

NGT FY24-28 Capital Improvement Plan

September 25, 2023



Capital Improvement Plan FY24-28

Overview

The FY 2024-28 New Garden Township CIP captures all requirements over the course of the next 5 years, to include:

- General Administration \$87k
- Fleet & Facilities \$1.16m
- Community Development & Safety \$96.4k
- Public Works \$6.42m
- Stormwater \$705k
- Parks and Recreation \$4.69m
- Library \$300k

At a summary level, projected costs for all capital liabilities over the next 5-years is **\$13,471,924.67**, broken down as follows:

	FY 2024 Planned	FY 2025 Planned	FY 2026 Planned	FY 2027 Planned	FY 2028 Planned	
Revenue						
Interest Income	\$ 1,215,500.00	\$ 1,215,500.00	\$ 1,160,250.00	\$ 1,160,250.00	\$ 1,105,000.00	
Liquid Fuels	\$ 400,000.00	\$ 395,000.00	\$ 395,000.00	\$ 395,000.00	\$ 395,000.00	
Transfer from CIP Fund	\$ 2,200,811.83	\$ 2,083,940.27	\$ 1,620,330.02	\$ 750,000.00	\$ 750,000.00	
Total Revenue	\$ 3,816,311.83	\$ 3,694,440.27	\$ 3,175,580.02	\$ 2,305,250.00	\$ 2,250,000.00	
Expenditures						
Administration	\$ 87,000.00	\$ -	\$ -	\$ -	\$ -	\$ 87,000.00
General Services - Fleet & Facilities	\$ 209,329.27	\$ 356,329.27	\$ 198,829.27	\$ 198,829.27	\$ 198,829.27	\$ 1,162,146.36
Community Development & Safety	\$ 86,000.00	\$ 2,600.00	\$ 2,600.00	\$ 2,600.00	\$ 2,600.00	\$ 96,400.00
Public Works Hwys And Streets	\$ 1,973,482.56	\$ 1,485,011.00	\$ 1,258,900.75	\$ 854,492.00	\$ 854,492.00	\$ 6,426,378.31
Storm Water Management	\$ 705,000.00	\$ -	\$ -	\$ -	\$ -	\$ 705,000.00
Parks and Recreation - NG Hills	\$ 620,000.00	\$ 1,350,000.00	\$ 1,325,000.00	\$ 700,000.00	\$ 700,000.00	\$ 4,695,000.00
Kennett Library	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ -	\$ -	\$ 300,000.00
Total Expenditures	\$ 3,780,811.83	\$ 3,293,940.27	\$ 2,885,330.02	\$ 1,755,921.27	\$ 1,755,921.27	\$ 13,471,924.67
Surplus / Deficit	\$ 35,500.00	\$ 400,500.00	\$ 290,250.00	\$ 549,328.73	\$ 494,078.73	



Capital Improvement Plan FY24-28

Capital Fund Financial Strategy

To address Township capital liabilities while maintaining a cash-based financing approach, the plan is to utilize a mixture of replenishable Liquid Fuels and Sewer Investment revenue, in addition to a tactical draw down of available cash from FY2024-25.

In order to sustain a solvent Capital cash position, the Township would then have to increase its annual transfers to capital, starting in FY2026, from its current level of \$243,100.00 to \$750,000.00 per Fiscal Year (which is a recommended best practice of contributing 10% of our GF expense to Capital).

This affords the Township to address several critical capital needs (street paving, stormwater, facilities, fleet, and parks) without the use of debt or drawing down the \$22m sewer sale investment balance.

	FY24	FY25	FY26	FY27	FY28
Total CIP Expense	\$ 3,780,811.83	\$ 3,293,940.27	\$ 2,885,330.02	\$ 1,755,921.27	\$ 1,755,921.27
Replenishable Revenue					
Liquid Fuels	\$ 400,000.00	\$ 395,000.00	\$ 395,000.00	\$ 395,000.00	\$ 395,000.00
Less Sewer Investment Income	\$ 1,215,500.00	\$ 1,215,500.00	\$ 1,160,250.00	\$ 1,160,250.00	\$ 1,105,000.00
<i>Beginning of Year CIP Expense</i>	<i>\$ 2,165,311.83</i>	<i>\$ 1,683,440.27</i>	<i>\$ 1,330,080.02</i>	<i>\$ 200,671.27</i>	<i>\$ 255,921.27</i>
CIP Fund Balance					
Cash Beginning	\$ 3,915,100.00	\$ 1,992,888.17	\$ 552,547.90	(\$ 27,532.13)	\$ 521,796.60
Cash Added	\$ 243,100.00	\$ 243,100.00	\$ 750,000.00	\$ 750,000.00	\$ 750,000.00
Total	\$ 4,158,200.00	\$ 2,235,988.17	\$ 1,302,547.90	\$ 722,467.87	\$ 1,271,796.60
Capital Cash Remaining	\$ 1,992,888.17	\$ 552,547.90	\$ (27,532.13)	\$ 521,796.60	\$ 1,015,875.33



Airport Fund CIP Summary

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total 5-Year
Revenue						
Grants	\$ 1,020,466.00	\$ 1,403,256.00	\$ 166,250.00	\$ 738,889.00	\$ 158,332.00	\$ 3,139,493.00
Airport Fund Local Share	\$ 166,786.50	\$ 93,856.00	\$ 28,750.00	\$ 58,888.00	\$ 28,334.00	\$ 376,614.50
Total	\$ 1,187,252.50	\$ 1,497,112.00	\$ 195,000.00	\$ 797,777.00	\$ 186,666.00	\$ 3,516,107.50
Expenditures						
Rehab Paved Access Road	\$ 155,000.00					
Public Use Terminal Improvements	\$ 518,920.50					
Hangar Door Replacement	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	
Install PAPI & REILS RW6-24	\$ 333,332.00					
Reconstruct E Parallel Taxiway (Design)	\$ 160,000.00					
Reconstruct E Parallel Taxiway (Construction)		\$ 1,111,112.00				
AWOS III Project		\$ 366,000.00				
Reconstruction Terminal Apron Taxiway (Design)			\$ 175,000.00			
Reconstruction Terminal Apron Taxiway (Construction)				\$ 777,777.00		
Crack Seal and sealcoat pavement					\$ 166,666.00	
Total	\$ 1,187,252.50	\$ 1,497,112.00	\$ 195,000.00	\$ 797,777.00	\$ 186,666.00	\$ 3,516,107.50
Beginning Cash Balance						
<i>XFR from Airport Fund</i>	\$ 250,000.00	\$ 233,213.50	\$ 259,357.50	\$ 270,607.50	\$ 296,719.50	
<i>Subtotal</i>	\$ 150,000.00	\$ 120,000.00	\$ 40,000.00	\$ 85,000.00	\$ 55,000.00	
Ending Cash Balance	\$ 400,000.00	\$ 353,213.50	\$ 299,357.50	\$ 355,607.50	\$ 351,719.50	
	\$ 233,213.50	\$ 259,357.50	\$ 270,607.50	\$ 296,719.50	\$ 323,385.50	



OSRB Fund CIP Summary

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Total 5-Year
Revenue						
Earned Income Tax	\$ 254,000.00	\$ 834,000.00	\$ 2,126,000.00	\$ 372,000.00	\$ 56,000.00	\$ 3,642,000.00
Grant	\$ 106,000.00	\$ 356,000.00	\$ 2,054,000.00	\$ 158,000.00	\$ 24,000.00	\$ 2,698,000.00
Total	\$ 360,000.00	\$ 1,190,000.00	\$ 4,180,000.00	\$ 530,000.00	\$ 80,000.00	\$ 6,340,000.00
Expenditures						
60-1-41	\$ 270,000.00					
60-5-45.2	\$ 90,000.00					
60-5-13		\$ 300,000.00				
60-1-87/88		\$ 375,000.00				
60-6-32		\$ 515,000.00				
60-3-157/149.1			\$ 4,000,000.00			
60-4-43			\$ 180,000.00			
60-4-31.1				\$ 530,000.00		
60-5-117					\$ 80,000.00	
Total	\$ 360,000.00	\$ 1,190,000.00	\$ 4,180,000.00	\$ 530,000.00	\$ 80,000.00	\$ 6,340,000.00
Beginning Cash Balance	\$ 1,800,000.00	\$ 1,965,250.00	\$ 1,535,698.81	\$ (245,301.19)	\$ (272,301.19)	
<i>EIT p/ Year</i>	\$ 460,000.00	\$ 460,000.00	\$ 460,000.00	\$ 460,000.00	\$ 460,000.00	
<i>25% Maintenance</i>	\$ 115,000.00	\$ 115,000.00	\$ 115,000.00	\$ 115,000.00	\$ 115,000.00	
<i>Add'l EIT</i>	\$ 345,000.00	\$ 345,000.00	\$ 345,000.00	\$ 345,000.00	\$ 345,000.00	
<i>Investment Income</i>	\$ 74,250.00	\$ 59,448.81				
<i>Projected Cost</i>	\$ 254,000.00	\$ 834,000.00	\$ 2,126,000.00	\$ 372,000.00	\$ 56,000.00	
Ending Cash Balance	\$ 1,965,250.00	\$ 1,535,698.81	\$ (245,301.19)	\$ (272,301.19)	\$ 16,698.81	



General Administration



Other Gen Govt Administration



TRANSPORTATION IMPACT FEES

A Handbook for
Pennsylvania's
Municipalities

Project Description: Act 209 Implementation

Total Cost: \$87,000.00

Timeline: FY 2024

Justification: NGT has no formal Transportation Capital Improvement Plan (TCIP) or a sufficient financial mechanism to sustainably address the scope of transportation corridor improvements required to achieve the Transportation goals defined in the 2018 New Garden Township Comprehensive Plan that seek to provide a safe and efficient multimodal transportation network that supports the movement of people and goods, promotes economic and community development, and the character of the Township.

Comprehensive Plan Justification:

Consider developing an Act 209 Transportation Impact Fee Ordinance in order to assess fees on new development based on the impact of the traffic generated by the new development, and utilize funds collected to improve the capacity of key roadways and intersections.”

Fleet



General Gov't & Services - Fleet



Project Description: Enterprise Fleet Lease Program

Total Cost: \$50,530.44 in FY2024, \$252,652.20 over 5 years.

Timeline: FY 2024-28

• Administration	Nissan Sentra	\$5,854.32
• Comm Dev & Safety	Nissan Sentra	\$5,854.32
• Comm Dev & Safety	Dodge Ram 1500	\$12,454.80
• Comm Dev & Safety	Nissan Rogue	\$8,453.76
• Public Works	Dodge Ram Promaster 1500	\$12,058.92
• Airport	Nissan Sentra	\$5,854.32

Justification: The Township doesn't have a sufficient 5-10-year capital plan to adequately portray future CIP replacement requirements for its vehicle assets, leading to:

- Ad-hoc replacement on a case-by-case basis
- Annual de-prioritization of vehicle replacements for less visible public service areas

Comprehensive Plan Justification:

Provide effective and efficient Township administration, facilities, and services that support development in appropriate areas, is responsive and respectful of resident needs, ensures public safety, and operates with fiscal soundness.

Facilities



General Gov't & Services - Facilities



Project Description: Town Hall Roof Replacement

Total Cost: \$600,000.00 - \$975,000.00

Option 1: \$600,000.00 – Shingle Replacement

- \$148,298.83 in FY24; \$741,494.16 over 5 years (est. interest @ 7.5%) – \$141,494.16 total interest

Option 2: \$975,000.00 – Metal Roof Replacement

- \$240,985.60 in FY24; \$1,204,928.00 over 5 years (est. interest @ 7.5%) – \$229,928.00 total interest

Timeline: FY 2024-28

Justification: The roof is at the end of its useful life due to constant exposure to high winds and severe weather. Although several shingles have been replaced over the years to extend the service life, the repairs were not performed correctly and left many shingles non-staggered, thus weaker to the prevailing conditions, and a significant portion of the shingles are now “curled” which is the final indication for full replacement.

Comprehensive Plan Justification:

Provide effective and efficient Township administration, facilities, and services that support development in appropriate areas, is responsive and respectful of resident needs, ensures public safety, and operates with fiscal soundness.

General Gov't & Services - Facilities



Project Description: Town Hall Bracket Replacement

Total Cost: \$10,500 (\$1,500 p/ bracket)

Timeline: FY 2024

Justification: Rotted wood was observed near the through bolts at multiple locations of the deck's wood support brackets due to prolonged exposure to moisture at the susceptible through bolt locations. Cost includes shoring the deck framing and replacing the damaged wood brackets as well as paint.

Comprehensive Plan Justification:

Provide effective and efficient Township administration, facilities, and services that support development in appropriate areas, is responsive and respectful of resident needs, ensures public safety, and operates with fiscal soundness.

