

London Grove Gazette



Fall 2015 Newsletter

London Grove Township
372 Rose Hill Road, Suite 100
West Grove, PA 19390
Phone: 610-345-0100
Fax: 610-345-0455
Email: admin@londongrove.org
Website: www.londongrove.org
Office Hours:
Mon.-Fri. 8:00 a.m.—4:30 p.m.

Board of Supervisors:

Richard Scott-Harper, Chairman
Dave Connors, Vice Chairman
Michael Pickel
Robert Hittinger
Robert Weer

Codes and Inspections:

Andy Kirk, Code Administrator

Fire Marshal:

Shane Kinsey, Fire Marshal
Robert Weer, Asst. Fire Marshal

Planning Commission

Colleen Preston, Chairman
Frank Scarpatto, Vice Chairman
Marie Hittinger
Rick Schroder
Geoffrey Stroud
Charles C. Shock
Aimee C. Bowers

Township Office:

Steven C. Brown, Twp. Manager
Shane P. Kinsey, Public Works Director
Jacqui Guenther, Finance Director
Dawn Maciejczyk, Admin.
Suzanne Smith, Admin.
Andy Kirk, Code Administrator
Lois Zunino, Codes Admin.

Zoning Hearing Board

William Grandizio, Chairman
Ed Hatchigian
Stacy Starr

Zoning Officer:

Steven C. Brown

Tax Collector:

Kurt Engleman, Real Estate Tax
Keystone Collections Group, EIT

LONDON GROVE TOWNSHIP

ZONING ORDINANCE UPDATE

The volunteer Zoning Ordinance Steering Committee has been meeting for over two years working to update the Township's Zoning Ordinance. They are reaching the conclusion of their efforts and it is anticipated that the Committee will complete the draft this fall; at which point the document will be sent to the Township Planning Commission for comment. After the Planning Commission has finished their review, the still-draft ordinance will be sent to the Chester County Planning Commission. Ultimately, the updated Zoning Ordinance will be advertised for a public hearing and adoption by the Board of Supervisors.

The following is a summary of the major ordinance changes proposed by the Steering Committee:

Agricultural Preservation (AP) District – This district was revised to better focus its intent, which is to help keep farming viable in the Township. As such, the minimum lot size was increased from 10 acres to 20 acres and non-agricultural uses, e.g. veterinarian, were deleted.

Transfer of Development Rights (TDR) – This mechanism to allow the sale of rights to develop land from one property to another was eliminated as it has not been used in 20 years.

Residential districts – Minimum lot sizes were increased and the amount of open space in cluster neighborhoods was decreased to 30% from 40%. This was done in order to provide for larger lots and space between houses. Conventional subdivisions without open space are no longer restricted by the number of lots or by means of approval in the medium and high density districts.

Chatham Overlay District – This is a new district that recognizes the village of Chatham as a special place in the Township. The old regulations were of a suburban style and were not appropriate for the village. The new district creates standards designed to enhance and preserve the uniqueness of Chatham.

Continuing Care Retirement Center (CCRC) Overlay District – This new district will allow a CCRC in areas of the Township where redevelopment is being encouraged.

Commercial District – Changes were made to the existing districts that are intended to promote business. First, the two existing districts were combined into one commercial district. Also, restrictions on the number of uses per lot was removed to allow multiple uses. Finally, more uses are now to be permitted “by right” instead of via the Conditional Use process.

Industrial District – Changes were also made to the Industrial District that are intended to promote business. As with the new Commercial District, multiple uses per lot are now permitted, more uses are permitted “by right” and offices are now allowed.

Historic Resources Protection – These standards were enhanced to better help preserve historic resources. Specifically, historic properties will be permitted “bonus” uses as an incentive to save them. Also, requirements were added to better protect a resource when development occurs.

Public comment is an important part of the process of preparing a Zoning Ordinance. If you have questions, comments or wish to participate in the update, please contact the Township office.

