

The Milemarker

EAST BRANDYWINE TOWNSHIP



Township's Army of Volunteers Saves Residents Very Big Bucks

By very conservative estimate, volunteers in East Brandywine last year saved the Township well over \$350,000 in operating costs. Put another way, this contribution of invisible hours by 100-plus residents saved the Township the equivalent of about one-third of the revenue it draws from its earned income tax.

This truly is a conservative estimate for it's based on a per-hour cost of \$26.42, the national average paid in private industry in 2007. But real costs would be much, much higher. Consider, for example, that members of the fire company put in around 7,300 hours on behalf of Township residents last year, answering fire and medical emergency calls. Based on the national wage figure, the cost of those hours amounted to nearly \$200,000.

Yet Fire Marshall and Township Manager Scott Piersol figures that paid personnel for the fire department probably would cost about \$1.3 million a year, a figure that omits equipment maintenance and replacement.

Similarly, many key volunteers would routinely command an hourly fee far in excess of the national average. Their ranks include a couple of engineers, a geoscientist, a couple of financial specialists (one in private business, the other a county employee), a landscape designer and a number of private business owners. Forget the stereotypical volunteer corps made up of retirees who want to fill their empty hours. The majority of local volunteers all have busy day jobs, too (or, in the case of a few firefighters, night jobs that allow them to be on the job during the day). In all, the men

and women who serve on the various commissions, boards and committees put in a total of well over 5,000 hours last year.

Many of the volunteers contribute time to more than one project. Michael Corbin, a full-time environmental engineer, is chairman of the Municipal Authority (dealing with critical though often uninviting issues of water and sewer), a member of the Planning Commission and of the Ordinance Task Force (the body that creates the rules and regulations that govern much of the Township's operations). David Summers, a financial planner, is a member of Municipal Authority and the Parks and Recreation Committee and, until recently, was chairman of the Bondsville Mill Park Committee (overseeing the structure and organization of this newest addition to the

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Township's park system). Others have similar multiple duties.

This concentration of many jobs in not so many hands is anything but a power grab. It results primarily from a lack of willing helpers. Bruce Rawlings (chairman of the Planning Commission and a member of both the Task Force and the Bondsville Mill Park Committee) says one of his principal concerns is the lack of involvement of Township residents in Township affairs. "It seems like it's always the same people volunteering,"

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WHO, WHEN AND WHERE

Township Board of Supervisors

CHAIRMAN
Hudson L. Voltz, Esq.
VICE CHAIRMAN
David A. Kirkner, CPA
MEMBER
Jay G. Fischer, Esq.

Township Public Meetings

BOARD OF SUPERVISORS
First Thursday at 7:30 a.m.
Third Wednesday at 7:30 p.m.
PLANNING COMMISSION
First Wednesday at 7:30 p.m.
MUNICIPAL AUTHORITY
Second Tuesday at 7:30 a.m.

Public Committee Meetings

HISTORICAL COMMISSION
Second Wednesday at 7:30 p.m.
OPEN SPACE COMMITTEE
Second Monday at 7:30 p.m.
ORDINANCE TASK FORCE
Fourth Wednesday at 7:30 p.m.
PARK AND RECREATION COMMITTEE
First Monday at 7:30 p.m.

Township Meetings held at the Township Building, 1214 Horseshoe Pike

Important Numbers

Fire and Ambulance 911
Police (emergency) 911
Police (non-emergency)..... 383-7000
Police Administration 269-4300
Township Administration .. 269-8230

Township Offices open M to F 9 a.m. to noon and 1 to 5 p.m.

Telephone Staff Directory

Tax Collector, Patti Piersol
Home Office (610) 269-4054
Weekdays 9 a.m. to 5 p.m.
For all other staff members, call 269-8230 and press the extension.
200 Norann King, Building Dept.
201 Mary Beth Smedley, Secretary/Treasurer
203 Scott Piersol, Twp. Manager/EMC and Fire Marshal
204 Matthew Van Lew, Roadmaster
100 Police Administration

Web Addresses

TOWNSHIP
www.ebrandywine.org
POLICE
www.brandywineregional.org

Township's Army of Volunteers

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he says. "We need new blood to help with the expanding Township needs."