General Gov't & Services - Facilities



Project Description: Town Hall Siding Replacement

Total Cost: \$157,500 (\$10.50 p/ square ft - ~15,000)

Timeline: FY 2025

Justification: Several areas of the vinyl siding have come loose from the building which is causing leaks into the building. Overtime if not repaired water will damage the sheathing on the inside of the wall and is causing black mold and other deterioration inside the building, which the Township has already serviced through frequent cleaning services and installment of several commercial-grade humidifiers.

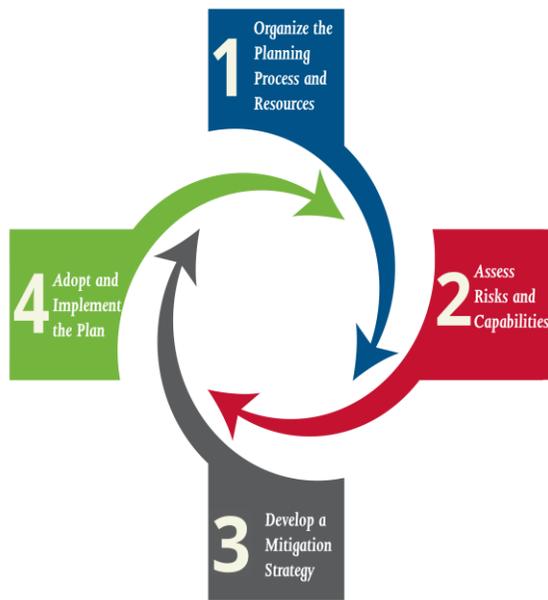
Comprehensive Plan Justification:

Provide effective and efficient Township administration, facilities, and services that support development in appropriate areas, is responsive and respectful of resident needs, ensures public safety, and operates with fiscal soundness.

Community Development & Safety



Community Development – EOC



Project Description: Emergency Operations Center (EOC) Capacity

Total Cost: \$5,000.00

- EOC Training & Planning \$1,000.00
- EOC Software & Technology \$4,000.00

Timeline: FY 2024

Justification: The functions of Emergency Management is to **Plan, Risk Assessment, and Capabilities, Mitigation Strategy, and Implementing Adopted Plan.** Homeland Security Presidential Directive – 5 requires Township Elected Official's and Staff to have National Incident Management (NIMS) training. Creating and equipping an EOC with plans, software and technology are essential features to support Township Emergency Management. These are baseline concepts to evolve capabilities of NGT.

Comprehensive Plan Justification:

Provide effective and efficient Township administration, facilities, and services that support development in appropriate areas, is responsive and respectful of resident needs, ensures public safety, and operates with fiscal soundness.

Community Development – Equipment



Project Description: FM Vehicle Up-fit

Total Cost: \$18,000.00

- Dodge 1500 Pickup Up-fit (Comms) \$9,000.00
- Dodge 1500 Pickup Up-fit (Lights & Knox Box) \$9,000.00

Timeline: FY 2024

Justification: The function of the Township’s Fire Marshal and Emergency Management Coordinator is to respond to emergencies. Currently, there are only two portable radios supplied by the County to facilitate any communications. The ability to effectively communicate with other agencies is essential to ensure unified mitigation strategies. A dedicated vehicle with these basic up-fits enables Township Staff to properly respond and communicate.

Comprehensive Plan Justification:

Provide effective and efficient Township administration, facilities, and services that support development in appropriate areas, is responsive and respectful of resident needs, ensures public safety, and operates with fiscal soundness.

Community Development – File Management



Project Description: Electronic Document Mgmt.

Total Cost: \$33,000.00 in FY24; \$43,400.00 over 5 years

- Lease Plotter/Scanner \$2,600.00 p/ year
- Document Management \$20,000.00

Timeline: FY 2024-28

Justification: Township files include land development plans, construction plans, and permits. The majority of these documents are paper copies and filed throughout Town Hall. Response to Right to Know requests is limited by law. The ability to find any archived files is a daunting task, consuming staff time. These costs are to begin in 2024 and into the future. Archived files should be digitized but is a much larger project and would require additional scoping.

Comprehensive Plan Justification:

Provide effective and efficient Township administration, facilities, and services that support development in appropriate areas, is responsive and respectful of resident needs, ensures public safety, and operates with fiscal soundness.

Community Development – GIS



Project Description: GIS Integration

Total Cost: \$30,000.00 (ARPA)

Timeline: FY 2024

Justification: Currently, the public materially apply for permits and staff enter information into software management programs. Public Works lacks the ability to electronically manage workflows. The ability to utilize GIS enhances capabilities and efficiencies for information gathering. Therefore, minimizing requirements for information input from staff. The output benefit is organized data for program efficiencies, mapping, and planning.

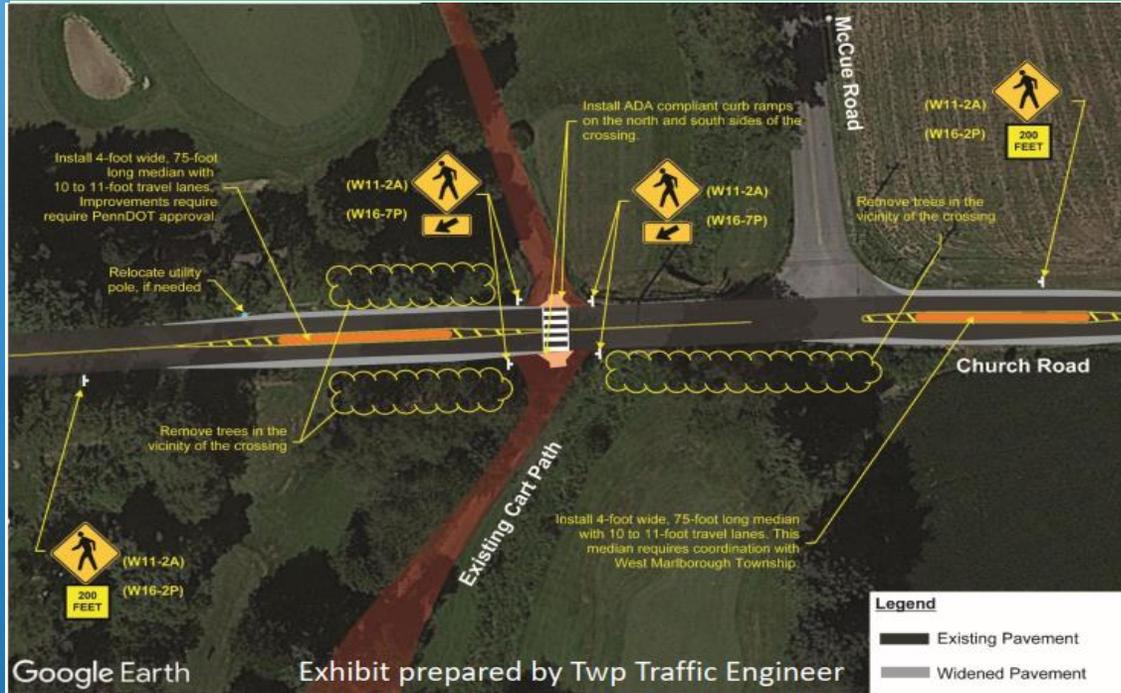
Comprehensive Plan Justification:

Provide effective and efficient Township administration, facilities, and services that support development in appropriate areas, is responsive and respectful of resident needs, ensures public safety, and operates with fiscal soundness.

Parks and Recreation



Parks & Recreation – Loch Nairn



Project Description: Relocation of pedestrian crossing and addition of traffic calming solutions.

Total Cost: \$400,000.00

Timeline: FY 2024

Justification: Based on this evaluation, we recommend providing the Church Road pedestrian crossing at the location of the existing golf cart crossing. The crossing is not recommended at the location of the intersection of Church Road/McCue Road, since the intersection does not satisfy warrants for all-way stop control. With the recommendation to provide the pedestrian crossing in the location of the existing golf cart crossing, we recommend traffic calming improvements in this area to slow traffic and enhance motorist awareness of the pedestrian crossing.

Comprehensive Plan Justification:

Provide residents with an integrated network of greenways and trails that promote health and wellness and provide for safe, bike and pedestrian connections between neighborhoods, natural areas, schools, commercial districts and cultural and recreational facilities, as well as provide valuable corridors for wildlife and habitat diversity.

Parks & Recreation – Loch Nairn



Project Description: Creation of Preserve Main Entrance Drive, Signage and improvement of site lines

Total Cost: \$150,000.00

Timeline: FY 2024

Justification: The preserve is currently “open to the public” without an access drive or public parking. The preserve entrance & parking should be prioritized to provide true public access – allowing residents and neighbors access to the preserve while efforts to realize a phased rehabilitation plan continue.

Comprehensive Plan Justification:

Provide residents with an integrated network of greenways and trails that promote health and wellness and provide for safe, bike and pedestrian connections between neighborhoods, natural areas, schools, commercial districts and cultural and recreational facilities, as well as provide valuable corridors for wildlife and habitat diversity.

Parks & Recreation – Quonset Hut



Project Description: Main drive, parking lots & maintenance garage access road.

Total Cost: \$70,00.00

Timeline: FY 2024

Justification: The siding, walls, doors and roof are in need of repair or replacement. Since there is a high probability of asbestos, recommendation is to remove and remediate all materials, install new doors, and re-shingle the roof,.

Comprehensive Plan Justification:

Provide effective and efficient Township administration, facilities, and services that support development in appropriate areas, is responsive and respectful of resident needs, ensures public safety, and operates with fiscal soundness.

Parks & Recreation – NG Park



Project Description: Foot Bridges (2x)

Total Cost: \$50,000.00

Timeline: FY 2025

Justification: The footbridges will solve for an area of trail erosion and standing water between where the admin portion of the park meets the original New Garden township park.

Comprehensive Plan Justification:

Provide residents with an integrated network of greenways and trails that promote health and wellness and provide for safe, bike and pedestrian connections between neighborhoods, natural areas, schools, commercial districts and cultural and recreational facilities, as well as provide valuable corridors for wildlife and habitat diversity.

Parks & Recreation – NG Hills



Project Description: NG Hills Trail(s) Implementation

Total Cost: \$700,000.00 in FY25; \$3,500,000.00 over 5 years

Timeline: FY 2025-29

Justification: After several engagements with residents and providing a revised NG Hills cost summary, the goal is to implement a trail network to address the needs to have a network of walking, jogging, hiking, and biking trails at NG Hills, for the benefit of providing residents a passive open space facility.

Comprehensive Plan Justification:

Provide residents with an integrated network of greenways and trails that promote health and wellness and provide for safe, bike and pedestrian connections between neighborhoods, natural areas, schools, commercial districts and cultural and recreational facilities, as well as provide valuable corridors for wildlife and habitat diversity.

Parks & Recreation – Loch Nairn



Project Description: Main drive, parking lots, maintenance garage access road, gates, signage, benches, picnic tables, restroom (TBD).

Total Cost: \$1,200,000.00

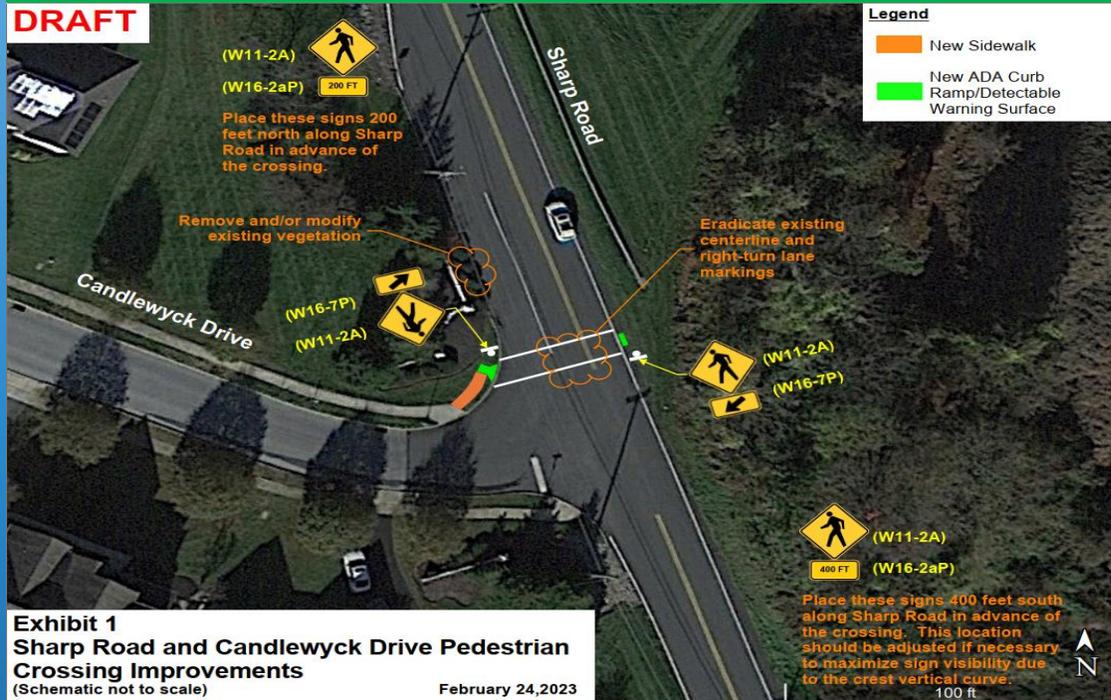
Timeline: FY 2025-26

Justification: The preserve is currently “open to the public” without an access drive or public parking. The preserve entrance & parking should be prioritized to provide true public access – allowing residents and neighbors access to the preserve while efforts to realize a phased rehabilitation plan continue.

