervisor Bob Cheyne (now deceased) and his wife (and former township secretary) Sally Cheyne when land was being bought for development at an amazing pace in the township. Sally has worked tirelessly over the years in obtaining grants and easements that have allowed the project to continually move forward.

The London Britain Land Trust was established in 1999 to help local landowners through the conservation easement process and in certain instances act as the



The trail along the Mason Dixon Greenway South on Elbow Lane. Along this section of the Greenway are some of the young trees (in the white tubes) planted as part of the reforestation project.

stewardship and management entity for conservation easements in the Township.

One of the first opportunities to establish the Greenway was at the southern end, on Elbow Lane, near Flint Hill Road, and the Township's border with Fair Hill. A private conservation easement combined with the open space donation from the developers of Flint Hill Crossing created a natural corridor from Elbow Lane to Strickersville Road.

This section of the Greenway is now referred to as the Mason Dixon Greenway South. Past improvements to this section of the Greenway included a trail and a riparian buffer restoration project.

(Continued on page 3)

Speed Limits and Traffic

Traffic is increasing on many Township roads, especially connecting roads such as Good Hope Road and Chambers Rock Road. As the area's population has grown, these roads have become thoroughfares between Route 896 and Newark, Pike Creek, and Hockessin in Delaware. Not only are the numbers of cars increasing, but also the speed at which vehicles travel on these roads sometimes exceeds the 35 mph speed limit.



The first step to remedy the situation has been to install new signage in the area. Furthermore the PA State Police will increase its presence along this road, ticketing drivers that speed. Finally, the township supervisors have authorized a traffic study for Good Hope Road to determine if any other traffic calming measures are warranted.

The Board will address similar issues along Chambers Rock Road in the near future. Residents who have similar

LBT's Supervisors are working to address these traffic issues as requested by area residents.

The first area of concern is along Good Hope Road where speeding vehicles and the road's sightlines combine to make entering the road from North Bank Road and North Creek Road dangerous.

concerns about other township roads are asked to contact the Township Office (610-255-0388).

Remember the speed limit on all township roads is 35 mph, unless posted otherwise.

Below is information shared from a few websites on speeding issues.

LBT Road Report

The Board of Supervisors has extended the duties of Joe Furgeson, the Township's Roadmaster. Questions regarding township roads should be directed to him or any members of the Board of Supervisors.

In addition to all routine road maintenance in 2008, LBT's major road projects will include:

- Repair and pave Chambers Rock Road from the Delaware state line to Arc Corner Road.
- Repair and chip seal Mercer Mill Road from the border with New Garden Township to North Bank Road.
- Repair and chip seal Skycrest and Valley Roads.
- Repair and chip seal in the Morgan Hollow development, including Laetitia Lane and Springer Way.

A bid package will be issued and the returned bids will determine the exact extent of road maintenance that will be accomplished this year.

FYI-- More on Speeding

Tips on saving gas and avoiding the need to speed

According to the US Department of Energy, each 5 mph over 60 mph is like paying an additional 21 cents/gallon for gas (at \$3 a gallon).

Tips for Safe Driving and avoiding the need to speed include:

1. Allow yourself plenty of time to get where you are going.
2. Check local traffic reports before leaving to avoid congestion
3. If you are late, you are late. Don't worry about it. Apologize when you arrive.
4. Wear your seat belt!

Excerpted from the Consumer Energy Center, California Energy Commission. More information can be found at www.consumerenergycenter.org

Shortest stopping distance

One of the reasons to stay within posted speed limits is because of your car's ability to stop. With the hills and curves of our township roads, one must travel at safe enough speeds to be able to stop in a hurry when entering an area with short sightlines. The chart below illustrates the shortest stopping distance at various speeds.

| Speed | Thinking Distance | Braking Distance | Overall Stopping Distance |
|--------|-------------------|------------------|---------------------------|
| 20 mph | 20 ft. | 20 ft. | 40 ft. |
| 30 mph | 30 ft. | 45 ft. | 75 ft. |
| 40 mph | 40ft. | 80 ft. | 120 ft. |
| 50 mph | 53 ft. | 122 ft. | 175 ft. |
| 60 mph | 60 ft. | 180 ft. | 240 ft. |
| 70 mph | 70 ft. | 245 ft. | 315 ft. |

Source: Community Safety Concerns, University of Wisconsin, Oshkosh

Primary Election Day

Tuesday, April 22

London Britain's polling place is the Township Meeting Hall on Good Hope Road.