Why Volunteer?

This issue has been researched many times and there seems to be a consensus on some key reasons. Among them:

- Make new friends
- Explore career and personal interests.
- Develop marketable job skills.
- Build your resume.
- Enrich your education.
- Uncover hidden skills and talents.
- Make a difference.

Underlying everything in volunteering is the basic desire and willingness to help others – and it's okay, say researchers, if along the way the volunteer derives some benefits as well.

East Brandywine's volunteers clearly decided to become involved for a variety of reasons. Sandy Moser was concerned about "tons of mud washing down on our property because of new homes being built on North Bailey Road. I attended enough supervisors' meetings asking for relief that I was asked to serve on the Planning Commission." Today she's still a member of the PC and also serves on the Municipal Authority, the Task Force and the Bondsville Mill Park Committee. Kate Okie, who's lived in the Township for more than 40 years, was so upset at the pace developers were eating up local farmland that in 2002 she laid the groundwork for the



Sandy Moser, volunteer, carries a major workload: member of the Planning Commission, the Municipal Authority, the Ordinance Task Force and the Bondsville Mill Park Committee. She's the Township chair for Operation Christmas Package, a group launched last year to gather gifts and cards for U.S. servicemen and women in Iraq. She's active in Republican politics and in health issues, with service on the boards of Brandywine Hospital and the Chester County Board of Health. She also served on the Chester County Emergency Services Council. She was named Township Volunteer of the year in 2002.

Open Space Committee and was its first chairperson. Sandy Lammey, a phys ed teacher at Uwchlan Hills Elementary, became involved back in 1989 when she was asked to help do planting and seeding and other basic groundwork of what would become the 60-plus acre Community Park. Bob Zynn joined the Fire Company as a

19-year-old because his father and many of his friends were members. Indeed, while a sense of camaraderie binds many board and commission members, this "good buddy" sense is a vital part of the Fire Company's lifeblood.

To a large extent, outside forces determine activity for a lot of the Township groups.

ABOVE AND BEYOND

In the late 1990s, the Township decided to name a volunteer of the year to recognize those who have made an extra effort. Those honored are:

Michael Corbin, Stephen Cushman, Sandra Moser, William Gladden, James Worrell, Gerald Kirkpatrick, Bruce Rawlings, George Holmes and Sandra Lammey.

Beginning in the early 2000's the Planning Commission went into overdrive as developers proposed a number of major housing developments. Regular monthly meetings became marathon affairs. Preparation for sessions, repeated scrutiny of plans, meetings with the developers and the Township's engineering consultants all took valuable time. Some of the work examined the big picture; much more was spent in what one Commission member calls "boring and tedious work" – and have no doubts, much volunteer work is tediously demanding, a fact that separates the truly committed from the merely interested.

But the reading and researching have to be done. Steve Cushman, vice chairman of the Planning Commission and a developer himself, estimates that even as the pace of activity moderated last year he spent five to six hours of preparation time for each monthly meeting. The meetings themselves often consume another two to three hours.

Last year was hectic for the Historical Commission, largely because of its efforts to complete a major updating of the Township's historic structures ordinance and because of its continuing efforts to preserve the General Store Building at the proposed Wawa site where Horseshoe Pike and Bondsville Road meet. John Black, chairman of the Commission, estimates that members put in a collective 500 hours on these and other projects.