Comprehensive Plan Justification:

Provide residents with an integrated network of greenways and trails that promote health and wellness and provide for safe, bike and pedestrian connections between neighborhoods, natural areas, schools, commercial districts and cultural and recreational facilities, as well as provide valuable corridors for wildlife and habitat diversity.

Parks & Recreation – Candlewyck



Project Description: Improve sightlines, add signage & pedestrian crossing.

Total Cost: \$25,000.00

Timeline: FY 2026-27

Justification: After the Candlewyck trail is finally adopted, these road improvements, parking and signage will provide safe public access to the trail.

Comprehensive Plan Justification:

Provide residents with an integrated network of greenways and trails that promote health and wellness and provide for safe, bike and pedestrian connections between neighborhoods, natural areas, schools, commercial districts and cultural and recreational facilities, as well as provide valuable corridors for wildlife and habitat diversity.

Public Works



Public Works – Vehicle



Project Description: Service Vehicle Replacement

Total Cost: \$29,198.00 in FY 24; \$145,990.00 over 5 years

Timeline: FY 2024-28

Justification: We are looking to replace the 2005 F-250 that was inherited following the sewer sale. We have had to replace the rocker panels and bed sides due to rust issues. Additionally, the bed supports are rusted and are in need of replacement. Vehicle has been very handy to have with the lift gate. It saves picking up heavy items, such as jumping jacks and plate tampers for road work.

Comprehensive Plan Justification:

Provide effective and efficient Township administration, facilities, and services that support development in appropriate areas, is responsive and respectful of resident needs, ensures public safety, and operates with fiscal soundness.

Public Works – Equipment



Project Description: Road Bank Mower Replacement

Total Cost: \$31,631.00 in FY 24; \$158,155.00 over 5 years

Timeline: FY 2024-28

Justification: Replacement of an aging piece of equipment that we use on a regular basis throughout the summer for road banks and mowing Open Space. We are looking into getting a plow as well so we can utilize the equipment for more than one task.

Comprehensive Plan Justification:

Provide effective and efficient Township administration, facilities, and services that support development in appropriate areas, is responsive and respectful of resident needs, ensures public safety, and operates with fiscal soundness.

Public Works – Equipment



Project Description: Front Loader Replacement

Total Cost: \$43,663.00 in FY 24; \$218,315.00 over 5 years

Timeline: FY 2025-29

Justification: Refurbishing/rebuilding this piece of equipment is the best way to go in our opinion. They will take our machine and will completely strip it down and replace all major components (engine, transmission, hydraulic pump/lines) with new/rebuilt ones. We should get a full warranty with the rebuild machine and the machine will look like it did when new back in 2005. Additionally, compared to a new machine, this machine has far less electronics on it and the new electronics and emission controls are proving to be extremely problematic.

Comprehensive Plan Justification:

Provide effective and efficient Township administration, facilities, and services that support development in appropriate areas, is responsive and respectful of resident needs, ensures public safety, and operates with fiscal soundness.

Public Works – Transportation



Project Description: Design / Engineering for Baltimore Pike, Main St, and Scarlet Road

Total Cost: \$172,000.00

- Baltimore Pike \$12,000.00
- Toughkenamon Main St \$135,000.00
- Scarlet Road Trail \$25,000.00

Timeline: FY 2024

Justification: The Township has committed funding to support the ongoing effort to design and facilitate grant funded construction projects that improve public mobility, specifically along the Baltimore Pike corridor.

Comprehensive Plan Justification:

Provide a safe and efficient multimodal transportation network that supports the movement of people and goods, promotes economic and community development, and reflects the character of the Township.

Public Works – Storm Water



Project Description: Wilkinson Drive pipe cleaning and outfall grading

Total Cost: \$87,972.50

Timeline: FY 2024

Justification: Debris has settled in the swale causing additional debris to partially clog the pipe as well. The reduced capacity of the pipe could potentially cause the roadway to be damaged on a heavy rain event. Regrading the swale and cleaning out the pipe would restore capacity as well as allow us to inspect the pipe to determine if replacement/repair is needed.

Department Justification:

Maintain Township owned transportation infrastructure, including roads, bridges, traffic signals, and the New Garden Flying Field.

Public Works – Storm Water



Project Description: Mercer Mill

Total Cost: \$224,500.00

Timeline: FY 2024

Justification: Severe stream channel erosion downstream of the storm sewer outfall located west of 109 Mercer Mill Road appears to be rerouting the stream. The existing storm sewer outfall pipe does not discharge in the same direction as the stream channel which is further contributing to the erosion, causing concerns about continuing erosion of the stream and property flooding during heavy rain events. Recommend that the storm sewer be extended and redirected to discharge in line with the stream and away from the edge of the road, allowing for roadside grading and an overland swale, without requiring new guide rail. The relocation of the discharge, along with the installation of energy dissipation measures and stream bank protection will help protect the stream from further erosion, redirect some of the street flow down Mercer Mill Road, and slow water velocity during heavy rain events.

Department Justification:

Maintain Township owned transportation infrastructure, including roads, bridges, traffic signals, and the New Garden Flying Field.

Public Works – Storm Water



Project Description: MS4 TMDL Capacity

Total Cost: \$390,000.00

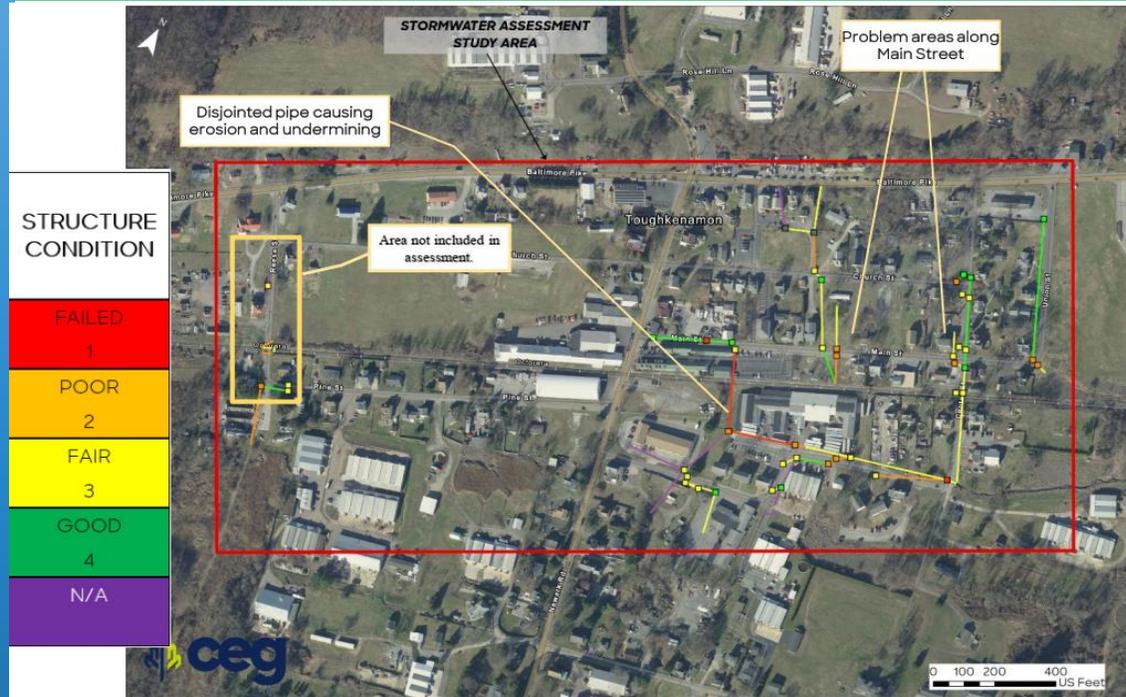
Timeline: FY 2024

Justification: The section of the Broad Run that flows through NG Hills is subject to extensive erosion that has a net impact on sediment deposits to Somerset Lake. Additionally, there is another opportunity to reduce sediment along the track of the Eastern Branch of the Red Clay Creek watershed, located at the Township owned Loch Nairn golf course, which provides two scaled projects that dramatically improve water quality at a reduced cost with each site located on public property.

Department Justification:

Maintain Township owned transportation infrastructure, including roads, bridges, traffic signals, and the New Garden Flying Field.

Public Works – Storm Water



Project Description: Toughkenamon Stormwater Infrastructure

Total Cost: \$790,350.00 to \$4,099,885.00

Timeline: TBD

Justification: The Toughkenamon community has been experiencing floodings and deterioration of storm drains and associated infrastructure. Proposed conditions alternatives were developed and modeled with pipes and inlets systematically upgraded to achieve capacity and alleviate inlet overtopping. Each alternative was evaluated for infrastructure conditions and cost estimates were prepared. The cost estimates include removal of existing and installation of new storm drains and structures, pavement restoration, traffic control, engineering/design fees, permitting fees, and construction administration.

Comprehensive Plan Justification:

Reenergize Toughkenamon into a village with a variety of restaurants and shops that serve the local community, a diversity of housing options for all ages, and attractive open spaces and streetscapes that welcome visitors and residents to the heart of New Garden Township.

Public Works - Paving

Cost for Paving (20' wide Road)					
Distance (mile)	Distance (feet)	2" Mill	2.5" 19mm Level	1.5" 9.5mm	Total
1/4 Mile	1,320	\$8,360.00	\$44,132.00	\$29,920.00	\$82,412.00
1/2 Mile	2,640	\$16,720.00	\$88,264.00	\$59,840.00	\$164,824.00
3/4 Mile	3,960	\$25,080.00	\$132,396.00	\$89,760.00	\$247,236.00
1 Mile	5,280	\$33,440.00	\$176,528.00	\$119,680.00	\$329,648.00

Cost for Tar/Chip/Fog Seal		
Distance (mile)	Distance (feet)	Tar/Chip and Fog Seal
1/4 Mile	1,320	\$27,280.00
1/2 Mile	2,640	\$54,560.00
3/4 Mile	3,960	\$81,840.00
1 Mile	5,280	\$109,120.00

Cost for Base Repair (6' wide)			
Distance (mile)	Distance (feet)	6" Mill & Fill w/ 25mm	10" Mill & Fill w/ 5" 2A Stone and 5" 25mm
1/4 Mile	1,320	\$38,016.00	\$49,764.00
1/2 Mile	2,640	\$76,032.00	\$99,528.00
3/4 Mile	3,960	\$114,048.00	\$149,292.00
1 Mile	5,280	\$152,064.00	\$199,056.00

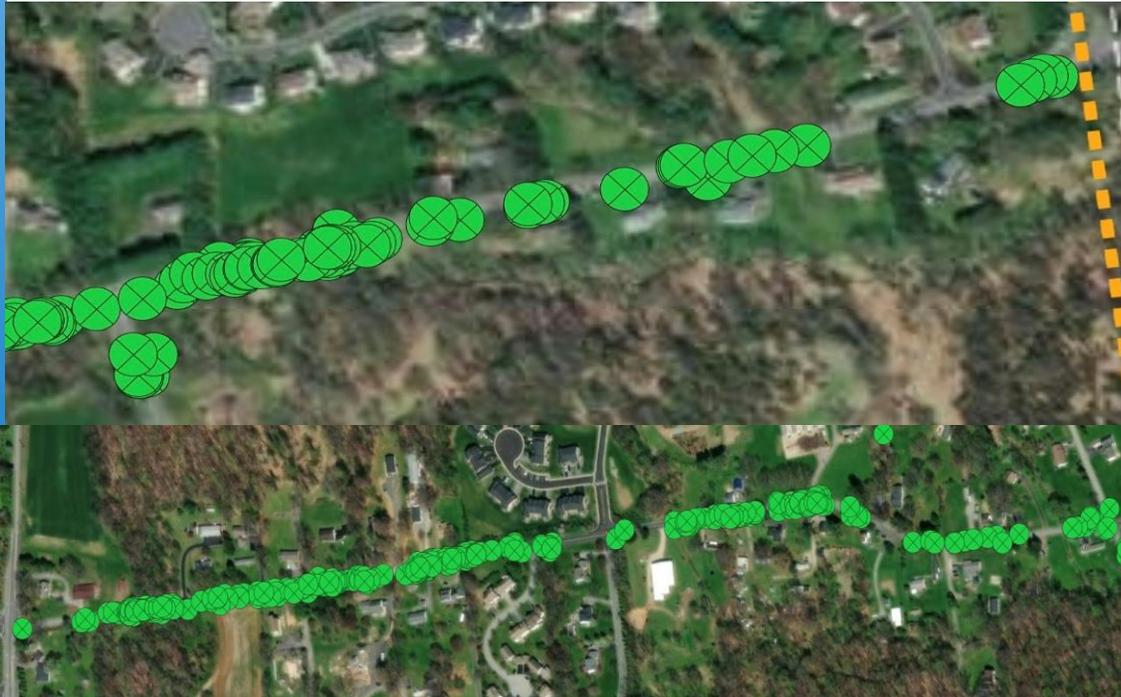
- New Garden maintains roughly 62 miles of roadway
- Average pavement life expectancy is 20 years
- Should be paving about 3 miles of roadway each year
- When paving we also have to look at other infrastructure such as storm water pipes, inlets and other utilities (gas, water, sewer) to determine what repair/replacement, if any, is needed before paving
- Surface milling helps reshape the road and gives the new asphalt a better surface to adhere to
- Leveling course (19mm) fills in low spots and pitches the road surface to allow positive drainage of storm water. It also gives the road a little structure
- Wearing course (9.5mm) utilizes small stone that gives a nice smooth and quiet ride. The small stone allows the material to be placed thinner to tie joints in better, again improving ride quality