Parking is available behind the building.

Education

MS4 Workshop for Residents

Want to learn more about LBT's stormwater management program and what you as a resident of this community can do to improve the quality of our waterways? Come to the MS4 Workshop on Tuesday, April 29, 6:30 p.m. at the Township Meeting Hall.

The federally mandated MS4 program requires local municipalities to address the stormwater that enters the local creeks and streams to improve the quality of the water. The township must monitor for pollutants and erosion and find solutions to stop those pollutants and erosion from entering local creeks and streams.

This workshop will outline the program, discuss what measures the Township has taken to address stormwater runoff, and give tips and suggestions for simple things each resident can do to help.

Library

Avon Grove Library Outpost

With a Grand Opening on June 7 (10 am to 2 pm) Avon Grove Library will start an Outpost at the LBT Township Building.

All residents who have Chester County Library cards will be able to pick up requested books and DVDs at the Outpost.

The Outpost will be open on Wednesday evenings from 6 to 9 pm and Saturday from 10 am to 2 pm.

Although details are yet to be announced, a children's summer reading group is planned for Friday afternoons.

Volunteers will staff the Outpost.

For questions or to volunteer, please call Avon Grove Library at 610-869-2957.

MDG South....

(Continued from page 1)

In the next several years the Township plans to make improvements to MDG South that include a parking lot near the corner of Flint Hill and Strickersville Road, a handicapped accessible trail, and a 34-acre reforestation project. Two grants—a \$250,000 Department of Natural Resources grant and an \$188,5000 Chester County grant—will cover most of the project's total cost.

In 2005, another critical parcel of land, 35 acres of the former Cramer property along London Tract Road (from South Bank to Indiantown roads) was donated to the White Clay Creek State Preserve. This parcel extends the Greenway corridor at the other end, putting one more piece of the puzzle in place.

At the end of 2007, a conservation, trail and agricultural easement was placed on the Wilkins property, which runs east of Route 896 and close to London Tract Road with its intersection at Strickersville Road. (See related story on the Wilkins property easement on page 5). This easement begins the Greenway on the eastern portion of Route 896.

There still remain a few gaps in the Greenway, but there also remain many opportunities to fill the gaps. Currently, one local landowner is in the process of obtaining state and county grants which will place another 55 acres along the Greenway in permanent conservation easement.

Recreation

What's happening at Nichol Park

#1-- Friday Farmers' Market coming soon

On Fridays, starting May 23, there will be a Farmers' Market at Nichol Park, on Route 896, in London Britain Township. It will run through September 26.

London Britain Township is excited to offer this new activity to its residents. This will be a great opportunity for Landenberg residents to get some of Pennsylvania's great fresh agricultural products.

Vendors interested in booths should contact Carolyn Matalon at 610-255-0388. Vendors will have to sign a contract with the Township (no fee involved) and provide insurance certifications.

Preference will be given to London Britain residents, but all vendors are welcome to apply for the five or six slots.

#2-- WGFC's LBT Fire Station

West Grove Fire Company (WGFC) continues to work with LBT Supervisors on the site development plan for the London Britain Fire Station, which will be located on Route 896 at Nichol Park, near Flint Hill Road. This will be WGFC's third station.

WGFC and the Township have submitted plans for the entrance road to PennDOT and are awaiting its review and the permit.

The former Dehorty house was demolished before the end of 2007 in preparation for the fire station. The township had credits at the SECCRA landfill, which had to be used by the end of the year making this part of the project a priority in order to save on costs.

Currently at the site are a temporary road and piles of dirt. The dirt came from a con-

struction site at the University of Delaware. The contractor noticed the sign for the proposed fire station and contacted the township to see if fill dirt was needed for the site. It was, as the grade at this site needs to be raised for the access road and the fire station. The contractor transported the dirt without charge, saving an estimated \$50,000 on the project.

The new fire station is progressing through all channels, but no definite date has been set for construction to begin. It is hoped that groundbreaking will occur later this year.

