



EAST NOTTINGHAM TOWNSHIP NEWSLETTER

FALL 2006

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Letter from the Staff



For this special election edition of the newsletter, we offered candidates for the new Board of Supervisors seats the opportunity to address issues of importance to the township to help the ENT residents get to know them better. This is a very important election to the township, and all candidates decided to participate.

Before we get to that, we sadly have to report that candidate Jeff Kegley passed away on September 9 after a long battle with cancer. At the time Jeff decided to run for Supervisor on the Republican ticket he was apparently in remission, but suffered a recurrence later in the year. The newsletter staff sends its condolences to Jeff's family and wishes them well.

The Republican Party will mostly likely choose another candidate to run against Christine Bennett for the three-year seat. However, at the time of printing, no information was available.

We did not receive questions of interest from the residents, so the newsletter staff posed three broad questions allowing candidates to express their personal opinions on matters pertaining to the township. All text is verbatim from the candidates and if any information is omitted, it is because none was provided.

We hope this presents you with some useful background on the candidates. All candidates have graciously offered contact information for any additional questions. These are the people who will guide our township into the future, so please take the time to educate yourselves. And most important, please take the time to vote. Remember every vote counts!

Election Day is Tuesday, November 7, 7 a.m. to 8 p.m. at the Township Building. Absentee Ballots are available for anyone who applies before October 31. Find more information about the election at the county's website, www.chesco.org, under the Voter Services Section, or call Voters Registration at (610) 344-6410. Thank you in advance from all of us for taking the time to get involved.

Candidate 1, Three-Year Supervisor Christine Bennett, Democrat

Occupation: Account Manager

Years Resident: 3 ½ years

Three most important issues facing ENT:

- Taxes
- Land Preservation
- Quality of Life

Why do you want to be a supervisor for East Nottingham Township?

I have always believed in personal responsibility. For me, that means taking an active role within the community around me. That is why I started attending the monthly Board meetings in 2005. The skills I have learned in my 15 years in business will ensure my success as your Township Supervisor. During my career I have experience in project management, managing people, and processes as well as the responsibility for multi-million dollar budgets and sustained profit margins.

Approximately 50% of our residents moved from other areas to take advantage of the affordable housing, a less hectic pace and reduced congestion. As I speak to my neighbors around ENT I find that most feel disconnected from the governing body of their township since there is no representation for newer residents. I believe I can be that representation, by bringing business experience, knowledge of the local issues and a plan for the future.

Growth in the township is a major issue. Currently more than 1300 homes are planned for development, increasing the household count by almost 45%. Considering the use of TDRs, the Open Space tax, and the need for increased infrastructure, how would you propose to manage this growth?

As the largest township in the Oxford area we must take the leadership role in supporting sensible growth. The keys to managing the future of ENT are the Comprehensive Plan, reinstatement of a Township Manager, use of Transfer Development Rights (TDR), and continued use of the Open Space program. First, the township Comprehensive Plan is out of date. It is critical that the Plan is updated and implemented. Comprehensive plans are used by



If you have a question or a comment, please send your letter to the editor at enteditor@zoominternet.net!

municipalities as their guide for the decision-making and a roadmap for future planning. Second, reinstate the Township Manager position; since this position was eliminated in 2006, the effectiveness of the Board has waned. Next, by using TDR the Board will be able to identify areas where it would like to increase development (receiving areas) and decrease development (sending areas). Developers can then purchase rights from the sending areas and transfer those rights to the receiving areas. The end result is that agricultural areas are preserved, using developers' money at no cost to the taxpayer. Growth can occur in areas where the infrastructure is already in place. This will alleviate extending services to less developed areas and the cost to the taxpayer. Lastly, the Open Space program passed in 2004 is important to the future of the Township. The Open Space program gives the Township the ability to preserve the land at half the cost to the taxpayer by receiving matching funds from the County. This is a single purpose tax to preserve land in the agricultural areas. Once all the available land is preserved the tax is eliminated.

Taxes are also a great burden to the township. Commercial development is almost non-existent in township, but would help alleviate the residents' tax burden. If you approve of encouraging commercial growth in the township, how would you attract new business and what types of business would you support?