Total Cost (Paving with Base Repair)			
Distance (mile)	Distance (feet)	Paving Cost w/ 6" Mill & Fill	Paving Cost w/ 10" Mill & Fill
1/4 Mile	1,320	\$120,428.00	\$132,176.00
1/2 Mile	2,640	\$240,856.00	\$264,352.00
3/4 Mile	3,960	\$361,284.00	\$396,528.00
1 Mile	5,280	\$481,712.00	\$528,704.00

****All costs based on 2023 bids!****



Public Works - Paving



Project Description: 2024 Paving Program

Total Cost: \$1,700,000 (Estimated) between Capital and Liquid Fuels

Timeline: FY 2024

Justification: Utilizing RoadBotics, TWP GIS, and visual inspections, we determine which roads need attention and what the best process is.

Comprehensive Plan Justification:

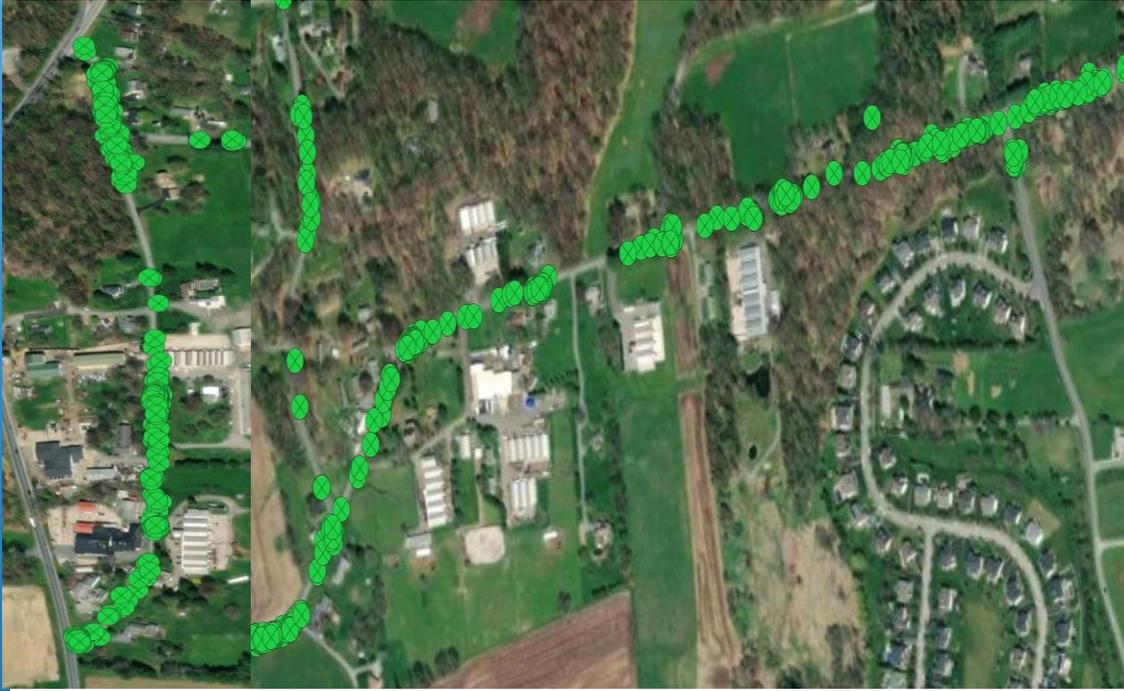
Provide a safe and efficient multimodal transportation network that supports the movement of people and goods, promotes economic and community development, and reflects the character of the Township.

Public Works - Paving

Road	Segment	Process	Distance (miles)	Cost
Starr	Ellicott to Bridge	Mill, Widen, and Pave	0.82	\$482,750.00
Pemberton	Bancroft to Cedar Spring	Mill, Widen, Base Repair, Level, Wearing	0.73	\$567,519.75
Hillendale	Scarlett to Sharp	Mill, Widen, Base Repair, Level, Wearing	0.34	\$308,243.25
McCue	Entire Length	Tar/Chip/Fog Seal	0.32	\$39,245.56
Yeatman Station	Entire Length	Tar/Chip/Fog Seal	0.53	\$61,600.00
Kelleher	Entire Length	Mill and Wearing	0.52	\$106,925.00
Bevan	Entire Length	Mill and Wearing	0.05	\$26,320.00
Ronway	Entire Length	Mill and Wearing	0.61	\$120,085.00
Delaware	Entire Length	Mill and Wearing	0.13	\$27,965.00
Total			4.05	\$1,740,653.56



Public Works - Paving



Project Description: 2025 Paving Program

Total Cost: \$1,380,519.00 (Estimated) between Capital and Liquid Fuels

Timeline: FY 2025

Justification: Utilizing RoadBotics, TWP GIS, and visual inspections we determine which roads need attention and what the best process is.

Comprehensive Plan Justification:

Provide a safe and efficient multimodal transportation network that supports the movement of people and goods, promotes economic and community development, and reflects the character of the Township.

Public Works - Paving

Road	Segment	Process	Distance (miles)	Cost
Hillendale	Sharp to Chambers	Mill, Widen, Base Repair, Level, Wearing	0.66	\$582,277.50
Scarlett	Cypress to 2018 paving joint	Mill, Base Repair, Level, Wearing	0.6	\$548,730.00
Old Limestone	Entire Length	Mill, Base Repair, Level	0.47	\$249,511.50
Total			1.73	\$1,380,519.00



Public Works - Paving



Project Description: 2026 Paving Program

Total Cost: \$1,154,408.75 (Estimated) between Capital and Liquid Fuels

Timeline: FY 2026

Justification: Utilizing RoadBotics, TWP GIS, and visual inspections we determine which roads need attention and what the best process is.

Comprehensive Plan Justification:

Provide a safe and efficient multimodal transportation network that supports the movement of people and goods, promotes economic and community development, and reflects the character of the Township.

Public Works - Paving

Road	Segment	Process	Distance (miles)	Cost
Hillendale	Chambers to 2020 paving joint	Mill, Widen, Base Repair, Level, Wearing	0.6	\$545,737.50
Polo	Entire Length	Mill, Level, and Wearing	0.73	\$289,858.75
Cedar Spring	Entire Length	Mill, Level, and Wearing	0.68	\$263,812.50
Old Limestone	Entire Length	Tar/Chip/Fog Seal	0.47	\$55,000.00
		Total	2.48	\$1,154,408.75



Airport



Airport Department



Project Description: Access road milling and overlay with installation of access gates.

Total Cost: \$155,000.00 (90/10 or 75/25)

Local Share: \$38,000 (75/25)

Timeline: FY 2023-24

Justification: Access road is in poor condition causing vehicular traffic to use the taxiways and ramps for maneuvering around the airport. This situation has created a safety concern, increasing potential for a taxiway incursion and necessary liability risk for the Airport.

Comprehensive Plan Justification:

Support continuance and development of the Airport as a transportation asset through maintenance of the airport facilities, including runway and hangar projects.

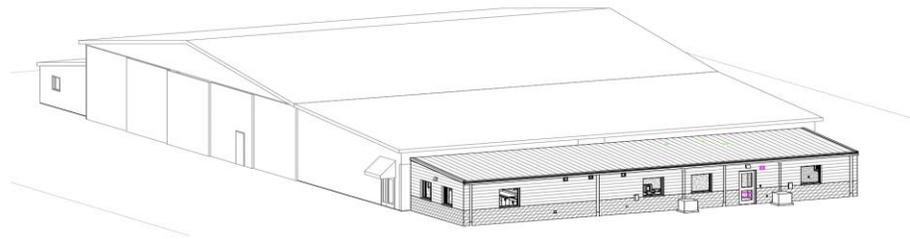
Airport Department

CONSTRUCT TERMINAL BUILDING AT THE

NEW GARDEN AIRPORT

NEW GARDEN AIRPORT (N57)
1235 NEWARK ROAD
TOUGHKENAMON, PA 19374

FOR
NEW GARDEN TOWNSHIP
299 STAR ROAD
LADENBURG, PA 19350



THIS DRAWING WAS PREPARED SPECIFICALLY FOR THE PROJECT AND SITE SET FORTH IN THE TITLE BLOCK AND IS NOT TO BE USED OTHERWISE WITHOUT WRITTEN APPROVAL OF THE TRANSPORTATION CORPORATION OR TRANSPORTATION CONSULTANTS.

THE PREPARATION OF THESE DRAWINGS WAS FINANCED IN PART THROUGH A GRANT FROM THE COMMERCIAL AIRPORTS PROGRAM, AS PROVIDED BY THE DEPARTMENT OF TRANSPORTATION, BUREAU OF AIRPORTS AND AIRWAY ADMINISTRATION (FAA).

ALL THE WORK OF THE OWNER IS SUBJECT TO THE CONTRACTS TO THE LOWEST RESPONSIBLE BIDDERS. DOCUMENTS RELATED TO THE PROJECT ARE AVAILABLE IN THE OWNER'S OFFICE. THE BIDDERS HAVE PERFORMED OR INSPECTED THE WORK AND TO ACCEPT THE BID WHICH IN THE OPINION OF THE OWNER IS THE MOST ADVANTAGEOUS TO THE OWNER.

THE OWNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED TO THE ARCHITECT AND FOR THE ACCURACY OF THE ARCHITECT'S WORK. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED TO THE ARCHITECT AND FOR THE ACCURACY OF THE ARCHITECT'S WORK.

DRAWING INDEX		DRAWING INDEX	
NO.	DESCRIPTION	NO.	DESCRIPTION
1	GENERAL NOTES	1	GENERAL NOTES
2	FOUNDATION	2	FOUNDATION
3	CONCRETE	3	CONCRETE
4	STEEL	4	STEEL
5	MECHANICAL	5	MECHANICAL
6	ELECTRICAL	6	ELECTRICAL
7	PLUMBING	7	PLUMBING
8	PAINT	8	PAINT
9	FINISHES	9	FINISHES
10	LANDSCAPE	10	LANDSCAPE
11	TRUCK	11	TRUCK
12	TRUCK	12	TRUCK
13	TRUCK	13	TRUCK
14	TRUCK	14	TRUCK
15	TRUCK	15	TRUCK
16	TRUCK	16	TRUCK
17	TRUCK	17	TRUCK
18	TRUCK	18	TRUCK
19	TRUCK	19	TRUCK
20	TRUCK	20	TRUCK

Project Description: BIL Terminal Improvement Project

Total Cost: \$518,920.50

Local Share: \$73,819.5

Timeline: FY2023-24

Justification: Bathrooms were from the 60s. Out of date and not ADA Compliant. Current employee base and customer facility needs exceed current accommodations. Project started August 30th, 2023. Half (\$518,920.50) of the total project cost were shown in FY23 budget.

Comprehensive Plan Justification:

Support continuance and development of the Airport as a transportation asset through maintenance of the airport facilities, including runway and hangar projects.