Residents interested in joining the West Grove Fire Company as volunteers are encouraged to learn more at their website: www.wgfc.org. When the new station is complete, it is hoped that more Township residents may be willing to volunteer.

#3-- LBT receives park development grants

Nichol Park Development Phase 2, an improvement project for the park, can begin with funding from state and county grant programs. This project includes two tennis courts, two volleyball courts, a basketball court, a central covered pavilion, a gazebo, a school-aged play structure, more play equipment for toddlers, swings for babies, swings for school-aged children and additional landscaping.

The two grants are a \$76,000 Chester County Round 20 Municipal Parks Grant and a \$150,000 Pa. Department of Conservation

and Natural Resources grant. The remainder of the cost will come from the Park Fund, which is supported with property taxes.

If all goes according to plan, construction could start in the fall.

The Township will soon begin work on a Master Site Plan for the 16-acre adjoining land it recently acquired (the Dehorty property). It received another DCNR grant to cover half of the cost of the Master Site Plan.

Since LBT first started on their Greenway project, neighboring townships have also begun identifying trail networks and greenways with plans of connecting to the MDG. One day this region could have a connected natural corridor stretching from Newark, Delaware, through to West

Grove, Pennsylvania, and possibly beyond. The Township plans to diligently pursue all opportunities to fit the remaining pieces of this giant puzzle together. In time, the long-range dream of Sally and Bob Cheyne could become a reality that future generations will enjoy.

London Britain's News and Notes

DOGS AND THE LAW

Chester County Treasurer Alan Radzin reminds all residents about the following pertaining to dogs and dog ownership:

- All dogs, three months of age and older, must be licensed in the State of Pennsylvania. The County Treasurer's office is responsible for collecting the applications and fee and issuing the dog license in the county.
- Fees are \$6 for spayed and neutered dogs and \$8 if not. Persons with disabilities and senior citizens receive a \$2 discount.
- Dog licenses can be obtained at the Chester County Treasurer's Office (by mail or in person). An application can be downloaded at www.chesco.org/treasurer (click on PA Dog License link). West Grove and Oxford Borough offices also sell licenses as outside agents.
- Owners can be fined for not licensing their dogs.
- Dog (and cats) three months and older are required to have a current rabies vaccination.
- All dogs must be under control and must not be allowed to run at large.
- Dogs are personal property, and owners are responsible for damages caused by their dog.
- It is illegal to mistreat or abuse any animals.

TRASH AND RECYCLING BINS

Please keep lids on trash containers to keep protected from the wind and animals. When placing recycling at the curbside, make sure papers are weighed down to keep from blowing out.

HOUSEHOLD HAZARDOUS WASTE

Not sure what to recycle or when and where to take your household hazardous waste? Check out the Chester County Solid Waste Authority's website at: www.chestercountyswa.com.

BOARD OF SUPERVISORS' AGENDAS

The agenda for each Board of Supervisors' meeting are posted on the Township website prior to each meeting.

VOLUNTEERS

There are many capacities in which residents may volunteer for London Britain Township including park, planning, library, and special committees. Contact the Township Office for more details – 610-255-0388.

ON CONSERVED LAND

Trees cannot be cut down and brush removed from Land Trust land. Anyone caught doing so will be prosecuted.

ON-LOT SEWAGE MANAGEMENT

London Britain Township ordinances require residents to have their on-lot sewage systems pumped every three years.

Residents with cess pools are required to be pumped every year.

Residents with retaining tanks must have a yearly contract stating appropriate pumping.

It is the resident's responsibility to send proof of pumping—a copy of the pumping receipt—to the Township in a timely manner.

Notices will be sent to all properties that should have the on lot sewage systems pumped in 2008, but have not turned in the required documentation.

It is recommended that property owners keep septic management records for the property and that when the property is sold, these records be transferred to the new owners to aid them in properly managing the on-lot sewage.

CROSSWALKS REMINDER

Crosswalks, marked with iridescent signs and paint on the roads have been installed on London Tract Road, Good Hope Road, New Peltier Road, and Elbow Lane where hiking trails cross the roads. Please use caution when using the crosswalks. Drivers— pay extra attention to pedestrians in and around the crosswalks.