LAUNCHING OF OUR NEW WEBSITE

London Grove Township has been working hard to put together a new crisp, clean and organized website for our residents. We hope that you will find it informative, useful and up-to-date. It is intended to be a means of communicating with our residents, businesses and any other interested individuals. It is also a way to conduct certain business with the Township such as downloading application files, reviewing meeting minutes and gaining basic information about our operations. Please take some time to browse our new website and give us your feedback. We look forward to hearing from you, our residents.

www.londongrove.org

EMPLOYEE PROFILE



Andy Kirk,

Code Administrator

Andy has worked with London Grove Township for the past 23 years. Many of Andy's job responsibilities include all aspects of the permit process, including issuing permits and completing inspections. Andy says his favorite part of the job is completing the inspections and meeting new people. In his time off, Andy enjoys ballroom dancing and traveling with his wife. He is also a registered architect.

MS4 Tip: Pool Water

Chlorinated water discharged to surface waters has an adverse effect on local water quality. Swimming pools are a major source of chlorinated water discharged into sanitary and storm sewer systems. An average swimming pool holds 19,000 gallons of highly chlorinated water, which is toxic to wildlife and fish. Instead of discharging pool water to the storm system or directly into a water body, residents should investigate alternative discharge options such as discharging the chlorinated water to land where it will not drain to local surface water or de-chlorinate the water before draining the pool.

Meeting Schedule

All meetings are held at the Township Building unless otherwise stated:

Board of Supervisors Meetings are held on the first Wednesday of the month at 7:00 p.m.

Planning Commission Meetings are held on the last Wednesday of the month at 7:00 p.m.

Municipal Authority Meetings are held on the first Monday of the month at 7:30 p.m.

Parks and Recreation Board Meetings are held on the Third Wednesday of the month at 7:00 p.m.

Zoning Hearing Board meets on an as needed basis.

Open Space Committee Meetings are held on the second Thursday of the month at 5:00 p.m.

Environmental Advisory Committee meetings are held on the fourth Monday of the month.

HOW CAN PARKS IMPROVE WATER QUALITY?



Parks play an important role in managing water in the community. They offer opportunities to showcase good land use practices by providing an easy, low cost way to engage visitors and illustrate the value of green spaces. The story of the Goddard Park rain gardens is a great example of a community coming together to promote water quality, enhance park aesthetics, and create better habitat for local pollinators and other native fauna. This is just one of many stories that illustrates a project beneficial to both local residents and the water quality of the White Clay Creek.

Rain gardens capture and hold storm water, enabling soil and plants to trap, absorb and filter out pollutants, while recharging groundwater supplies. Fertilizers, oil, grease, pesticides, sediment, bacteria, and a water borne parasite called *Cryptosporidium* are pollutants rain gardens help keep out of waterways. Rainwater that isn't captured runs off directly to our creeks via storm drains or overland flow, carrying with it these harmful pollutants. After a certain volume builds up, excess water leaves the garden via a small outlet set at a certain height, or more simply exits via overland flow. In typical rain events of less than 1", little to no water will exit the garden.

In May 2014, eighty volunteers planted 6,500 native plants in the Goddard Park rain gardens. Prior to the planting, the existing basins had little to no plant material. Although a rain garden without sufficient plant cover will still collect water, that water will drain more slowly with very little treatment occurring and very few habitat benefits gained. Native plants spaced closely together cover ground rapidly leaving less area open for invasive weeds. A successful planting not only enhances water infiltration and pollutant removal, it also provides food and shelter for a variety of native birds, butterflies, and other animals.

Rain gardens are examples of low maintenance, low cost stormwater management infrastructure, but living systems need some maintenance to keep them looking good and prevent invasive plants from invading and outcompeting the native vegetation. If you are interested in being trained to care for these basins please contact London Grove Township so we can keep these gardens looking good and cleaning water for years to come!

Why not install a rain garden on your property?

Rain gardens filter out and reduce pollutants from entering our waters thereby protecting stream life and water supplies.

