

LONDON BRITAIN TOWNSHIP FALL 2026 NEWSLETTER

In the early 1700s, Welsh Baptist John Evans sought a new life in the New World to escape religious persecution. Evans crossed the Atlantic to the Colony of Pennsylvania and bought 400 acres from William Penn, who had acquired the land from the Lenni Lenape in 1683.

John Evans House, September 13, 2026



After a brief return to Wales, John Evans came back to America with his family and supplies. In 1715, they settled in the quiet valley where the east and Middle branches of White Clay Creek meet. There, Evans built a simple two-story Georgian home, and his house grew.

The Evans family shaped Landenberg from its earliest days. John Evans helped build the nearby London Tract Meeting House around 1729 and operated a local mill. His grandson John served on Pennsylvania's Supreme Court during the Revolutionary War, and later left the property to his brother Evan, a county militia commander at the 1777 Battle of the Brandywine.

Over the next two centuries, the Evans House passed through several owners and survived harsh winters as well as DuPont's plan to dam White Clay Creek and flood the valley.

Though the Evans House survived DuPont's proposal, it could not escape neglect or arson. After the Pennsylvania Department of Conservation and Natural Resources acquired it, a Sept. 20, 2017 fire gutted the interior and destroyed much of the exterior.

DCNR later began planning to demolish the structure, threatening to erase it from local history. Those plans, however, met determined resistance from preservationists working to save the crumbling house and extend its 300-year story. As a result of a meeting with DCNR, Friends of White

Clay Creek, Former Senator Andy Dinniman, London Britain Township Historical Commission and PA Historical and Museum Commission, a plan was formed for the groups to work together to stabilize and preserve the structure's shell as part of the rich history of the White Clay Creek Preserve and the surrounding region. Pictures above taken on 9/13/26 depict the ongoing successful rebuilding of the Evans house.

CPR Training

Tuesday, December 1, 2026, London Britain Township will hold CPR training for residents at the Township Hall, 81 Good Hope Rd, Landenberg PA @ 7pm. Please email or contact the Township office if you are interested in attending the training class.

Traisr Municipal Management Software

London Britain Township has contracted with Traisr Municipal Management Software to provide an asset management application for Township operations. The system includes web-based software, cloud-based data storage, mobile access, and specialized tracking and reporting tools to help the Township manage infrastructure and related services more efficiently.

Permit Central

One key feature of the system is Permit Central, which will support the Township's permit process by providing:

- Online permit applications, routing, status updates, approvals, and secure online payments.
- Photos and plans attached directly to each Township permit record.
- Inspections scheduled, logged, and time-stamped in the system.
- Automatic notifications sent to applicants.

Tax Parcel Records

All tax parcel files are currently being digitized and will be uploaded to the system. Once data entry is complete, Township staff will have access to a parcel snapshot that includes mapping information using GIS and Chester County data for each parcel in the Township.

Roads and Parks

Stormwater pipes, outlet, and inlet locations have been identified using GIS data and will be added to the system. This stormwater data will help support the Township's MS4 requirements and provide additional tools for the Roads and Parks Department.

The system also offers a variety of portals (ex. roads/fleet, parks, contractor registration, resident online) that can be expanded as Township needs grow.

2026 House sales in London Britain Township- median house sales \$610,000

Hidden Spring Lane \$705,000
Hampstead Ct. \$800,000
Chambers Rock Rd. \$624,900
White Oak Rd. \$775,000
Mercer Mill Rd. \$325,000

Woodcrest Way \$620,000
Chambers Rock Rd. \$595,000
New London Rd. \$399,000
Fox Dr. \$600,000
Stoney Ridge Rd. \$555,000

Skycrest Dr. \$446,000
Mercer Mill Rd. \$639,900
Parsons Rd. \$2,000,000
Northbank Rd. \$670,000
Reynard Dr. \$579,000

LBT New House permits

2022- 0
2023- 3
2024- 1
2025- 5
2026- 3

REMEMBER TO VOTE!