Things also were humming at the Bondsville Mill Park project. David Summers, who was chairman until early this year, figures that pursuing grant proposals and grant administration, de-



Kate Okie, volunteer, turned her love of open space into the reality of the Open Space Committee. In 2001 and 2002 she made a number of presentations to the Board of Supervisors, urging Township support for a formal open space program. This happened in 2002 with the formation and funding of the Open Space Committee for which Ms. Okie recruited members and was first chair. Earlier, she was in real estate sales and then worked for West Chester-based *County Lines* magazine, where she rose to sales manager. She is the author and skillful illustrator of two books, *Yuletide Hearth: Christmas in an 1806 Farmhouse* and *Enough for One Day's Grace*.

veloping a master plan (summarized in a detailed 22-page document) and work on planning and engineering reports ate up some 250 hours of his time over the past two years. He says the 14-member committee (which includes three Township officials) as a whole gave at least 2,000 hours in 2006 and 2007. That total excludes structural work at the site by the Bondsville Four – Carl Walker, Deke Inslee, Arne Jensen and Donald Leong – who last year spent more than 1,000 hours stabilizing one major salvageable section of the old mill and recreating a sheltering structure to be used by park visitors in the future. It also excludes many hours spent by local Boy Scouts from Hopewell Troop 8 clearing brush and laying the framework for future walking trails.

Back in 2003 and 2004, the 11-member Traffic Impact Committee spent a huge amount of time studying how burgeoning development was going to affect local highway use. As a result of their work, the Township now imposes a traffic impact fee of



Sandy Lammey, volunteer, has a family history deeply embedded in the Township. She first joined the volunteer corps in 1989 when she was asked to help launch what would become Community Park. The opening budget totaled \$5,000 and lack of equipment meant seeding the first sports field by hand. Since then she has spent countless hours planting flowers, pulling weeds and tracking all park donations. She's also active in the Fire Company's Auxiliary. She has taught physical education at Uwchlan Hills Elementary School for 35 years. Last year, she was named Township Volunteer of the Year.

close to \$3,500 on every new home built here. All this cash will be used for specific road improvements in the Township.

The Work Never Stops

Even when special spikes of

activity pass, each of these various committees and other groups deal with a constant flow of day-to-day concerns. Often their ability to move ahead with any particular project depends on their ability to get needed

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Arne Jensen, Deke Inslee, Carl Walker (on scaffolding) and Don Leong, volunteers. The Bondsville Four, construction specialists all, work tirelessly to stabilize and save some sections of the original mill. Arne Jensen who, like Don Leong, lives across Bondsville Road from the mill, is a furniture repairer. Deke Inslee is an antique dealer with a history in old building restoration. Carl Walker works in the construction business and was a leader in the campaign to create the new Bondsville Mill Park (he's also a regular triathlon performer). And Don Leong is a retired AstraZeneca executive with a love for art and restoration.

Township Volunteers

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financing, often in the form of County and state or other grants and developer fees.

Anyone traveling on Dilworth Road early this spring saw the impressive sight of massive earth-moving machines transforming a 20-acre section of the Community Park into what will be four new sports fields, two for soccer and two for baseball. This million-dollar project has been on the planning books for years but could go ahead only when

the financing came through—and those ever-increasing costs mean that some parts of this project (for example, a new pavilion) will be postponed until more cash is there.

Meantime, Park and Recreation Board members have the daily task of maintaining the grounds, weeding flower beds (take a look at the new clock garden to see beautification in the making) and fund raising, among other tasks. Jim Worrell, the board chairman, estimates

HISTORICAL COMMISSION SEEKS NEW MEMBER

If you have an interest in preserving and documenting the rich history of our Township, here is an opportunity for you to contribute. Previous experience is not necessary. Your interest and willingness to commit five to ten hours a month is all that is required. Please send your contact information along with a brief statement of the reasons for your interest and any pertinent background information to the Historical Commission at the Township's mailing address.

that members put in at least 300 collective hours on these various chores last year.

Closely related to the Park and Rec group is the East Brandywine Youth Athletics. EBYA volunteers help organize the sports programs for some hundreds of local kids, preparing the playing fields before games, coaching and comforting and many other sports-related tasks. They also built four dugouts for existing fields and will build four others for the new fields with EBYA funding for materials. "In a span of four years, EBYA will contribute the equivalent of \$100,000 to the Community Park," reports Paul Heinmiller, president of the group. "This does not count field maintenance expenses like grub control." In all, group members contribute hundreds of volunteer hours.