Provide habitat benefits

Save money on reduced moving costs over time

Reduce local flooding potential and damage caused by erosion downstream

Create a more attractive and healthy environment

Conserve water

Note: Funding for this project was awarded by Delaware Department of Natural Resources and Environmental Control Rain Gardens for the Bay Fun and United Water Delaware. White Clay Wild & Scenic River Program and North Creek Nurseries provided technical assistance. In kind support was provided by London Grove Township and City of Newark.

By Shane Morgan, Management Plan Coordinator for the White Clay Wild & Scenic River Program. mpe@whiteclay.org

FIRE PREVENTION WEEK: OCTOBER 4-10, 2015

Help sound the alarm that working fire alarms save lives. Keep your family safe with a working smoke alarm in every bedroom. Did you know that roughly half of home fire deaths result from fires reported between 11 p.m. and 7 a.m., when most people are asleep? Smoke alarms save lives. If there is a fire in your home, smoke spreads fast and you need smoke alarms to give you time to get out. In fact, having a working smoke alarm cuts the chances of dying in a reported fire in half!

The **sage** of this year's Fire Prevention Week campaign is to install smoke alarms in every bedroom, outside each separate sleeping area, and on every level of your home, including the basement. Larger homes may need more alarms. Visit NFPA's "[Smoke Alarm Central](#)" for all of the information you need to make sure your home smoke alarms are properly installed and maintained. NFPA is excited to share this important information so everyone better understands the life-saving value of home smoke alarms.

When it comes to smoke alarms, it's about "location, location, location." The **key mes-**





Local Event

The Garage Youth Center located in West Grove Borough, is having their third annual 5K Run at Goddard Park on Saturday, September 19, 2015. To help support their program, sponsor or register at www.garageyouthcenter.org

Free Child Safety Seat Install/Check-up

State Police Troopers are certified as child safety seat technicians and will assist parents and caregivers with the installation of a child safety seat. These appointments are free. To schedule your appointment please contact Trooper Samantha Minnucci at Avondale State Police Station 610-268-2102.

GODDARD PARK NEWS

**Park Hours:
Dawn to Dusk**

- ◆ Phase II of construction is complete bringing with it several new and exciting features:
 - A southern parking lot*
 - Community garden*
 - Additional trails and bridges*
 - Composting restrooms*
 - Play area expansion with a paved patio area*
 - Pavilions*
 - Pergola at the dog park with water access*
 - Benches in the dog park*
- ◆ Please be considerate and place your dogs waste in a doggie waste dispenser, which are spread throughout the park. All dogs must have the appropriate vaccines and a kennel cough booster. Animals must be on a leash when walking on the trails.
- ◆ London Grove Township, Octoraro District of Boy Scouts of America, The Garage Community and Youth Center and Chester County Food Bank have joined forces to supply the much needed fresh food within our community. This exciting new program requires a commitment through three growing seasons, April to November, with the harvested produce being dropped off at the nearby Bridge Food Pantry at the Avon Grove Church of the Nazarene. We are moving forward with this program by hosting the garden bed for Boy Scout Troop 191, Cub Scout Pack 54 and The West Grove Garage Youth Center to tend gardens for donation purposes. The Chester County Food Bank is supplying the seedlings and instructional workshops, which can help provide a productive harvest. All are welcome to attend these workshops, dates to be announced. If you'd like to help in anyway contact the Township 610-345-0100 or email ssmith@londongrove.org.
- ◆ Bobby Rea selected Goddard Park to complete his Eagle Scout Project of 8 raised beds in a community garden. He fulfilled this project in September of 2013. In phase II, the Township added additional in-ground beds, fencing and water access.

MUNICIPAL AUTHORITY NEWS



London Grove Municipal Authority has an active Fats, Oils and Grease (F.O.G.) Program that monitors commercial and industrial establishments on a regular basis. Residential homeowners should be aware of F.O.G. and make a concerted effort to eliminate these substances from going into your sinks, toilets and drains. F.O.G. can ultimately create blockages in your privately owned sewer pipes and in the public sewer system. Costs to repair and remove F.O.G. from sewer lines are very expensive. Please do your part to keep F.O.G. out of the sewer system. Thank you.

