



EAST NOTTINGHAM TOWNSHIP NEWSLETTER

SPRING 2007

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Letter from the Editor



Did you know that there are more than 1,400 townships in Pennsylvania and there is an organization to support the township governments? The Pennsylvania State Association of Township Supervisors' (PSATS) purpose is to assist second-class townships strengthen and preserve local governments. It also offers visibility for townships in state and federal politics, since it represents its members before the state and federal legislative bodies on a nonpartisan basis.

PSATS operates under the direction of a 13-member executive board elected by member townships. The PSATS staff has expertise in township laws and regulations, governmental affairs, environmental management, communications, and training. In addition, PSATS sponsors a range of training opportunities to provide township officials and employees with the information and skills they need to meet the increasing challenges of township office.

PSATS has recently undertaken a new public relations and education campaign known as "Take it to the Streets." The campaign is focused on making township residents more aware of the positive and innovative things happening in the townships of Pennsylvania. As part of the campaign, the PSATS staff has developed a quarterly newsletter called *Townships Today* written especially for residents. Each edition will present township perspectives on timely and local government issues.

As a township with an existing newsletter, we may insert articles from the PSATS newsletter into the ENT newsletter. Hopefully, these articles will help inform our residents about local government issues that we share with many other townships. This edition of the ENT newsletter will introduce a new section called "Township Today" which will include topics from the PSATS newsletter which are relevant to our own issues.

Are you interested in protecting your neighborhood from crime? Be sure to check the summer newsletter for important information from the Pennsylvania State Police on how you and your neighbors can start a Neighborhood Watch!

Townships Today: News from PSATS

'Just Say No': To Comply with State Laws, Township Supervisors Sometimes Have to Make Unpopular Decisions

Wal-Mart is coming to town and wants to build its new store near your neighborhood. The township supervisors should just say no.

A pig farmer wants to set up shop down the road from your new dream home. The township supervisors should just say no.

A local businessman wants to open an adult bookstore a few doors away from your church. The township supervisors should just say no.

It's that easy, right? Well, not really. When making land use decisions, township supervisors must comply with a handful of state laws, including the granddaddy of them all, the Pennsylvania Municipalities Planning Code, which was enacted in 1968 to guide local officials as they develop their communities.

And while the MPC, the courts, and the legislature have given township supervisors a certain amount of latitude and flexibility in making local land use decisions, they have been very firm about one thing: Townships with zoning ordinances must allow for every use.

In other words, townships must set aside land for such necessary things as homes and businesses and such controversial things as landfills and cell phone towers. And no matter how much residents may protest, township supervisors have very few options when faced with an unpopular use: If the applicant complies with state and local laws, the township must allow it.

"Township residents may not want an adult bookstore or a hog farm in their community, but the courts have determined that these are legitimate uses," says Elam Herr, assistant executive director of the Pennsylvania State Association of Township Supervisors. "So unless a township wants to wind up in court, spending valuable tax dollars because it sidestepped a state law, it can't ban or say no to these businesses. The supervisors' hands are tied.

"Sometimes, that's difficult for residents to understand," he adds, "but townships must follow state and federal laws like anyone else or face the consequences."



If you have a question or comment, please contact the editor at enteditor@zoominternet.net.

Proposed Subdivisions & Land Developments

In Preliminary Plan Process

Elizabeth Miller Farm: **124** lots on 80.5 acres bordering Twin House Road and Oaks Road.

Elkdale Green: **85** lots on 69 acres bordering Little Elk Creek Road and Oxford Road.

Hickory Hill Phase 2: **124** townhouses on 82.6 acres on bordering Wilson Mill Road.

Jordan Manor/Tigue Farm: **165** lots on 250 acres bordering Little Elk Creek Road and Fifth Street.

Meadowview Estates: **47** lots on 28.5 acres bordering Wedgewood Road and the Route 1 Bypass off Locust Street.

*Reserves at Dunlap: **165** lots on 74 acres bordering Barnsley Road and Twin House Road, including 23 townhouses.

*Wicklow: **160** lots on 74 acres bordering Old Baltimore Pike and Forge Road.

Williamson: **5** lots on 33 acres on Little Elk Creek Road.

In Final Plan Process

Baker: **2** lots on 73 acres bordering Mt. Pleasant Road and Little Elk Creek Road.

Clifford Lee: **2** lots on 5 acres on Little Elk Creek Rd.

Cook Brothers: **10** lots on 17 acres bordering Elk Creek Road.

Cooper Farms/Greenpoint Farms Phase 2: **17** lots on 58.5 acres bordering Mt. Pleasant Road and Waterway Road (55 total lots proposed).

E. Mitchell Delp: **2** lots on 4 acres on Little Elk Creek Road.

Hickory Hill Phase 1: **211** lots on 88.5 acres bordering Wilson Mill Road and Frog Hollow Road.