Airport Department



Project Description: Hangar roll-up door replacement curtains

Total Cost: \$20,000 in FY 24 (\$100,000.00 over 5 years). Includes cost of 3 doors per year, plus labor – not grant-funded

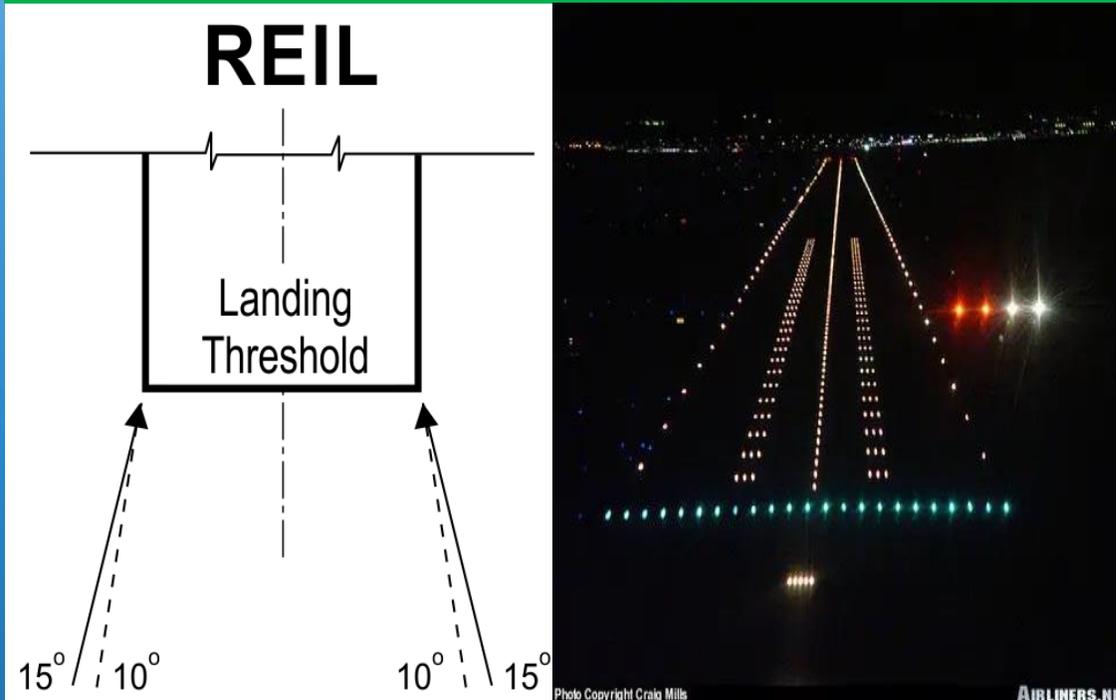
Timeline: FY 2024-28

Justification: Many of the Paraport door curtains are in need of replacement. We have been replacing 3-4 door curtains per year.

Comprehensive Plan Justification:

Support continuance and development of the Airport as a transportation asset through maintenance of the airport facilities, including runway and hangar projects

Airport Department



Project Description: Installation of PAPI & REILS

Total Cost: \$333,332

Local Share: \$16,667

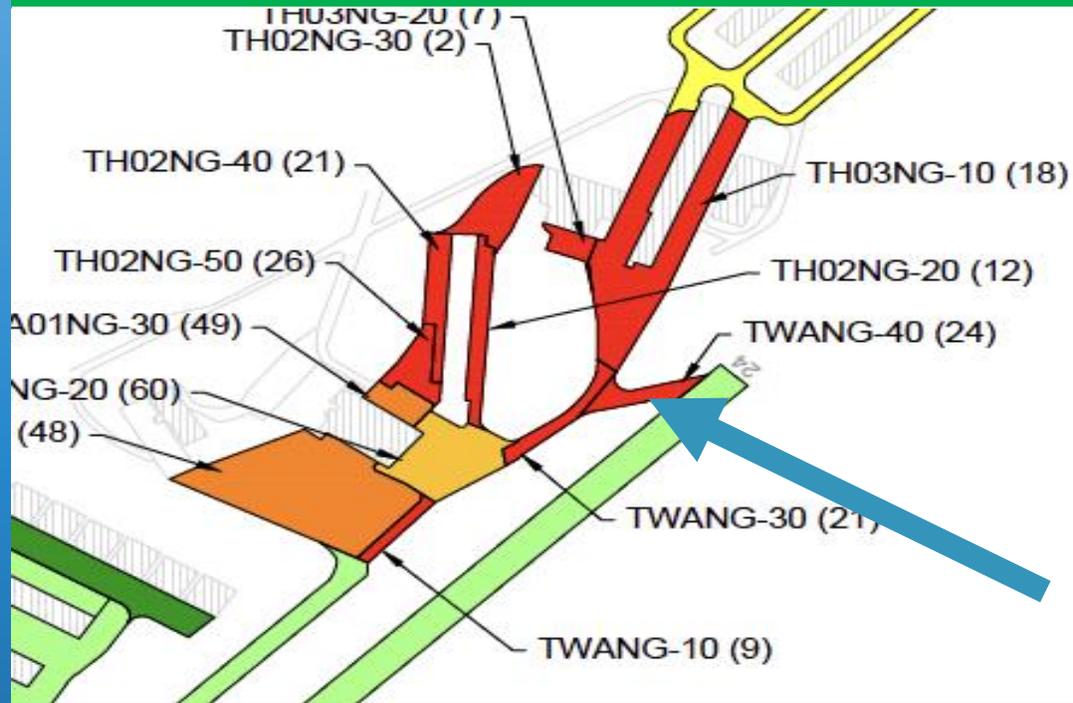
Timeline: FY 2024

Justification: Approach landing lights. Both PAPI and REILS were planned during the runway reconstruction project with the installation of the conduit and provisions in the electrical vault. Due to lack of funding actual lights and foundations were left for a future funded project.

Comprehensive Plan Justification:

Support continuance and development of the Airport as a transportation asset through maintenance of the airport facilities, including runway and hangar projects

Airport Department



Project Description: Reconstruct East Parallel Taxiway (Design FY24)

Total Cost: Design- \$160,000

Local Share: \$18,300

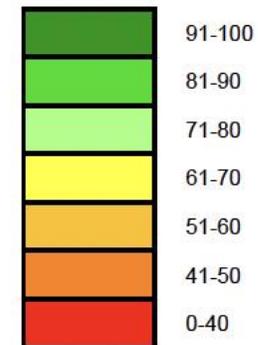
Timeline: FY 2024

Justification: Our east taxiway has PCI (pavement condition index) between 9-24.

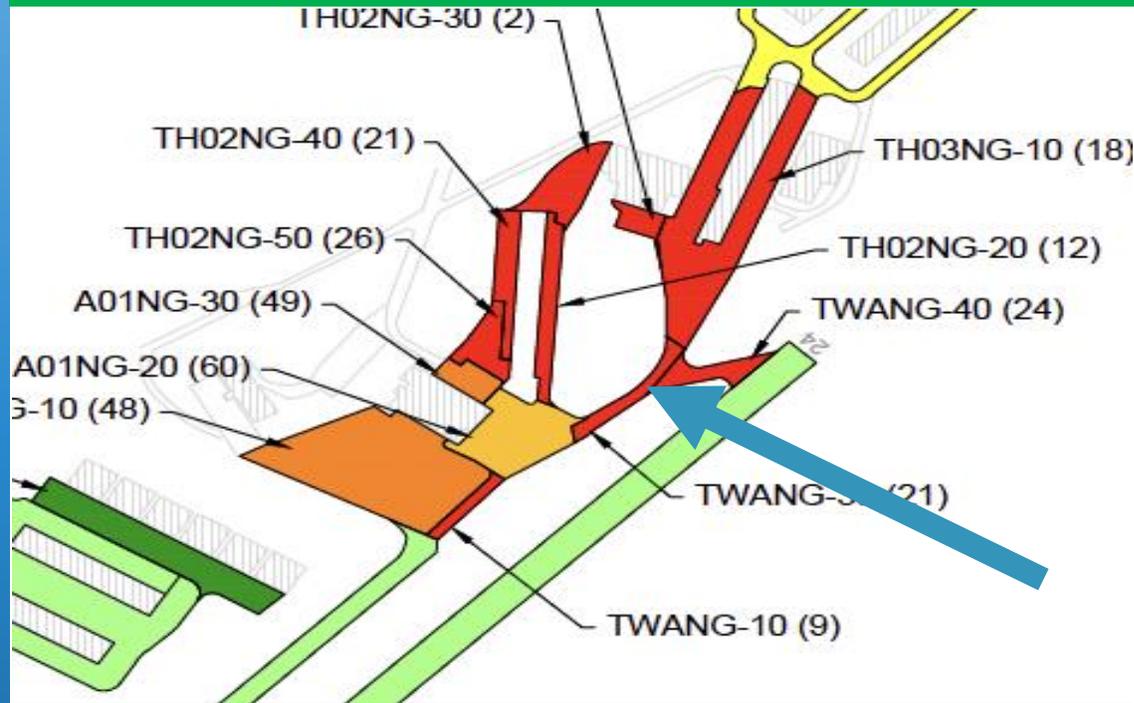
Comprehensive Plan Justification:

Support continuance and development of the Airport as a transportation asset through maintenance of the airport facilities, including runway and hangar projects

PAVEMENT CONDITION INDEX



Airport Department



Project Description: Reconstruct East Parallel Taxiway (Construction FY25)

Total Cost: Construction- \$1,111,112

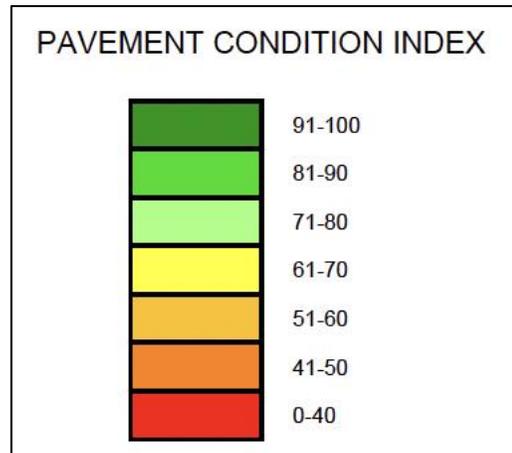
Local Share: \$55,556

Timeline: FY 2025

Justification: Our east taxiway has PCI (pavement condition index) between 9-24.

Comprehensive Plan Justification:

Support continuance and development of the Airport as a transportation asset through maintenance of the airport facilities, including runway and hangar projects



Airport Department



Project Description: Installation AWOS III Project

Total Cost: \$366,000.00

Local Share: \$18,300

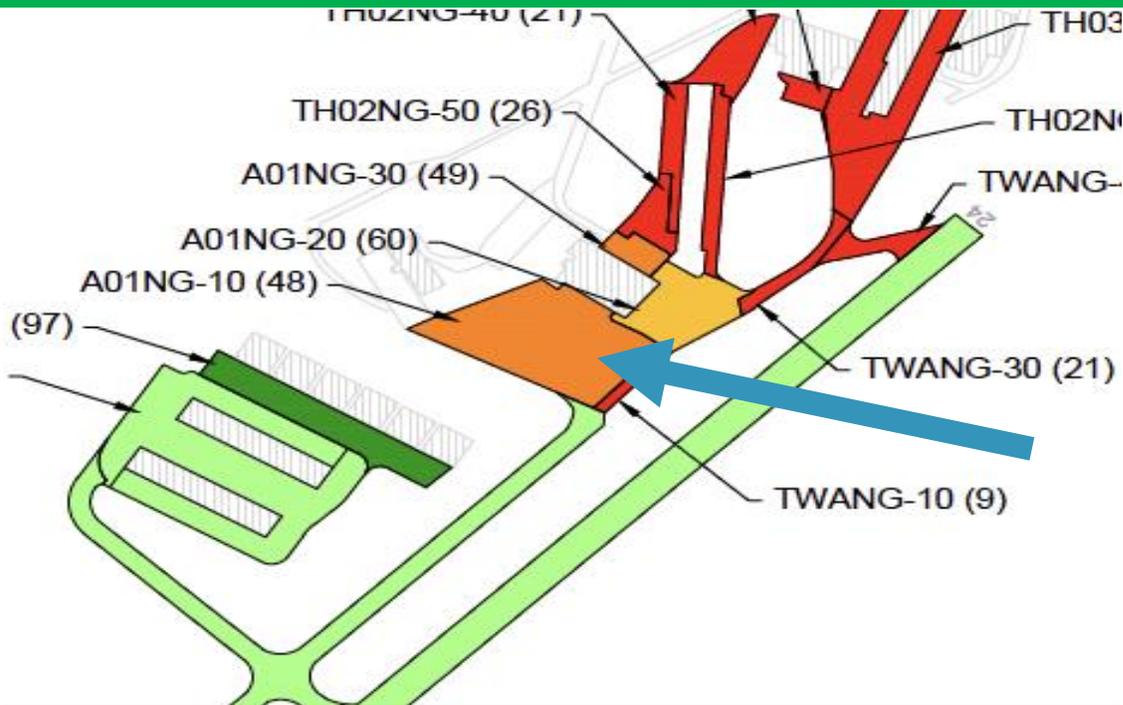
Timeline: FY 2025

Justification: Reports local weather for VFR and IFR flights.

Comprehensive Plan Justification:

Support continuance and development of the Airport as a transportation asset through maintenance of the airport facilities, including runway and hangar projects

Airport Department



Project Description: Reconstruct Terminal Apron

Total Cost: Design- \$175,000

Local Share: \$8,750.00

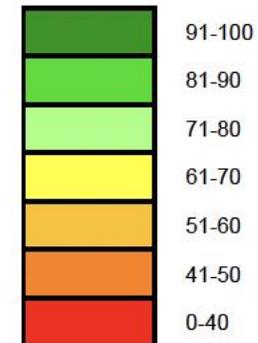
Timeline: FY 2026

Justification: Our Terminal Apron has PCI (pavement condition index) between 51-60.