My plans described in question 2 will address the Property tax which is our greatest tax burden.

I believe we do have a need for commercial growth and we need to actively attract additional business to the Township. Recent trends in the economy show that companies are placing a premium upon community character and quality of life when deciding where to locate. Companies realize that their workers and customers want to live in communities that offer reasonable commutes, community activities, and have environmental responsibility. To retain employees and attract customers, companies must relocate to such environments. We need to position East Nottingham as such a location. As a Supervisor, I would propose the formation of a committee made up of local business owners, residents, the Township Manager and a member of the Board. This committee's goal will be to research the different avenues and programs that currently exist to help municipalities attract businesses that will meet the needs of our residents; from local job creation to services based offerings.

For more information, contact Christine Bennett via e-mail at chris@bennettsathome.com.

Candidate 2, Three-Year Supervisor

Again, we believe the Republican Party will most likely choose another candidate for this seat, but at print time, no further information was available.

Candidate 1, Five-Year Supervisor Samuel A. Goodley, Jr., Democrat

Why do you want to be a supervisor for East Nottingham Township?

I want to be a Supervisor for the residents of East Nottingham Township because we need to immediately re-energize the use of existing growth-management planning tools that have been ignored by the current Board majority.

We must aggressively pursue open space and farm preservation to limit overall growth in our area. We can do this using money that you already pay in taxes to Chester County with the open space preservation program that already exists in our township. This will limit overall growth and result in fewer tax increases to pay for all the schools, roads, traffic lights, fire trucks, and other items that come with over-development. With fewer people living in the area, fewer of these items will be needed.

We already have an existing program, called transferable development rights, that *uses developers' money, not our taxes*, to preserve open space and farms. More needs to be done to make this program a win-win idea for our Township.

With the level and pace of recent growth in our area, it is essential that we engage in joint planning with other townships in our School District because together, we can be much more effective with the use of both of these programs and have a much greater limiting impact on both the speed and overall increase in development in our area. When the new sewer plant opens, the development pressure will be many times more intense than it has ever been in our Township, We must act swiftly and with positive results to get these programs moving if we are to have a hope of defining our own future instead of letting the developers do it for us. We have a one-time and very narrow window of opportunity to act before the new sewer plant is built.

Aggressive use of these programs is the only thing that makes sense because the effect will be permanent and benefit us all for the future.

Growth in the township is a major issue. Currently more than 1300 homes are planned for development, increasing the household count by almost 45%. Considering the use of TDRs, the Open Space tax, and the need for increased infrastructure, how would you propose to manage this growth?

See answer to Question One. There is no doubt that the already-planned growth will happen. The important thing is to act now for the future, **before the new sewer plant is built**, because once the already-planned growth occurs, if we have not done all that we can to preserve as much open space and farmland as possible, the development will continue unchecked until our area is fully built out. That is not why we want to live here. When it comes to living in East Nottingham Township, less overall growth is much better for all residents, new and old. Less growth means less future tax increases

Taxes are also a great burden to the township. Commercial development is almost non-existent in township, but would help alleviate the residents' tax burden. If you approve of encouraging commercial growth in the township, how would you attract new business and what types of business would you support?

We have the zoning in place to permit beneficial commercial growth in our Township. At present, it is not the lack of incentive or a market that prevents further commercial growth. It is the lack of sewage capacity. Once that becomes available, we will quickly have a lot more commercial growth in our area. It will happen because the market is here. I support any commercial or light industrial development that does not present a health or safety risk to Township residents.

For more information, contact Sam Goodley via e-mail at samgoodley@yahoo.com.

Candidate 2, Five-Year Supervisor Percy E. Reynolds, Jr., Republican

Please allow me to introduce myself. My name is Percy E. Reynolds, Jr. I have lived in the Oxford area all of my life and have resided in ENT for 23 years with my wife, Susan, of 28 years. I have 3 children, Bobbi Sue, Percy, and Kim.

I have been active in the community all of my 23 years in the township. I am a member of Union Fire Co. #1 for 17 years. I have held many operations offices; also I was Fire Chief for 3 years. I have coached Little League, served on the ENT Planning Commission and I am currently a member of the Oxford Area Sewer Authority, representing ENT.