LONDON BRITAIN LAND TRUST

If interested in information on conservation easements or how the the London Britain Land Trust can help you preserve your land, please send your request to LBLT, P. O. Box 215, Kemblesville, PA 19347

TOWNSHIP TAX QUESTIONS

London Britain Township's Tax Collector reminds property owners that London Britain Township tax bills are due on or before June 3, 2008 to avoid penalties. Please contact Janie Schnelle at 610-274-8347 with any township-tax related questions or concerns.

TOWNSHIP OFFICE HOURS

London Britain Township's office hours are Monday through Thursday, 8 a.m. to noon. London Britain Township's Zoning Officer, Dave Messaros, has additional office hours on Mondays, from 3 to 7 p.m. (please call for an appointment—610-637-5447).

Township Directory

Board of Supervisors

Aileen Parrish - *Chairman*
Glenn Frederick - *Vice-Chairman*
David Owens - *Member*

Employees

Carolyn Matalon - *Secretary and Parks Manager*
Dave Messaros - *Public Works Director and Zoning Officer*
Joe Ferguson - *Roadmaster*
Pat Walsh, Walsh Eng.- *Township Engineer*
Janie Schnelle- *Tax Collector*
Annette Stejskal - *Treasurer*

Contact Info

Office/Meeting Hall/Garage:

81 Good Hope Rd., Landenberg PA 19350

Mailing address:

P.O. Box 215,
Kemblesville PA 19347

Phone: 610-255-0388

Fax: 610-255-3542

Website: www.londonbritaintownship-pa.gov

[londonbritaintownship-pa.gov](http://www.londonbritaintownship-pa.gov)

Email: londonbritaintwp@comcast.net

Township Meetings

All meetings are held at the LBT Meeting Hall on Good Hope Road, 7 p.m.

Board of Supervisors

Second and fourth Mondays of the month

Planning Commission Tuesday following a Board of Supervisors' meeting

Comprehensive Plan Update Task Force:

Tuesday following the third Monday

This newsletter is published by the London Britain Township Board of Supervisors, and produced by Secretary Carolyn Matalon and Lucas Communications and Publications.

The 140-acre Wilkins property conserved for posterity

In 1946 Elwood Wilkins, Jr. moved to the 140-acre farm at the intersection of New London Road (now more commonly known as Route 896) and London Tract Road with his family. He was 16 years old. The area was the country and agriculture was the predominant occupation. Times have changed as farmlands continue to turn into housing developments and cars whiz by his porch at high speeds. Wilkins' vision is for his land to remain in agriculture for posterity. And now it will.



The former Lunns Tavern, now Wilkins' home on Route 896, near London Tract and Strickersville Road and 140 acres is now under conservation easement.

Through a partnership with London Britain Township, the White Clay Watershed Association (WCWA), the White Clay Wild and Scenic Management Committee (WCWSMC), and a Chester County agricultural conservation grant, Wilkins sold the development rights to the land, preserving its agricultural heritage with conservation easements. He also added a trail easement, for a future walking/horseback riding/biking trail through this property.

"Mr. Wilkins gave our community a huge gift," said LBT's Board of Supervisors

Chairperson Aileen Parrish. "He only received 38 percent of the full development value of his land in this settlement."

The 140 acres encompasses 13 acres with a pond on the western side of Route 896, 127 acres of agricultural lands north of London Tract Road and east of Route 896, and a large mature woodlands area. The highest elevation on the land is at 400 feet.

The process required that the trail easement be in place before the agricultural conservation easement was complete. According

to Parrish, LBT partnered with the WCWA and the WCWSMC to procure the funding for the trail easement. This involved \$35,000 from the Township's Open Space Fund, \$35,000 from the WCWSMC (almost half of their yearly budget), and \$10,000 from the WCWA.

This parcel of land was important to the Township, the WCWA and WCWSMC, said Parrish, because of the additional protection it would give to the woodlands, the steep slopes, and the creek.

"This is a huge link in the township's vision for a greenway," said Parrish. "We need to continue to be good stewards of this land."

As part of the trail easement, a corridor was mapped and within the corridor a trail could eventually be built. Parrish said this will not happen until the entire greenway is in place because one thing trail builders have learned is that there's no point in building a trail unless it can lead to something.