What Not to Flush Down the Toilet?

Flush only human waste and toilet paper down the toilet – avoid flushing dental floss, cat litter (including “flushable” varieties), hair, Kleenex, cigarette butts, cotton swabs, feminine hygiene products, condoms, paper towels, static cling sheets, diapers, plastics, and disposable wipes.

What Not to Pour Down your Drain?

Many materials that are poured down the drain do not readily decompose and cause problems at the treatment plant. Several examples include bones, eggshells and coffee grounds. Do not pour grease, fats, and oils down the drain. These tend to collect in the collection system, cause backups and must be manually removed. Chemicals, pesticides, paints and paint thinners can cause problems with the biological treatment process at the plant.

London Grove Township Municipal Authority bills their water and sewer customers on a quarterly basis. The quarterly postcard bills (bright yellow with black print) are mailed January, April, July and October by the 15th of the month each year. After 30 days, past due postcard notices (bright pink with black print) are mailed. For your convenience, water/sewer bills may be paid online at www.londongrove.org. A convenience charge is applied if you elect to use this service. Thank you.

The Municipal Authority meets the 1st Monday of the month and *welcomes* the public. For any other information please feel free to contact the Municipal Authority Office at 610-345-0300.





RECYCLING CORNER

Fall is the time for leaves to drop. Check with your waste hauler for collection dates on curb side pickup of bagged leaves. Residents can dump yard waste at SECCRA, free of charge, provided you have a 'brush permit' which can be acquired at the Township office (bring your ID to verify residency).

Household Hazardous Waste (HHW) collection is FREE for all Chester County residents from 9:00 a.m. to 3:00 p.m. at the following locations. Please note that proof of residency required.

◇ September 12th at the Oxford School District Administrative Building, 125 Bell Tower Lane, Oxford PA 19363

◇ October 10th at the Government Services Center, 601 Westtown Road, West Chester PA 19380

Latex paint is not a hazardous waste. Ideally you can re-use, give it to a friend, community organization or school theatre group. Otherwise allow the paint to harden or mix with sawdust, clay based kitty litter or rags until the paint is fully absorbed and then you can dispose of it in your household trash.

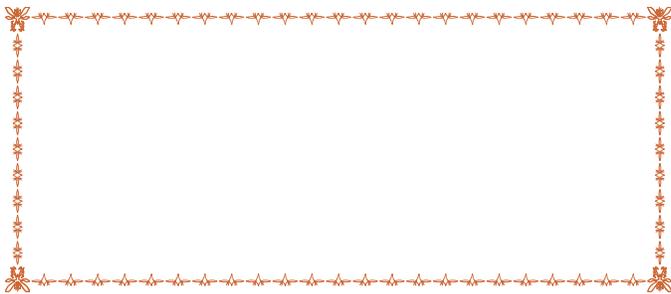


MEDICATION DISPOSAL

Do not flush or pour down the sink your unused medications.

How to dispose of medications at home:

1. Keep medicine in its original child-resistant container. Scratch or mark out the patient information on the label.
2. Place some water into solid medications, such as pills or capsules. Then add something nontoxic and unpalatable such as sawdust, kitty litter, charcoal, Comet or powdered spices (like cayenne pepper).
3. Close and seal the container lids tightly with packing or duct tape. If discarding blister packs of unused medicines, wrap in multiply layers of duct tape.
4. Place medicine containers in durable packaging that does not show what is inside (like a cardboard box).
5. Place in the trash close to garbage pick-up time.



4	Medication Disposal
4	Recycling Corner
3	Municipal Authority News
3	Godard Park
2	Fire Prevention Week
2	How Can Parks Improve Water Quality
1	Employee Profile
1	Website
1	Launching of our NEW
1	Zoning Ordinance Update

Inside this issue:

London Grove Township
372 Rose Hill Road, Suite 100
West Grove, PA 19390



Follow us on
Facebook