Along with those groups whose activities are well publicized or easy to see are others that work mostly out of public view. Much of the Open Space Committee's work, for example, has to remain confidential because it involves the courting of local landowners. This committee has had a tough time because it has had to compete with

developers who were willing to promise many more dollars than the law allows a non-profit government group to offer. Nonetheless, it did save one large farm and is in deep negotiations on a couple of others. Its chairman, Bob Long, figures that members put in a total of around 800 hours last year attending meetings, doing research and dealing with landowners.

The Brandywine Regional Police Commission, though its meetings are open to the public, is another body that works mostly behind the scenes. The only volunteer member, Becky Corbin, says that on average she puts in about 48 hours a year on preparation time and meetings. Late last year and early this year the workload expanded considerably as the Commission had to deal with labor issues, contract negotiations and financial issues related to the Commission's agreement with Wallace Township.

Ms. Corbin also is a member of the Zoning Hearing Board. This six-member body meets only as needed (its first 2008 meeting was in May) but, as with other groups, preparation and meeting time for each session take many hours.



Bob Zynn, volunteer, chief of the East Brandywine Fire Company, joined the organization in 1990, at age 19, and says it's been a wild ride ever since though "I never thought I'd get to be chief." He's seen it all in this world of fire fighting and emergency rescues and today he's in charge of all apparatus and firemen. "I've got to be sure they're well and properly trained." His own time commitment totals 8 to 10 hours a week. His night job at Entenmann's (2 a.m. to noon shift) makes him free for daytime duty, if needed. A number of the firefighters work night shifts, helping balance day/night duty rosters.

The Township's newest committee, the Brandywine Regional Youth Aid Panel, by its very nature is the most confidential of all. Its members, four of whom are from the Township, work with troubled teens who've had a minor, first-time run in with the law. The goal is to help them (and their parents) get over the trouble and, in time, vacate any police record. Sally Riddle, a veteran volunteer and a teacher at the Center for Arts

and Technology in Coatesville, said she signed up for the Panel because "I really like kids and it sounded interesting." Now, with some three years of service, she says "this is an excellent program. Teenagers are not noted for their best judgment and this gives those that made a mistake a chance to start over and to pay back their community. It also gives them a positive experience with the police. It's really a win-win for everyone."

In the Works

Wallace Township Supervisors agreed to sever their relationship with the Brandywine Regional Police, saying that the arrangement is too costly. Instead, Wallace will create its own police force. East Brandywine Supervisors accepted the Wallace decision and the two sides are working on the details of an amicable split.

Brian Kilgarif assured the *Milemarker* in early May that plans for the new village hardware store are going ahead, in spite of some delays. The store will open in August, replacing the closed Brandywine Country Living Agway store.

SIGNS OF THE (BAD) TIMES

The near-collapse of the housing market is reaching into development in East Brandywine.

Gambone Bros. said it is canceling its plans for some 125 homes and 3 commercial buildings – including a bank and a restaurant—on the 62-acre site between Horseshoe Pike and North Guthriesville Road. The Watters family owns most of the land; Gambone bought about 10 adjoining acres from the estate of the late Betty Spence.

As part of its development plan, Gambone had pledged to build a new boulevard-style roadway linking southbound traffic on North Guthriesville Road to Horseshoe Pike at the existing light for traffic accessing the Brandywine Village Shopping Center. This project now temporarily goes into limbo.

Township officials said the Watters family will seek another developer for the property and the family has indicated that it would like to see greater commercial development, if appropriate zoning can be managed. Gambone's action also raises some questions about expansion of the Croppers store, which would extend into the Watters property. Gambone and Croppers were working with the Planning Commission to come to a mutual agreement on the expansion.

In another real estate development, K. Hovnanian representatives told the Planning Commission that they want to put their proposed 273-unit age-restricted, active adult community on the other side of Horseshoe Pike from the shopping center on hold. They said they are committed to the project but do not want to consider further action until 2009.