West Grove Fire Company - Station 321517
New London Road Landenberg, PA
You will be voting for Precinct #330
Chester County Voter Services 610-344-6410

The London Britain Voting Precinct will be having a **food drive** during the upcoming election on Tuesday, Nov 3rd, 7 am-8 pm! Please bring any non-perishable items to the Fire House parking lot tent and it will be distributed to our local community. Every donation helps families in need!



Stormwater Runoff and Management

Too much rain, not absorbed into the ground, becomes stormwater runoff. This can cause flooding. Stormwater runoff is also one of the major causes of water pollution in Chester County. Pollutants such as soil and automotive fluid are carried off in the runoff. This polluted runoff is not treated and flows to the nearest stream. Improving the management of stormwater runoff can be accomplished in two key steps:

- Find ways to increase the amount of rainwater that can be absorbed into the ground at your home.
- Prevent pollutants from entering the water.

Residents should consult the Township if they are preparing to complete a project that may result in over 1,000 square feet of new impervious surfaces or will include greater than 5,000 square feet of earth disturbance. By incorporating stormwater best management practices into the site designs, residents can reduce their runoff footprint and prevent additional untreated runoff from flowing onto neighboring properties and into local streams. Small residential projects that will result in less than 1,000 square feet of new impervious area and less than 5,000 square feet of earth disturbance are exempt from many of the ordinance provisions. While specific stormwater management actions may not be required for smaller projects, implementing practices such as a rain barrel or small rain garden are encouraged to help manage any additional stormwater runoff.

Septic Pumping Reminder

Regular pumping keeps your septic system healthy and protects our drinking water. On-lot sewage properties are required to pump every 3 years (some are required to pump more often). Required proof of pumping can be sent via email to onlotibt@comcast.net, dropped off at the Township office large tan drop box located outside the office door or mailed to the Township.

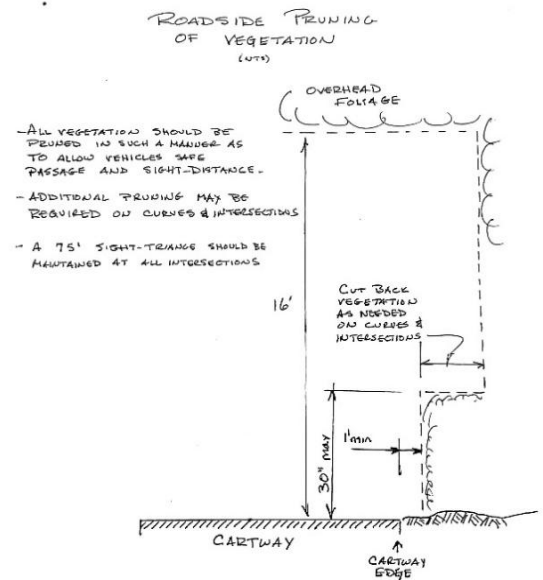
Right of Way Vegetation Cut back Guide

The Public Works Crew will be cutting back vegetation from the Right of Ways on Township roads and cul-de-sacs. Please use the cutting guide to assist you with helping keep the roads safe. If you have any questions, please do not hesitate to call 610-425-2926 or email lbtroads@gmail.com.



Public Works Crew from left to right:
Demont Washington, Joe Ferguson Jr., Joe (Joey) Ferguson III, Michael Stuart, Public Works

Superintendent
Adam Brady



Scout Troop Event

On February 19, the local Boy Scout troop participated in a Q & A with London Britain Township Supervisors Brian Sachs and Bruce Yost. The scouts were very enthusiastic and asked lots of great questions. The group discussed park improvements, meeting hall renovations and local government.



**The London Britain Township Land Trust will have a volunteer event on Sunday, Nov 8th, 1-4 pm!
Please save the date!**

The Land Trust has a mission of protecting open space, environmentally sensitive areas, and historic sites. Come out and help us achieve this mission for our township! There's no obligation for continued commitment to volunteer.