Why do you want to be a supervisor for East Nottingham Township?

The reason I want to be a supervisor is to improve the way ENT responds when the citizens present issues or questions. I believe that by establishing and enforcing policies and procedures within the township, the citizens will be better and consistently served. Simply put, we must run the

township like a business. The citizens are our customers and paying for the government. We must be responsive to their needs.

Growth in the township is a major issue. Currently more than 1300 homes are planned for development, increasing the household count by almost 45%. Considering the use of TDRs, the Open Space tax, and the need for increased infrastructure, how would you propose to manage this growth?

We should learn from the past and what got the township into its current state. First there must be a complete review of the current zoning ordinances.

Second, an impact fee needs to be looked at for the additional services that will be needed within the township. This fee should be high enough to cover the costs of roads, traffic lights and any other improvements over and above those improvements at the development. Development can have an impact on infrastructure miles away that may require improvements due to the development being constructed.

Third the TDR ordinance must be changed or repealed. If we are to allow the use of TDRs, then that use should only be for enhancing commercial, and age restricted community development. I sight these specific uses because they have little or no impact on the school system, and are a source of tax revenue.

Fourth, the township should make use of the Open Space Tax revenue to purchase development rights, with or without the county program, or it should repeal the tax. There are many farms in our township that can and should be preserved that don't meet the county requirements.

Taxes are also a great burden to the township. Commercial development is almost non-existent in township, but would help alleviate the residents' tax burden. If you approve of encouraging commercial growth in the township, how would you attract new business and what types of business would you support?

I would like to see an office complex that could house businesses such as medical services, computer oriented businesses or corporate businesses. I would welcome restaurants, a movie complex, and a good department store where one can purchase clothes, shoes, and necessities over and above food. It saddens me that our citizens must drive to Delaware or Maryland to have an evening out of dinner and a movie or that they must drive some distance to shop or find a dry cleaner or shoe repair shop. It would be better for all if we could provide good jobs, services and everyday needs locally.

To draw commercial development we must have the infrastructure and land in place to handle the

needs. We should look for state and federal grants to help defray the costs. We could provide some level of tax relief for some period as an incentive to locate in our township. We need to review the zoning map to make more commercial land available for these businesses. We need to remember that the public and private sector can work together to accomplish a goal and which would benefit both.

These are just a few of my thoughts on these specific issues. For more information on these and other issues see my web site <http://www.percyreynolds.com>.

For more information, contact Percy Reynolds via e-mail at preynolds@zoominternet.net or visit his website.



Township Services

Fall Clean Up will be held Friday, October 20 and Saturday, October 21 at the township building. Appliances are accepted. No tires, hazardous materials, batteries or propane tanks.

The ENT Santa Party is planned for Saturday, December 9. Call the township, closer to that date, for details.

Christmas tree recycling begins the day after Christmas. Residents who wish to participate are asked to drop off trees in the designated area behind the township building.

CWA IMPOSTER ALERT !!

Chester Water Authority wants to remind its customers to play it safe. If someone comes to your home regarding a water issue, be sure to check that he or she has a proper CWA identification card. Only CWA employees with proper CWA identification are authorized to make water quality checks or repairs. A person may tell you that your water will be shut off unless you pay your bill immediately. CWA NEVER accepts payment at your house.

Along with carrying their CWA identification card, all their employees drive CWA vehicles displaying the CWA name and logo. If CWA requires access to your home or business, appointments are prearranged by Chester Water Authority.

If someone comes to your home and you are not expecting them, DO NOT LET THEM IN. Call CWA's Customer Service Department at 610-876-8181 or 800-793-2323 to verify if they are employees.



The Newsletter Staff wishes all ENT residents a fun and safe holiday season. Watch for the next issue in January 2007!

Fall 2006

East Nottingham Township Newsletter

2006 Meeting Dates
 Supervisors Planning Commission
 Tuesday, Oct. 10 Monday, Oct. 23
 Tuesday, Nov. 14 Monday, Nov. 27
 Tuesday, Dec. 12 Monday, Dec. 18
 Supervisor's meetings are now held the second Tuesday of the month.
 All meetings are at 7 pm at the Twp. Bldg.



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