King Tract: **2** lots on 121 acres on Media Road.

Lapp Tract: **2** lots on 89 acres on Media Road.

Lewis Tract: **14** lots on 16.7 acres at Reedville Road and Wilson Mill Road.

Timothy Bishop: **4** lots on 5 acres between Wedgewood Road and Exeter Drive.

Tom Swift Estates: **13** townhouses on 9 acres.

In Construction

Century Oak/Lawrlane Farms: **72** lots on 107 acres bordering Mt. Pleasant Road and Waterway Road.

Woods at Nottingham: **8** lots on 16 acres on Wilson Mill Road.

*Using Transferable Development Rights (TDRs)

The developer of Country Hills, a portion of the Locksley Glen subdivision plan approved in the 1990s, will soon start construction of a 49-lot development, if they have not done so already. A new road will be constructed in the right of way between 152 Tweed Road and 156 Tweed Road. The development will be serviced by public water and sewer.

The Hopewell Ridge Development off Forge Road, across from Lees Bridge Road, has started construction of 30 homes. The new name of the subdivision will be Windham Creek.

Conditional Use Hearings Update

The Walters Group, who is going to develop the Shepherd and DeCarlo properties, failed to convince the Board of Supervisors to decrease the area and bulk requirements in the Zoning Ordinance. So the lots must be at least 10,000 ft², instead of the 7500 ft² for which they were asking. However, there will still be approximately 250 homes built, using 81 TDRs. The Walters Group is filing an appeal to the outcome of their hearing.

The Conditional Use Hearing for the Freeze and Featherman properties (aka Wicklow subdivision) is still in process. They also are requesting a decrease in the area and bulk requirements. BK Campbell plans on building about 170 houses using 60 TDRs from the Lapp Farm on Mount Pleasant and Media Roads. One-half of this subdivision will be an age restricted community, according to the developer.

Hopewell Elementary School

The Oxford Area School District has a Land Development Plan in front of ENT's Planning Commission. This project involves the upgrading of the former Penns Grove School. Once complete it will be renamed the Hopewell Elementary School and will serve fifth and sixth grade students who will be transferred from the Elk Ridge School.

The project involves removing a portion of the existing building and constructing an addition that will provide classroom space and update associated facilities. There are also adjacent site revisions proposed, mostly to improve traffic circulation.

Open Space Update



Two farms in ENT may qualify for the County Challenge Grant Program this year. Last year, the ENT Board of Supervisors voted to expand the use of the Open Space monies to include a township-sponsored program. The Open Space Committee plans to approach a few farmers this year to ask them to consider putting their farms into a Conservation Easement program sponsored solely by East Nottingham Township. The Committee is still working out the details. Updates will be given as more information becomes available.



The expected completion date for the traffic lights at Waterway Road, Baltimore Pike, and Barnsley Road is the end of spring 2007.

Rural Living



Long before the first daffodils of the year come into bloom, seed and nursery catalogues start arriving in your mailbox heralding forthcoming spring. If you are a veteran gardener or a “like-to-be” gardener you have by now, read and reread all those catalogues, turned down corners, circled featured new hybrids, and bookmarked all those that will look absolutely wonderful in your yard this spring and summer. Every gardener enjoys watching butterflies flitting about. Some of the species in our area are the American Painted Lady, the Swallowtail, and the Monarch. Butterfly gardening has become one of the most popular hobbies today. Butterflies are just as pretty to look at as the flowers they visit. So, while you are perusing those catalogues, why not consider enticing more butterflies to visit your yard?



It is quite easy to create a butterfly garden. You may even find that you already grow some flowers that attract them. With just a little effort you can create a haven for these lovely winged creatures. If you are starting from scratch, simply search for “Starting a Butterfly Garden” on the internet to find many informative and helpful websites.

For those gardeners who already have established flower beds or flowering shrubs, choose a spot that nearby. Butterflies are will be more likely to find your garden if there are other flowers nearby to lead them to your butterfly garden. If you have butterfly-enticing plants and shrubs scattered around your yard, they are more apt to spend time in your garden. Some enticing shrubs include: Azaleas, Rhododendrons, Weigela or Lilacs. Butterfly Milkweed (*Asclepias tuberosa*) is a must for a butterfly garden. Not only will the bright orange blossoms attract many butterflies, but the plant will also provide food for caterpillars. For those of you who plant cooking herbs, dill and parsley provide food for butterfly caterpillars. If you are lucky you may even have Monarch butterflies laying their eggs on the milkweed, and you can watch the entire life cycle from the caterpillar to the butterfly.