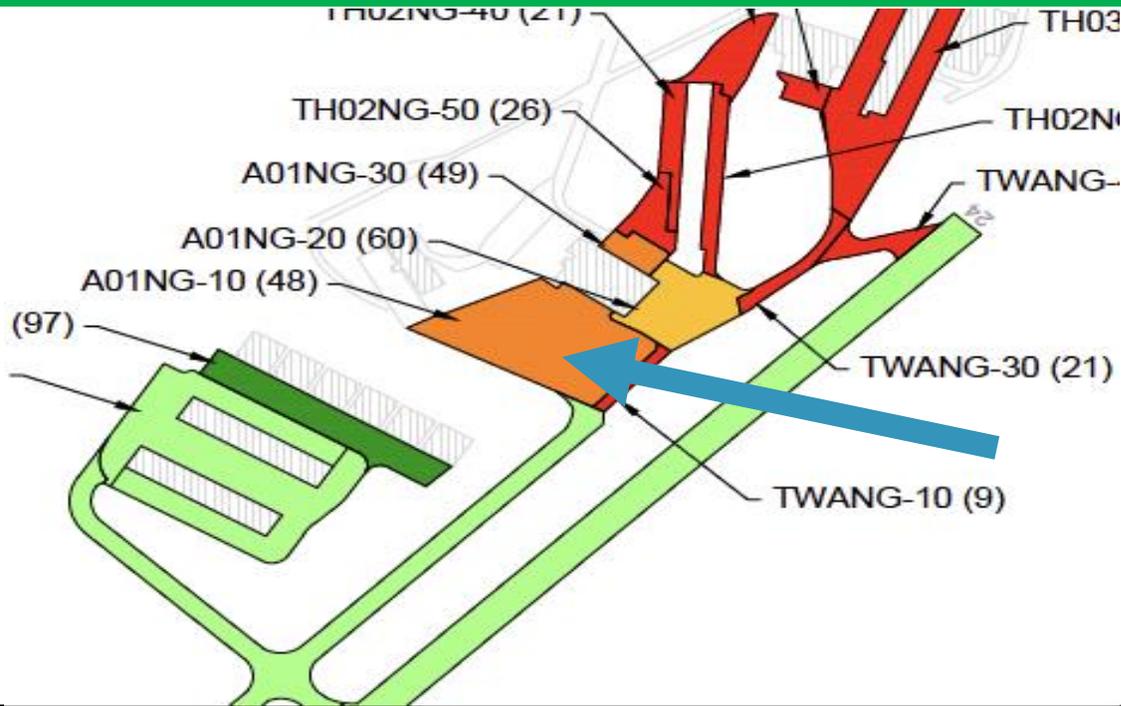
Comprehensive Plan Justification:

Support continuance and development of the Airport as a transportation asset through maintenance of the airport facilities, including runway and hangar projects

PAVEMENT CONDITION INDEX



Airport Department



Project Description: Reconstruct Terminal Apron (Construction FY27)

Total Cost: Construction- \$777,777

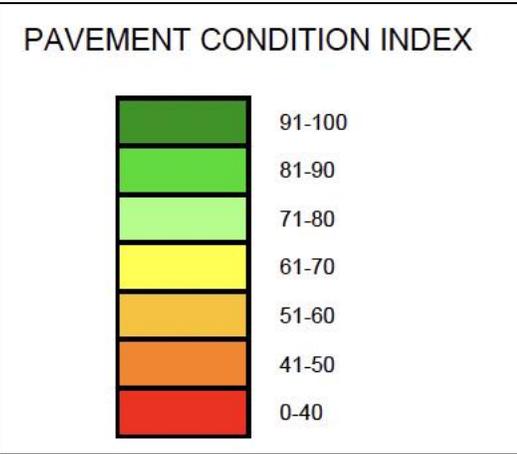
Local Share: \$38,888

Timeline: FY 2027

Justification: Our Terminal Apron has PCI (pavement condition index) between 51-60.

Comprehensive Plan Justification:

Support continuance and development of the Airport as a transportation asset through maintenance of the airport facilities, including runway and hangar projects



Airport Department



Project Description: Crack seal and sealcoat pavement.

Total Cost: \$166,666

Local Share: \$8,334

Timeline: FY 2028

Justification: All cracks around airport need to be sealed and filled to preserve, maintain and extend the life of the pavement

Comprehensive Plan Justification:

Support continuance and development of the Airport as a transportation asset through maintenance of the airport facilities, including runway and hangar projects



Open Space



OSRB – History

- ▶ 2005: New Garden residents voted for the Township's Open Space Referendum creating an open space fund to preserve land by taxing earned income (0.125%).
- ▶ 2005: Ordinance 163 established the Open Space Review Board to initiate and facilitate the land preservation effort. It is an advisory body to the Township Board of Supervisors and consists of seven resident volunteers and consultant (Natural Lands) support as needed.
- ▶ 2008: The Greenways Plan adopted.
- ▶ 2009: The Botanical Survey accepted.
- ▶ 2018: Comprehensive Plan adopted.
- ▶ 2019: The Trail Prioritization Plan Report completed.
- ▶ 2019: The Official Map adopted.
- ▶ 2005 – 2022: Discussions with over fifty landowners.
- ▶ 2008 – 2022: Preserved 550 acres.



OSRB – Accomplishments to date

Since its inception the OSRB has interacted with fifty-five property owners. The content of these interactions ranged from merely informational to multiple discussions of specific proposals.

Table 1: To date the OSRB has successfully assisted the BOS in the preservation of twelve properties by either placing a conservation easement on the property or a “fee simple” acquisition.

Transactions were funded by EIT, Grants or Owner donation. No Township funds have been expended.

Table 1: Twelve Preserved Properties	Years	By Easement	By Fee Simple
	2008-2022	300 acres 8 properties	250 acres 4 properties



OSRB – Accomplishments to date

OSRB Projects	Project Type	Acres	Year
Koeppe	Conservation Easement	7.1	2008
Hendrickson	Fee Assist - Twp Purchase	1.7	2012
Christie	Conservation & Trail Easement	12.2	2012
Sinclair-Morris	Conservation & Trail Easement	23.0	2017
Reynolds -Green valley	Conservation Easement	178.0	2017
St. Anthony's	Fee Assist – Fee Simple Purchase	137.8	2018
Christie Amendment	Conservation Easement Amendment	4.2	2019
Zunino	Conservation Easement	33.6	2020
Sproat	Conservation & Trail Easement	40.0	2021
Hiles	Fee Simple purchase	7.7	2021
Loch Nairn - #1	Fee Simple purchase	35.0	2022
Loch Nairn - #2	Fee Simple purchase	70.0	2023
Total		550.3	



OSRB – Accomplishments to date

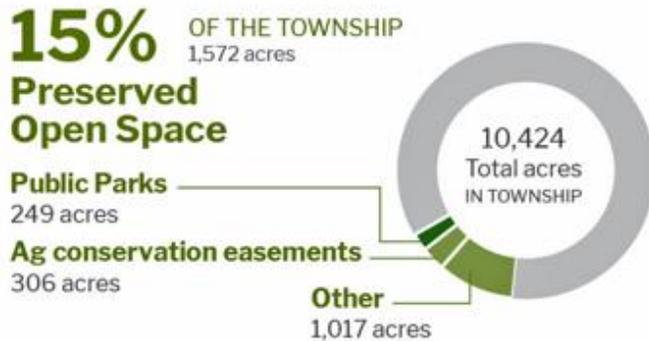
New Garden Township, Chester County, PA

Open Space Preservation

Inventory and Opportunities

2022

Inventory

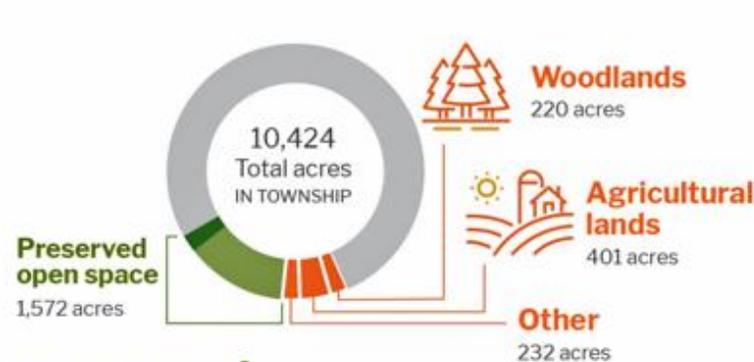


New Garden Preserved Land Acreage

Now more important than ever...

Preserving farmlands, natural areas, and cultural resources is fundamental to protecting Chester County's quality of life, enhancing its economy, and maintaining the character residents and visitors so highly value. Permanently preserved lands limit development pressure on critical resources, promote physical activity, and often provide public access to connect to nature. With the heightened use and value placed on outdoor recreation since the pandemic, increased demand for housing, and mounting pressures on farming, preserving land is now more important than ever.

Opportunities



8% OF THE TOWNSHIP
853 acres

Suitable for Future Preservation

31 parcels over ten acres totaling 853 acres remain in areas of the township outside planned growth areas, indicating significant potential preservation opportunities.

Prepared by the Chester County Planning Commission on behalf of the Chester County Conservation Partners. chescoplanning.org/openspace



OSRB Acquisitions – FY2024-28

FY 2024			FY 2025			FY 2026		
Property	Tax Value	Est. Cost	Property	Tax Value	Cost	Property	Tax Value	Cost
60-1-41	\$6,490.00	\$270,000.00	60-5-13	\$136,610.00	\$300,000.00	60-3-157/149.1	\$215,090.00	\$4,000,000.00
60-5-45.2	\$34,670.00	\$90,000.00	60-1-87/88	\$14,160.00	\$375,000.00	60-4-43	\$222,150.00	\$180,000.00
			60-6-32	\$136,650.00	\$515,000.00			
Total	\$41,160.00	\$360,000.00		\$287,420.00	\$1,190,000.00		\$437,240.00	\$4,180,000.00

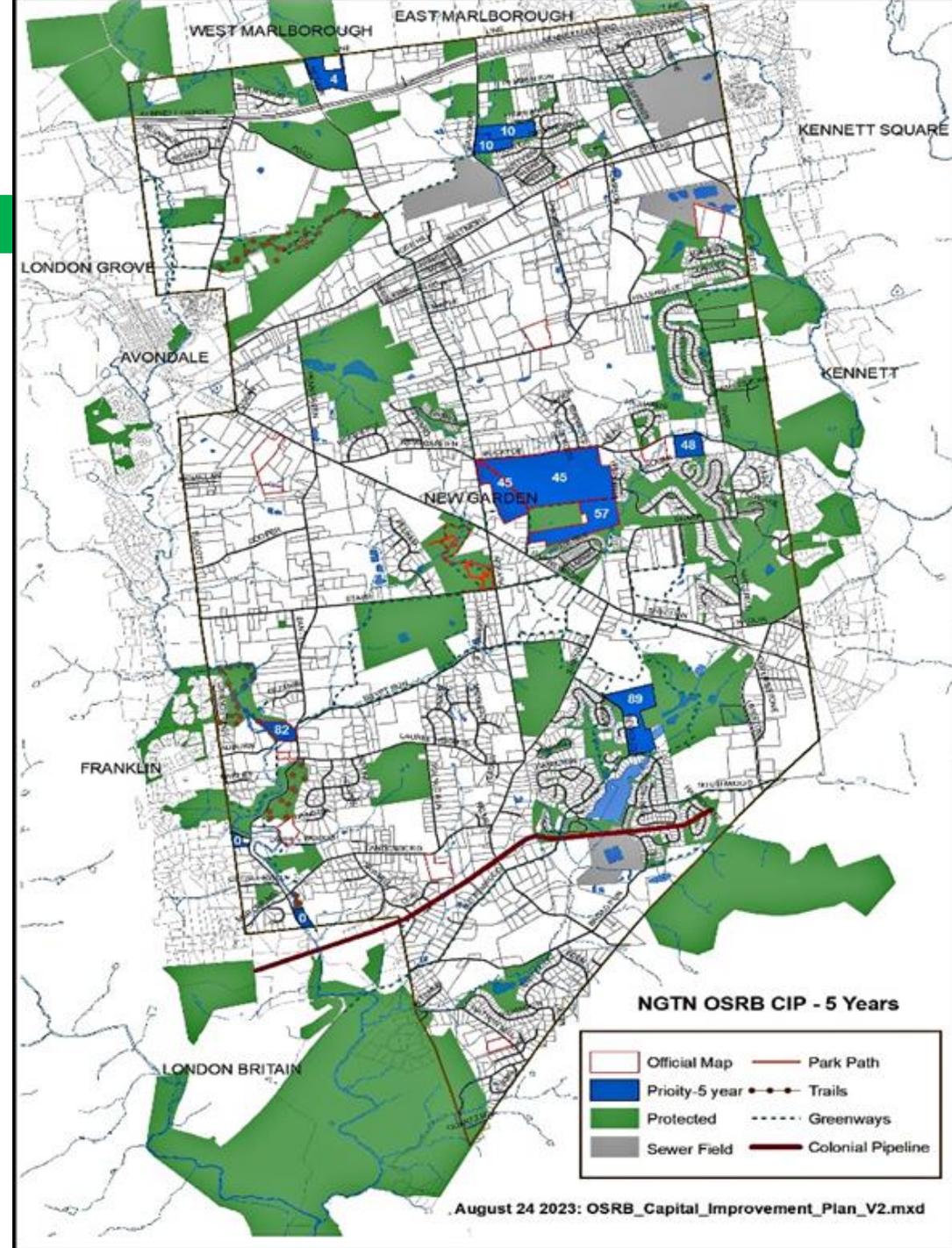
FY 2027			FY 2028			5-Yr Total Cost
Property	Tax Value	Cost	Property	Tax Value	Cost	
60-4-31.1	\$616,480.00	\$530,000.00	60-5-117	\$19,150.00	\$80,000.00	
	\$616,480.00	\$530,000.00		\$19,150.00	\$80,000.00	\$6,340,000.00

Total Acres	243.56
Tax Value	\$1,401,450.00
Tax Rev. p/Yr	\$2,410.49



FY2024 - 2028

5-year CIP priority properties in blue



Open Space Review Board



Project Description: 60-1-41

Total Assessment: \$6,490.00

Total Acres: 17.76

Total Est. Cost: \$270,000.00

Timeline: FY 2024

Justification: Owner is interested in maintaining the property as a grazing area and is seeking either an agricultural or conservation easement.