For weeks in April and May, great pieces of earthmoving equipment transformed 20 acres of uneven farmland at the north end of Community Park into an extensive new area of playing fields—two for baseball and two for soccer. These fields may not be ready for active recreation use until the fall of 2009 at the earliest. At the same time, the contractors extended the park trail system with a loop around the new playing fields with easy access to Wildbrier Road. There's also a major new parking lot.

PEACE OF MIND FROM A P.O. BOX

“For security, flexibility, convenience and peace of mind, nothing beats renting a Post Office Box,” says Postmaster Maureen Gushue of the Lyndell Post Office. She has around 30 vacant boxes available and is a persuasive marketer. She ticks off the selling points:

- Peace of mind for people worried that mail sitting in a curbside box could leave them open to identity theft.
- Confidentiality for new businesses when the owner does not want customers to send mail to a home address.
- Early availability of all mail. It's ready as of 9:00 a.m. every day (except Sunday).
- Convenience for people who travel a lot, for business or pleasure.

Boxes cost from \$40 to \$204 a year, depending on size. Even the owner of a small box doesn't have to worry about it being overloaded. If there's too much mail, Ms. Gushue will hold the overflow separately.

Box holders can access their mail Monday through Friday from 8:00 a.m. to 5:00 p.m. and from 8:00 a.m. to 11:00 a.m. on Saturdays.

“Come to Lyndell Post Office today,” urges Ms. Gushue. The address: Creek Road (Rt. 282) and Lyndell Road. Phone: 610 942-4165.

The Ecological Payoff of Good Water Management

By *Matthew VanLew*
Township Roadmaster

If you've visited our new Township building lately you may wonder “Why haven't they cut the lawn” or, “Why is water ponding next to the meeting room”? It's because we've implemented Best Management Practices (BMPs)—including a rain garden, infiltration areas and natural swales—into the construction to manage stormwater on the building site. We've done this not only to improve our streams and rivers but also to demonstrate to developers that various types of BMPs can be installed on large projects and to residents that they will work even on a smaller scale. Seeing the system in use encourages developers to be proactive.

Ten to twenty years ago building sites were designed with large basins that could be mowed. The design did not allow the basin to retain stormwater for infiltration. Instead, the basin was allowed to “dewater” in controlled amounts within 24 to 48 hours. Today, basins are designed so that water can leave only by infiltration. Under the old system, stormwater eventually discharged to our streams causing stream bank erosion and other problems such as flooding. The “new” basin design also reduces pollutants by filtering stormwater through vegetation and reducing pollution from mowing machines. Because they are left in their natural state, the maintenance costs associated with the large manicured basins are also reduced.

East Brandywine Township has installed other BMPs that are not shown below but are very important for improving water quality. Some are inlets with sumps that allow sediments to settle out of the stormwater prior to exiting the inlet. There's a stone area used for washing trucks located between the salt shed and maintenance garage. It keeps oils and salt residue from our vehicles entering our stormwater system. The maintenance garage and police garage have trench drains that drain into an oil water separator to capture pollutants from our trucks and police vehicles before entering the sanitary sewer system. The oil water separators require periodic maintenance.

The photos on the following page demonstrate BMPs installed on our site.

Calendar

October 4. 68th Chester County Day. Visit historic homes, gardens and landmarks in the Kennett Square area, 10 a.m. to 5 p.m. Tickets for the all-day tour are \$35 in advance, \$40 day of tour, if available. Proceeds benefit The Chester County Hospital. For more information, call (610) 431-5301 or visit www.cchosp.com.

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BEST MANAGEMENT PRACTICES AT TOWNSHIP BUILDING SITE



1. The rain garden located west of the meeting room near the entrance from Horseshoe Pike.

This area is approximately 20 feet by 80 feet and is designed to hold 6 to 8 inches of stormwater. Half of the building's roof drains into this area. The rain garden removes pollutants and promotes infiltration. It's planted with native trees, grasses and flowers; a couple of frogs were seen in a deeper pool most of the summer. A rain garden can be incorporated into your backyard as a viable BMP.