"I pleased that this land will remain in agriculture," said Wilkins. "Now I'm trying to talk some of my neighbors into conserving their land."

A brief history of Lunns Tavern

The first recorded entry of an inn and tavern at this site was in 1764, in tax documents filed in Chester, Pa. It remained a tavern through 1811. At that time the building was stone (now the stuccoed section). It had two rooms upstairs and downstairs, one for the family and one for guests.

The tavern was located along The Great Road, a dirt road with wagon tracks, which was a major transportation corridor from the shipping ports in New Castle, Delaware to Lancaster County. Travelers would spend the night at the tavern.

Of note, Thomas McKean (signer of the Declaration of Independence) penned a letter to George Reed (signer of

Declaration from Delaware) from Lunns Tavern shortly after the Battle of the Brandywine in September of 1777.

In 1829 the brick addition and the porch were added to the front of the building. In 1969 the stone wing was added at the rear of the building.

Various families lived in the house, and farmed the land. The original barn was burned later in the 1800's and stories say by a jilted lover. The new barn, still standing was rebuilt, just larger, on the original foundation.

Lunns Tavern is one of two LBT buildings listed on the National Register of Historic Places.



The barn on the Wilkins' property



Thank you!
London Britain Township's Board of Supervisors would like to thank all of the 2008 members of the Boards and Commissions for their hard work and dedication of service to our community.

**London Britain Township
 P. O. Box 215
 Kemblesville, PA 19347**

U. S. POSTAGE
 Prsrt Std.
 Landenberg, PA 19350
 Permit No. 4

Homeowner Hints

Pest management and lawn care companies: Choosing a qualified provider

Fertilizers and pesticides do help homeowners maintain lawns, control weeds and remove unwanted pests, but are also a major source of contamination in the watershed.

Pesticides and fertilizers when applied correctly and only when necessary are an asset to homeowners, but when used incorrectly, these chemicals harm the environment. For example, lawn chemicals become part of storm water run-off and wind up in local streams. Pesticides should be applied according to manufacturers' directions.

Penn State's College of Agricultural Sciences shares the following information to help homeowners make informed decisions when choosing a qualified pest management or lawn care company.

1. When you discover a pest problem in your home, the first step is to identify the pest, whether it is a weed, plant disease, insect, rodent, or other nuisance. Penn State Cooperative Extension has an office in every county with resources that can provide accurate pest identification and pest control options.



For London Britain residents, the Chester County Cooperative Extension is located in the Government Services Building, 601 Westtown Road, Suite 370, West Chester

PA 19380-0990, 610-696-3500, (www.chester.extension.psu.edu).

2. When you determine that professional help is needed, make sure the company meets all the legal and educational requirements that give them the privilege to service your home. This would include verifying a

valid and current:

- Pennsylvania Pesticide Applicator Certification
- Business license

3. Ask about membership in professional trade associations and for local references.

4. Expect pest management professionals to provide information on a wide assortment of pesticide-related topics, such as personal safety and environmental impact. They would discuss chemical tactics along with alternative weed, insect, plant disease and rodent control strategies.

5. Ask plenty of questions and make sure you understand the answers. Here are great suggestions to get you started:

- What is the correct identification of the pest?
- Can you show me the pest or evidence of the pest and/or damage?
- Are there effective control options besides pesticides, such as integrated pest management? (This

approach integrates appropriate cultural, biological, mechanical, and chemical tactics that are safe, profitable, and environmentally compatible.)

- Do we need to use pesticides? If so, which ones and why?
- How many different pesticides can control the pest?
- Are some pesticides safer or more "environmentally friendly" than others, yet still effective?
- When, where, and how should I check for the pest in the future?
- Can I help prevent this pest problem from occurring again without using pesticides?
- How long will the treatment process take?



- How soon can we use the area that was treated?
- Will more treatments be needed, and if so, how often?
- What results can we expect?

Additional resources on this subject can be found at:

- Penn State Pesticide Education Program: www.pested.psu.edu (fact sheets and pesticide safety information)
- Pest Problem Solver at Penn State: www.paipm.cas.psu.edu (provides information regarding pest problems)

Check out LBT's website: www.londonbritaintownship-pa.gov