NGT interest is mainly in land preservation but a trail connection with Loch Nairn will be investigated. A site visit by OSRB to rate the property is planned.

Comprehensive Plan Justification:

Continue to recognize and protect the important and inherent benefits of natural resources and open space: maintaining the rural character of the Township; providing valuable ecosystem functions such as stormwater and nutrient management, crop pollination, and local climate regulation; and ensuring the economic viability of agriculture.

Open Space Review Board



Project Description: 60-5-45.2

Total Assessment: \$34,670.00

Total Acres: 2.9

Total Est. Cost: \$90,000.00

Timeline: FY 2024

Justification: Owner approached OSRB for ideas on how to preserve the property. The property is across the WCC from Hiles Preserve and could offer an opportunity to connect.

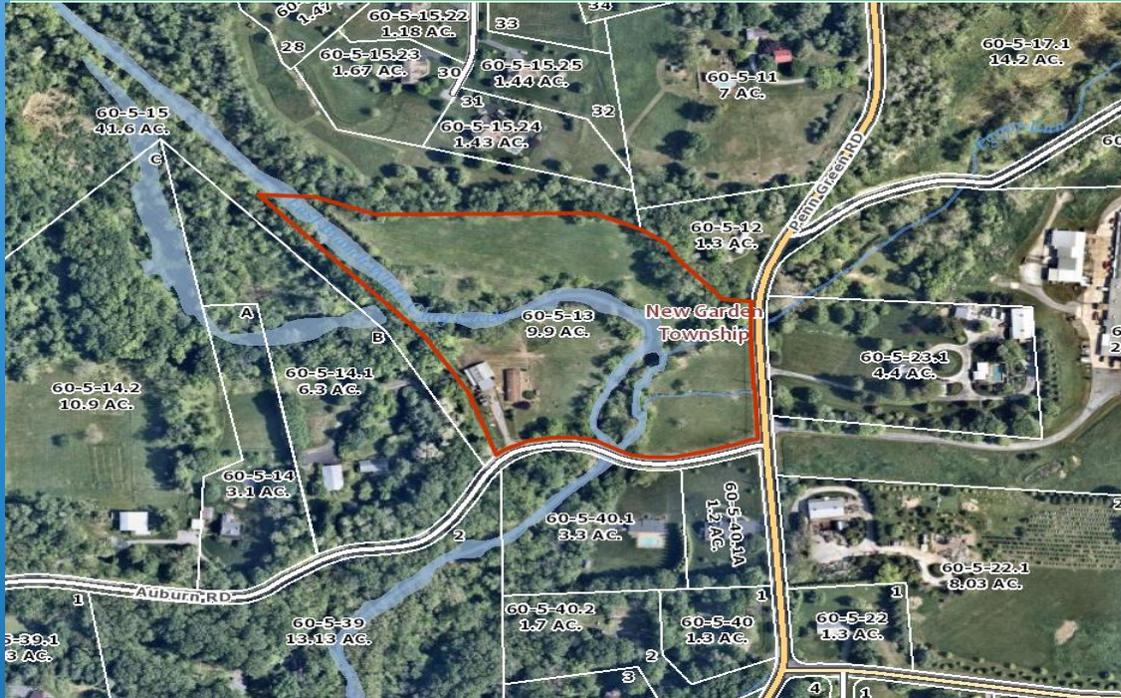
NGT interest is largely Land Preservation of the parcel without a house and suggested that owner consider selling the parcel with the house and preserving the other parcel.

Owner is considering options.

Comprehensive Plan Justification:

Continue to recognize and protect the important and inherent benefits of natural resources and open space: maintaining the rural character of the Township; providing valuable ecosystem functions such as stormwater and nutrient management, crop pollination, and local climate regulation; and ensuring the economic viability of agriculture

Open Space Review Board



Project Description: 60-5-13

Total Assessment: \$136,610.00

Total Acres: 9.9

Total Est. Cost: \$300,000.00

Timeline: FY 2025

Justification: This property is adjacent to the Mill Race Preserve. There have been no recent discussions. OSRB believes the owner is interested in selling the property as is.

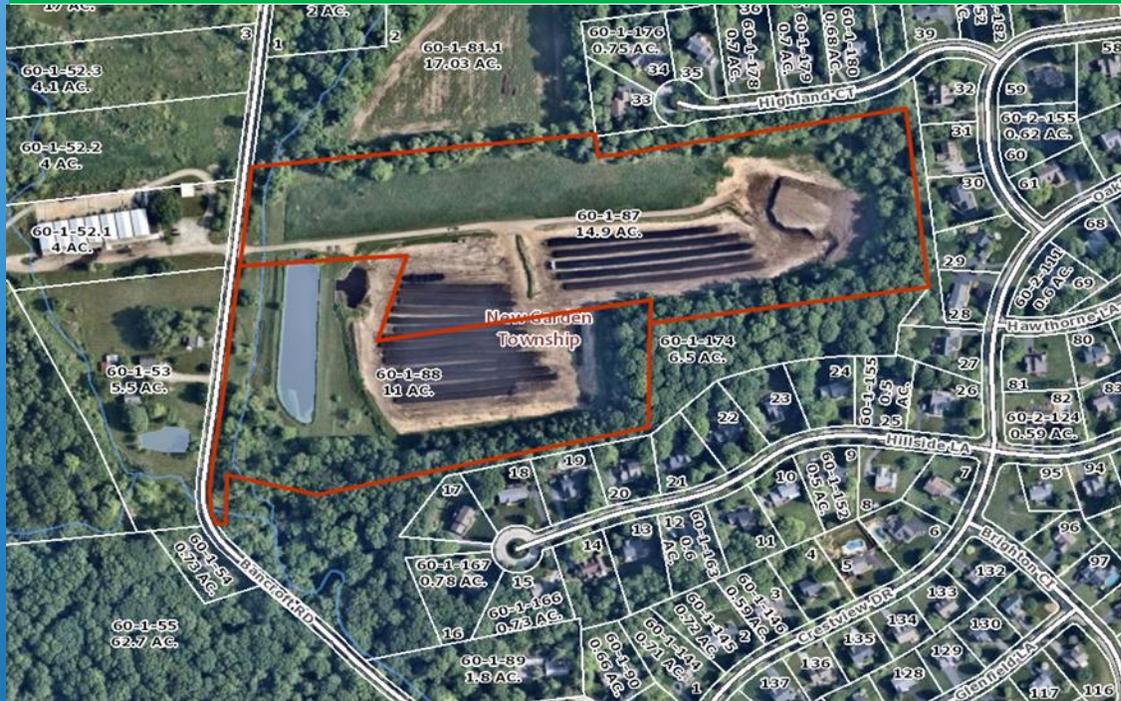
NGT interest is in Trail connectivity since this property is a key link in connecting the Mill Race trail to White Clay Creek Preserve.

The property listed on the Official Map.

Comprehensive Plan Justification:

Continue to recognize and protect the important and inherent benefits of natural resources and open space: maintaining the rural character of the Township; providing valuable ecosystem functions such as stormwater and nutrient management, crop pollination, and local climate regulation; and ensuring the economic viability of agriculture

Open Space Review Board



Project Description: 60-1-87; 60-1-88

Total Assessment: \$8,740.00 & \$5,420.00

Total Acres: 14.9 & 11.0

Total Est. Cost: \$375,000.00

Timeline: FY 2025

Justification: This property is under discussion for sale to a developer.

NGT interest is in a trail easement that will facilitate connection of Bancroft Woods to Bancroft Road/Newark Road connector.

Comprehensive Plan Justification:

Continue to recognize and protect the important and inherent benefits of natural resources and open space: maintaining the rural character of the Township; providing valuable ecosystem functions such as stormwater and nutrient management, crop pollination, and local climate regulation; and ensuring the economic viability of agriculture

Open Space Review Board



Project Description: 60-6-32

Total Assessment: \$136,650.00

Total Acres: 34.3

Total Est. Cost: \$515,000.00

Timeline: FY 2025

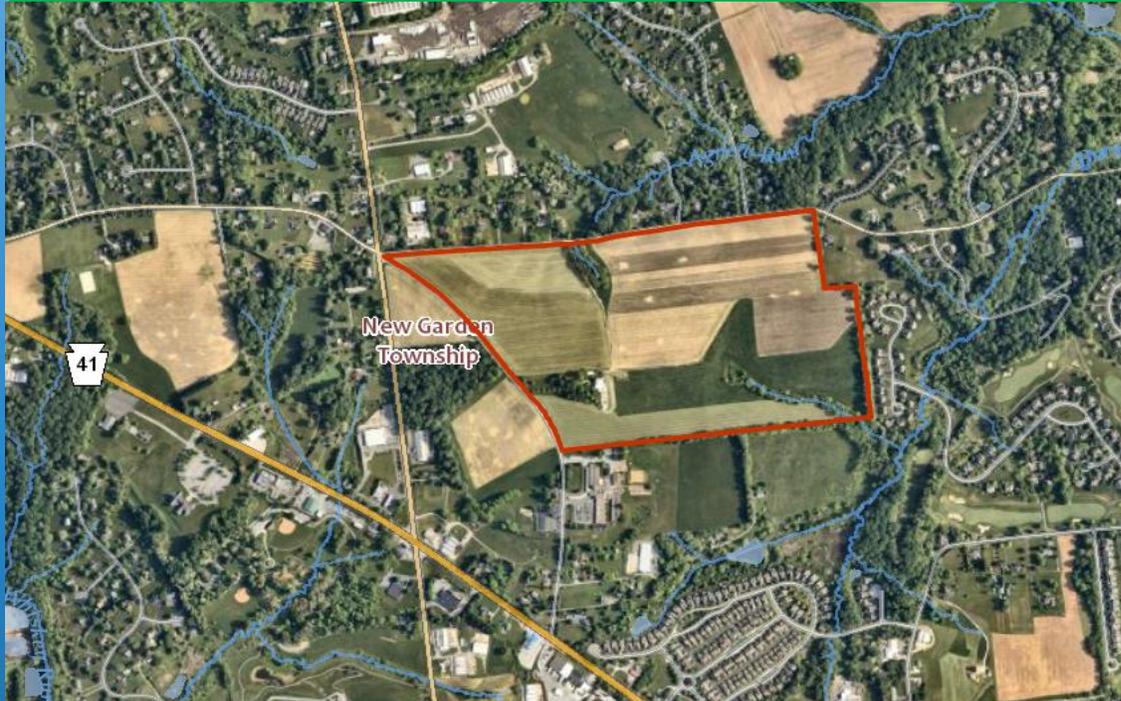
Justification: This property is currently for sale.

NGT interest is an easement for cars and pedestrian access to New Garden Hills from Reynolds Road.

Comprehensive Plan Justification:

Continue to recognize and protect the important and inherent benefits of natural resources and open space: maintaining the rural character of the Township; providing valuable ecosystem functions such as stormwater and nutrient management, crop pollination, and local climate regulation; and ensuring the economic viability of agriculture

Open Space Review Board



Project Description: 60-3-157

Total Assessment: \$215,090.00

Total Acres: 106.4

Total Est. Cost: \$4,000,000.00

Timeline: FY 2026

Justification: While the current owners have an interest in preserving the property, they plan to sell it unencumbered to the highest bidder.