Join us at the Glen Ridge property at Wynn Ct, Landenberg, PA 19350 39.748814, -75.788945 <https://maps.app.goo.gl/SyUS7ZLMJaK1iCim7>

Please check our website closer to the event: <https://lblandtrust.org/volunteer/> ...for more details! For questions contact Dawn at lblandtrustvolunteers@gmail.com

Volunteer

Volunteers are always needed. If you would like to volunteer, please visit the Township website and submit a volunteer form.



Nichol Park Playground Update



The final grant approval for the playground plans was received. The Board of Supervisors, at their 9/14/26 BOS meeting, approved the purchase of the equipment. The delivery estimate is 6-8 weeks.

The photo at left shows the old playground after its removal, as the site is prepared for the new playground.

Planning Commission Ordinance Updates

The LBT Planning Commission is drafting several ordinances, including provisions related to solar and wind energy facilities and data centers. These draft ordinances are currently under review by the Planning Commission, the Zoning Officer, and the Township Attorney. Once the review process is complete, the Ordinances will be advertised and discussed at an Ordinance hearing by the Board of Supervisors at the Township Hall.

The Township has submitted a grant application to the DCED Municipal Assistance Program (MAP) to help cover administrative costs associated with ordinance projects. The grant requires a 50/50 match.



Winter 2026



Arbor Day 2026



Chesterville Road Bamboo removal



Yeatmans Station Culvert temporary repair



Fire Company Merger

In 2025, the West Grove and Avondale Fire Companies agreed to consolidate into one fire company. Southern Chester County Fire Rescue (SCCFR) will be the new name. SCCFR will operate as a single membership organization under unified administrative and operational leadership, governed by one board of directors. All four existing fire stations, located in Avondale, West Grove, New London, and London Britain Township, will remain in service. Both departments currently operate as combination fire companies, staffed by both volunteer and career personnel – all of whom will be retained and integrated into the new organization.

The stated objective of the consolidation is to improve efficiency and strengthen the long-term sustainability of fire protection and emergency services in our area. There is no expectation of reducing costs. The budget of the consolidated organization is expected to continue to increase, part of which is being driven by the transition from fewer volunteers to more paid staff. January 1, 2027, is the target date to complete the consolidation.

On January 22, 2026, a meeting was held with the 10 municipalities and boroughs impacted by the consolidation of the fire companies. The municipalities were informed that due to the formal consolidation of the West Grove and Avondale Fire Companies, we must now decide what role our respective municipalities will play in the governance and oversight of this new regional organization. Choice of the governance model could have a direct impact on residents. One model would create an Authority which would bill residents for fire and emergency services. These funds are currently paid by the municipalities via local taxes.

Ongoing meetings have been scheduled with the municipalities to come to an agreement as to which governance model is most appropriate for the consolidated fire company.

The new fire department being formed from the merger of the Avondale and West Grove fire companies -- will carry the designation Station 26 when the combined organization begins joint operations in 2027.

West Grove 22 and Avondale 23 will continue to operate in 2026 as separate organizations until the end of 2026, while working even more closely together.

The new non-profit organization will deliver fire, rescue, and EMS (basic life support ambulance) services to the 10 municipalities currently served by the West Grove Fire Company (WGFC) and Avondale Fire Company (AFC). Covering more than 100+ square miles across portions of southern Chester County, SCCFR will become one of the largest fire districts in the county.

For more information visit their website www.sccfr.org

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Township Board of Supervisors and Staff

Supervisors: Brian Sachs, Chair Aileen Parrish, Vice-Chair Bruce Yost, Member
Staff: Carolyn Matalon, Secretary carolyn.londonbritaintwp@comcast.net
 Dana Copare, Assistant Secretary dana.lbt@outlook.com
 Nette Stejskal, Treasurer nettelbt@comcast.net

Pubic Works Superintendent- Adam Brady lbt parks@gmail.com lbt roads@gmail.com

Public Works Crew: Michael Stuart, Joe Ferguson Jr., Joe (Joey) Ferguson III, Demont Washington
Zoning Officer: Dave Gargula dave.djgs@gmail.com
Twp. Engineer: Pennoni Engineers
Bldg. Inspector: BIU/Brian Swift