Many commonly grown flowers are great for butterflies too. Consider planting hollyhocks, coneflowers, black-eyed susan, butterfly bush, beebalm (which is also good to rub on a bee sting), and cosmos. Hummingbirds are also attracted to these flowers so your butterfly garden will serve two purposes, and those hummers are a delight. Finally, remember to reserve a place for yourself to sit and watch the results of all your hard work!

Healthy Living in ENT

Spring is here bringing a sense of renewal! What a perfect time to renew and refresh ourselves by starting an exercise program which includes walking. Walking is a wonderful form of exercise for any age but especially for older bodies because it is low impact, so there is less stress on your knees, ankles, back and hips. Walking benefits your body in many ways. A brisk walk of 30 minutes, several days a week, can help prevent heart disease, type 2 diabetes, stroke, sleep apnea, osteoarthritis, and some forms of cancer.

As with any new exercise program, check with your doctor before starting and then go out and buy a good pair of walking shoes. The first part of your program should include a warm-up which helps to prevent injury, muscle stiffness, and pulled muscles. The most beneficial way to walk is with your chin up, shoulders slightly back, the ball of your foot touching the ground first and then rolling your weight forward. Swinging your arms will help to raise your heart rate, sending oxygen through your body, strengthening your muscles and burning stored fat. Stretching at the end of your walk will help prevent achy muscles by decreasing lactic acid.

We are fortunate to live in this area which has many lovely choices for where to walk. A walk through the town of Oxford offers the opportunity to admire beautiful old homes and to see the latest window decorations. After your walk you could stop for a cold drink or light snack. Nottingham Park has a wooded trail that allows you to enjoy the sounds, smells and sights of nature. You can even bring your dog.

The best place to walk might be your own neighborhood. Greet you neighbors, see what improvements have been made or need to be made. I bet if you start walking you will see some others come out and try it also.

Who knows, you might even see me out there!

Remember spring is the time to control bagworms!



If you have a problem with bagworms on your evergreen trees and shrubs, now is the time to get rid of them. If your infestation is small, hand pick the bags from your trees and shrubs, but be sure to dispose of them so they cannot re-enter your landscape. When you have too many bagworms to pick, spraying is your best solution. The best time to spray is early to mid-June after the eggs hatch and when the caterpillars are small. Unfortunately, by the time you see the large bags on your trees, significant damage already exists. If you do not get them this year, they will be back, so early detection and elimination is the best. For more about bagworms, refer to ENT's Spring 2005 Newsletter on the township website.

Primary Election



The primary election is Tuesday, May 15, 2007, to vote for candidates for the township Board of Supervisors and the Oxford Area School District School Board members.

Two seats on the Board of Supervisors are on the ballot. Seat 1 is for the six-year term currently held by Dave Shelton. Seat 2 will fulfill the final two years of the term held by Thom Olivieri who resigned last fall. Mike Miller was named an interim supervisor until the end of 2007. This seat has no candidates on the voting ballot, and will rely on write-in candidates.

Two seats on the School Board are also on the ballot. Seat 1 is for the four-year term currently held by Kurt Haegele. Seat 2 is for the four-year term currently held by Valerie Kegley.

Another very important item on the ballot is the referendum question regarding Act 1, The Taxpayer Relief Act, which proposes a school district tax shift from a property tax to an increased earned income tax. The question should be substantially posed in the following form:

“Do you favor your school district imposing an additional 1% earned income tax? The revenue generated from the increased tax rate will be used to reduce taxes on qualified owner occupied residential properties and farm buildings in the first year by approximately \$311. The current school district earned

income tax rate is .5%, and the current combined municipal/school district rate is between 1% and 1.5%, depending on the municipality in which the taxpayer resides.”

If the majority of voters approve this tax shift, the school district will begin collecting the increase in earned income tax effective July 1, 2007. You can find more information on Act 1 on the school district’s web site, <http://www.oxford.k12.pa.us>, or the Pennsylvania Department of Education website, <http://www.pde.state.pa.us/proptax>.

Please make sure to educate yourself about the candidates and the issues, and especially, to exercise your right to vote. Do not let important local decisions be made by a small turnout of voters.

Township Services

Spring Clean Up will be held Friday, April 27 from 7am to 6pm and Saturday, April 28 from 7am to 3pm at the township building. Appliances are accepted. No tires, hazardous materials, batteries or propane tanks. For additional clean up options, SECCRA has recycling containers at the township building.

If you have something that might still be useful, websites such as www.seccra-swap.com and www.craigslist.com allow you to post items for sale for free. So consider giving a new life to your items before you throw them in the trash!

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2007 Meeting Dates	
Supervisors	Monday, May 14
Planning Commission	Monday, May 28
	Monday, June 11
	Monday, June 25
	Monday, July 9
	Monday, July 23

All meetings are at 7 pm at the Twp. Bldg.

Visit Us on the Web
www.eastnottingham.org



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