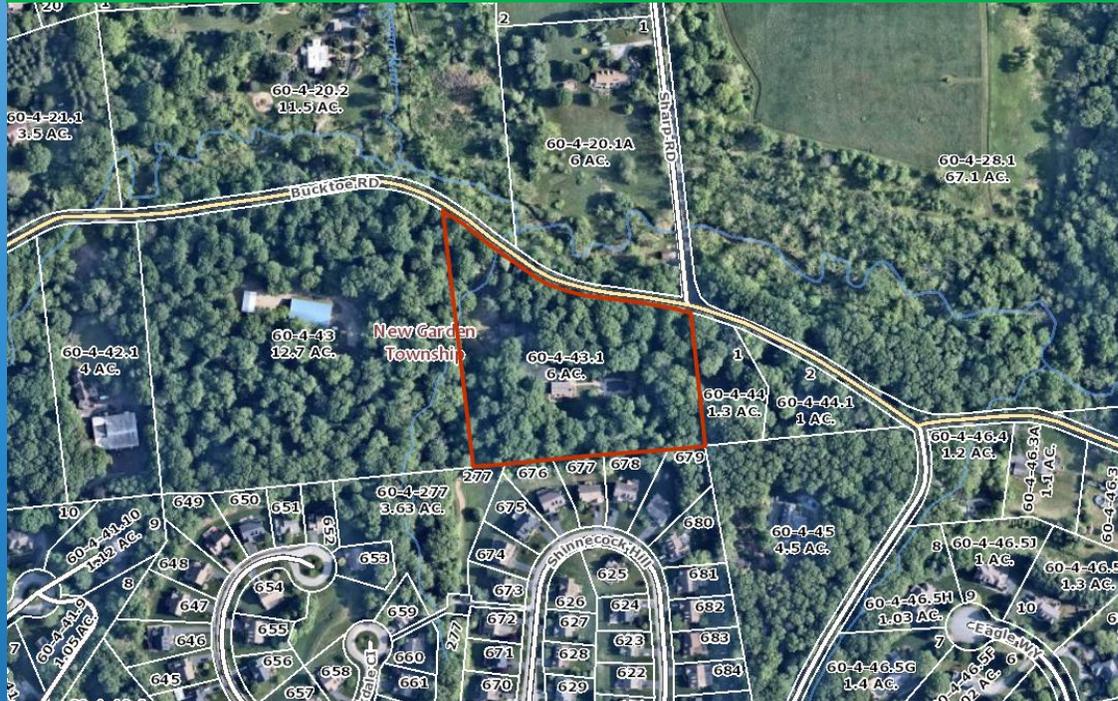
NGT interest is in mainly land preservation. Nevertheless, it is viewed as a keystone property and is highly attractive for land conservation and trail connectivity to NG Park, Brittany Hills, and Candlewyck.

The property is listed on the Official Map.

Comprehensive Plan Justification:

Continue to recognize and protect the important and inherent benefits of natural resources and open space: maintaining the rural character of the Township; providing valuable ecosystem functions such as stormwater and nutrient management, crop pollination, and local climate regulation; and ensuring the economic viability of agriculture

Open Space Review Board



Project Description: 60-4-43.1

Total Assessment: \$222,150.00

Total Acres: 6.0

Total Est. Cost: \$180,000.00

Timeline: FY 2026

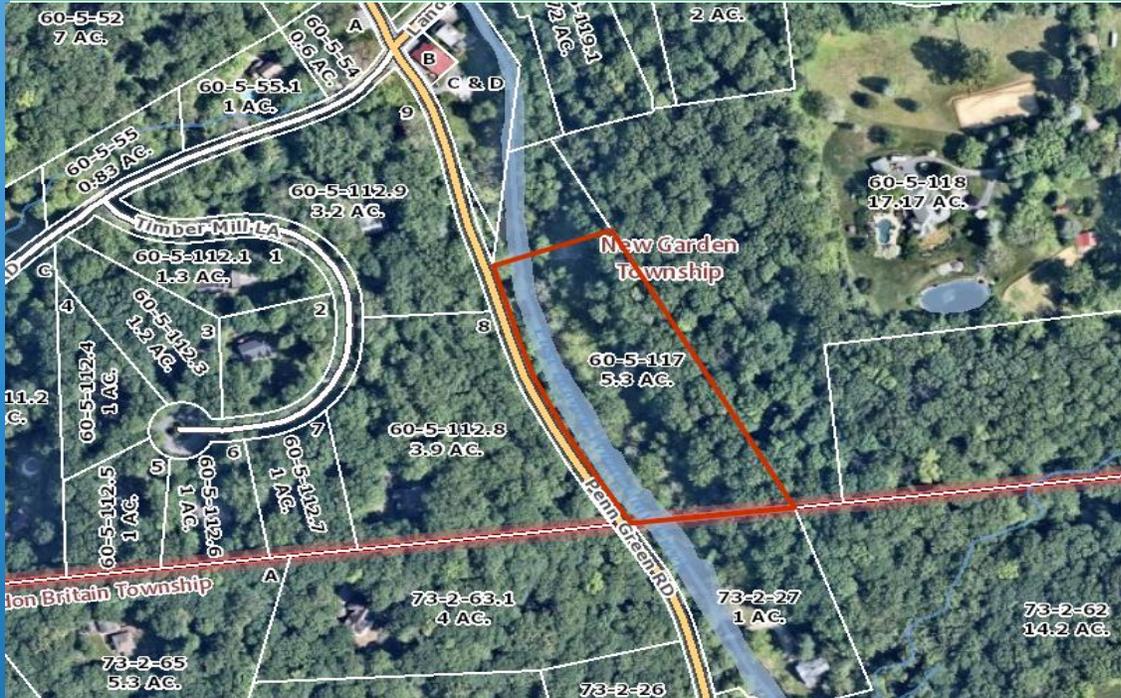
Justification: Owner is interested in maintaining the property as a conservation easement.

NGT interest is in land preservation and a trail connection with Candlewyck and Hartefeld.

Comprehensive Plan Justification:

Continue to recognize and protect the important and inherent benefits of natural resources and open space: maintaining the rural character of the Township; providing valuable ecosystem functions such as stormwater and nutrient management, crop pollination, and local climate regulation; and ensuring the economic viability of agriculture

Open Space Review Board



Project Description: 60-5-117

Total Assessment: \$19,150.00

Total Acres: 5.3

Total Est. Cost: \$80,000.00

Timeline: FY 2028

Justification: This property is in both NGT and London Britain Township (LBT).

NGT interest is in a trail easement.

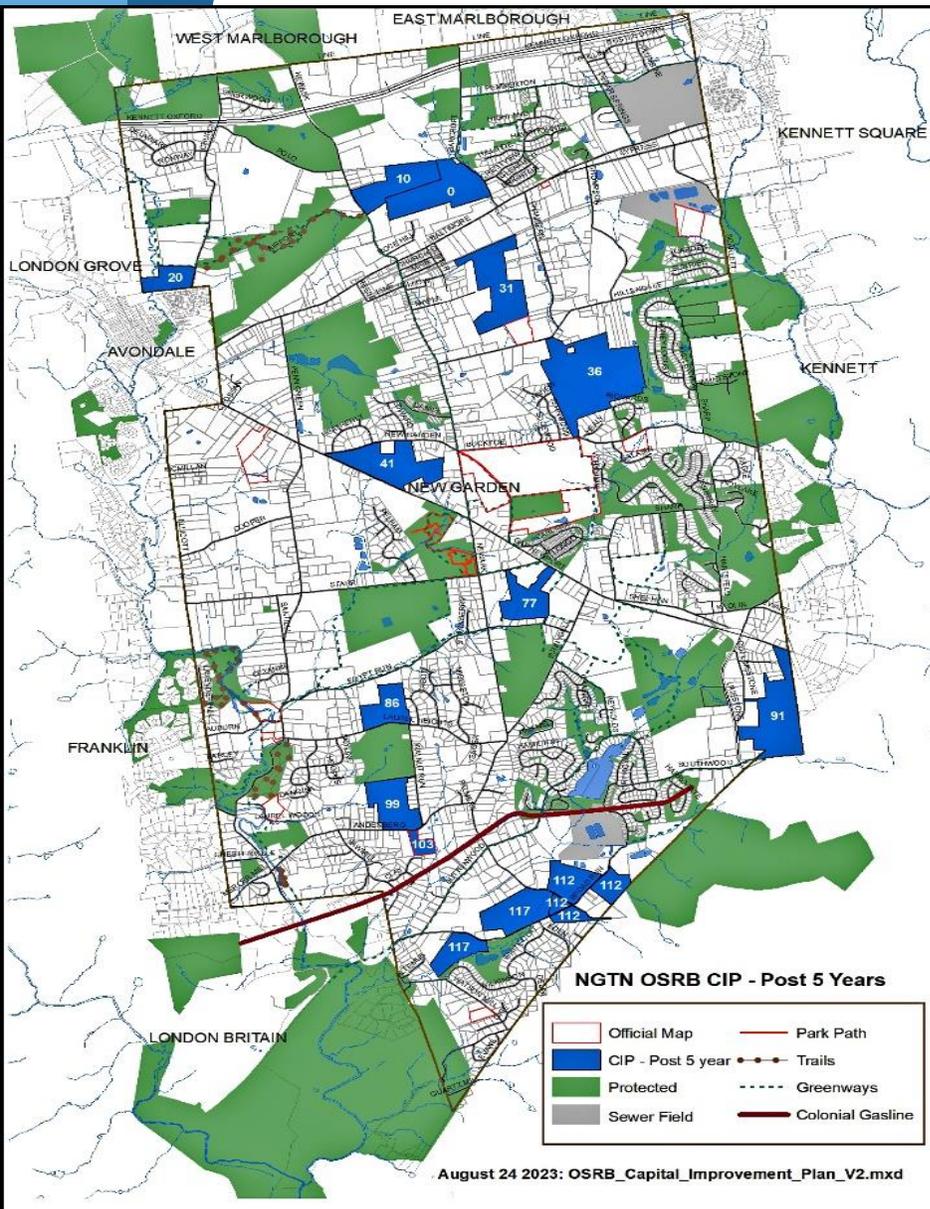
- Facilitates the connection of the Landenberg Junction Trail to White Clay Creek Preserve via Good Hope Road.
- Provides hikers in White Clay Creek Preserve access to Landenberg amenities.

Three other properties in LBT and the WCC Preserve will also be involved in completing the connection. Discussions with all these parties is underway. The LBT stakeholders generally support the project.

Comprehensive Plan Justification:

Continue to recognize and protect the important and inherent benefits of natural resources and open space: maintaining the rural character of the Township; providing valuable ecosystem functions such as stormwater and nutrient management, crop pollination, and local climate regulation; and ensuring the economic viability of agriculture

Open Space Review Board



Property	Map Key	Acres	Type	NGT Interest	Est. Cost
60-4-3	36	143	Ease	Trail	\$ 2,145,000.00
60-6-78/74/72/66	112	100	Ease	Land	\$ 1,500,000.00
60-5-167.1/60-7-9.2	117	74.9	Ease	Land	\$ 1,124,000.00
60-1-111	31	64	Ease	Trail/Land	\$ 960,000.00
60-3-108	41	63.4	Ease	Land	\$ 951,000.00
60-1-55	NA	62.7	Ease	Trail	\$ 941,000.00
60-6-62.4	91	62	Ease	Land	\$ 930,000.00
60-5-76	99	49.3	Ease	Land	\$ 740,000.00
60-3-267	77	46.5	Ease	Trail	\$ 698,000.00
60-1-68.2	10	44.5	Ease	Trail	\$ 668,000.00
60-5-27	86	30	Ease	Trail/Land	\$ 450,000.00
60-1-10.1	TBD	23	Ease	Trail	\$ 345,000.00
60-5-143.3	103	20.4	Ease	Land	\$ 306,000.00
N/A	TBD	0	Ease	Trail	\$ 35,000.00
N/A	TBD	0	Road	Trail	\$ -
Total		783.7			\$ 11,793,000.00

Several studies have been conducted to provide guidance in preserving open space and improving trail connectivity within the Township. These studies included the Greenways Plan (2008), The NL Community Conservation Priorities Study (2010), The Comprehensive Plan (2018) and the NL Trail Prioritization Plan (2019). The properties listed here support the objectives of these studies.

The figures for Estimated Costs and Potential Grants are “Order of Magnitude” and will be highly variable. This is because we are in the early stages of our process and owner preferences have not been documented in an agreed Summary of Restrictions (SOR); no appraisals have been ordered and Grant possibilities have not been investigated.

Estimated Costs were based on recent appraisals which indicate that Fee Simple purchases have been in the order of 30K\$ per acre and Easements reduce market value by about 50%

Questions?