2. Another photo of the rain garden shows the raised inlet used to retain stormwater.

On a small site this could be accomplished using an excavated area and berm. Once installed, it requires little maintenance. Just imagine the time saved not having to

mow a portion of your yard every week and knowing that you're helping the environment at the same time.



3. This swale is north of the maintenance garage located in the west end of the site.

Natural swales promote reduction of pollutants and reduce maintenance issues associated with mowed swales. Another benefit: birds love the natural areas. Almost immediately after the swale was completed, bluebirds were seen standing on the high grass and diving for insects.



4. The 2 foot by 250 foot stone infiltration trench located south of lower parking lot reduces pollutants and promotes infiltration of stormwater.

A conventional parking lot has curbs and inlets that

capture stormwater, trash and oil from vehicles. The stormwater carrying the pollutants drains to small streams and eventually into the Delaware Bay.



5. Many basins are now designed with a forebay.

Forebays are sections of a basin divided by a berm, usually two to three feet high. Forebays slow stormwater, allowing greater infiltration area and sediments to settle out prior to leaving the basin. As shown in the photo this forebay can retain approximately 72,000 gallons of stormwater which otherwise would be sent downstream.



6. The basin located at the far southern end of the property has a large infiltration area.

The retention area is about 60 feet by 200 feet by 2 feet deep and holds around 180,000 gallons of stormwater.



7. This is an endwall located in the southeast corner of the basin.

Behind the trash rack is a three inch orifice that controls the amount of stormwater leaving the basin. Above the endwall (not shown) is an overflow inlet in case of a very large storm event.

Please stop by the Township building site to see our BMPs or contact us to arrange a tour. We would be happy to answer any questions.

For more information you can contact the Chester County Conservation District at (610) 925-4920 or take a virtual tour of BMPs in Chester County at <http://dsf.chesco.org/conservation/cwp/view.asp?A=3&Q=612713>.

The Wawa Saga; The End Is in Sight

It's yours for \$10.

That's the selling price that Wawa has put on Guthriesville's General Store Building at Bondsville Road and Horseshoe Pike, next to where it wants to build a self-serve fuel station and convenience store. However, the sale offer comes with some heavy extras. Here are just some of the actions the acquiring party has to take:

- Come up with a rehabilitation plan acceptable to Wawa and the state Historic Preservation Officer within 60 days of signing an agreement of sale.
- Arrange a risk-free \$1,349,260 letter of credit, no later than February 27, 2009 payable to Wawa—an amount covering Wawa's estimate of the cost to rehab the building should a buyer fail to complete the project. If a buyer can't get the job done to specifications or on time, Wawa almost surely would demolish the building rather than restore it.
- Maintain liability insurance of no less than \$2 million per incident and \$5 million in total.
- Pay for the design and construction of retaining walls around much of the building.

- Get all needed state and local approvals for the rehab work and have the entire project completed by June 30, 2009.

These were some of the stipulations that the Board of Supervisors signed off on at a special meeting on May 14. On May 1, the Supervisors had declined to take a stand for or against a plan submitted by Wawa. The Board changed its stance after added study of the May 1 proposals and reviewing further changes by Wawa, including extending the period for marketing the property from 56 to 75 days and extending the closing date by two months.

Hudson Voltz, chairman, said the Board decided the credit letter and insurance requirements, although high, are reasonable. He said he believes Wawa will act in good faith in accommodating a failure to meet deadlines, provided work was well advanced. "I feel we have to move forward with the best shot we have."

John Black, chairman of the Township Historical Commission, said he would like to see the good faith issue spelled out in the agreement. "It seems Wawa's goal is to plan for failure" in finding someone to restore the building, he said. The Historical Commission has long championed preservation of the building as part of the master plan to revive the entire village of Guthriesville.

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