

The Milemarker

EAST BRANDYWINE TOWNSHIP

New Middle School

This rendering gives a preliminary look at the location of the Downingtown Area School District's proposed new middle school on Bollinger Road. Horseshoe Pike is at the top of the picture and Bollinger Road angles along the bottom. The main school building is at the East Reeceville Road end, facing the Applecross development. For the full story, turn to **page 5**.



The Planning Commission and the Board of Supervisors have been working for some time to give a more open feeling to new housing developments in the Township, urging builders to cluster homes rather than place them on one- or two-acre lots. This shot of the Hideaway development along Little Washington Road shows how clustering can enhance the views.

Where Do We Go From Here?

A LOOK AT EAST BRANDYWINE'S FUTURE

A blueprint projecting East Brandywine's likely development over the next decade is now being given final shape. This comprehensive plan, put together by Township Supervisors, the Ordinance Task Force and their consultants, covers housing, population, public services, land use, historic resources and the basics of water supply and sewers. Much of the information is an updating of material from the last comprehensive plan, published in 1987. Resident response to a detailed survey in late 2005, which revealed strong support for preserving the Township's rural feel, is reflected in the plan.

One major new element is the Township's commitment to an expanded and thriving commercial center around the village of Guthriesville. The plan also calls for further commercial

development in Lyndell, though on a more modest scale. There's also much discussion of traffic within the Township, an issue that residents underlined in the 2005 survey.

As of early March, Township officials were writing the final draft of the plan, following a public hearing in mid February that highlighted some of the plan's form and objectives. After review by Chester County officials, the plan will come back to the Township for fine tuning. The Board of Supervisors expects to make it official in May or June, after one last public hearing.

Township Supervisor Jay Fischer, at the February public hearing, made it clear that this plan is merely a concept. It documents certain goals and objectives but, at this stage, none are cast in stone. Getting

from a document to reality will involve the state of the economy, available funds, zoning rulings and many likely hearings before the Planning Commission and the Board of Supervisors. Nonetheless, the plan does provide a good map to what likely

A commitment to an expanded and thriving commercial center around the village of Guthriesville.

lies ahead for the Township and its residents.

Underlying every element of the plan are three basic Township policies:

1. *Strong commitment to resource protection.*
2. *A clear sense of Township*

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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.ebtpd.org

East Brandywine's Future

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responsibility to manage these resources.

3. *A strong desire to exercise and maintain the maximum degree of local decision-making and autonomy—while recognizing the need for regional relationships and the impact of East Brandywine's decisions on others in the region.*

When asked in the 2005 survey why they chose to live in the Township, rural atmosphere and scenic beauty were among the top choices, along with housing and the quality of schools. The explosive growth of housing development in the past six or seven years has put a big strain on the Township's rural feel. For example, as recently as 1970, more than half of the

The explosive growth of housing development in the past six or seven years has put a big strain on the Township's rural feel.

Township's 7,200 acres were given over to farming. By 1986, the total farmland, either in actual use or lying fallow, had dropped to one-third and by last year it had shrunk to 1,280 acres— or just under 18% of the total.

Conversely, residential land use accounted for only about 720 acres, or 10% of the total, in 1970. By 1980, residential use rose to 18%, by 1986 to 28% and by last year to 49%. If all the housing developments

now under construction or in the planning stage are completed, by 2019 almost three quarters (74%) of all Township land will be consumed by residential use. Another 20% will be preserved as open space, farm or parkland or be used by schools, churches and public buildings. Roads account for the final 6%.

Even with all the development, as of this spring the Township is home to more than a dozen properties of more than 50 acres each and another 20 to 25 between 10 and 20 acres.

Population has grown, too, of course. In 1970, it totaled 2,741. By 2000, it was 5,822 and by last year had increased to an estimated 6,700. If all the proposed houses are built, look for a total within the next few years of more than 10,000.

The comprehensive plan makes a number of future land use recommendations. Among them:

1. *Maintain zoning for single-family detached dwellings, primarily through cluster design, as a principal housing component.*
2. *Maintain appropriate density limits to protect natural and historic resources and avoid damaging side effects from on-site water and sewage systems.*
3. *Continue to offer sufficient opportunities for a mix of dwelling types.*
4. *Explore initiatives to create affordable/workforce housing.*
5. *See that commercial operations continue to be oriented primarily to Township residents' needs, with the emphasis on retail and service uses of a local, convenience nature.*

6. *See that commercial activities are designed and located to avoid the negative impact of a strip pattern.*

7. *Do not plan to accommodate large-scale, region-serving commercial uses.*

8. *Limit office, automotive-related and light industrial use, other than agriculture, to a similar scale, character and impact of those now existing.*

The comprehensive plan makes a number of future land use recommendations.

One of the key actions by the Planning Commission and the Board of Supervisors in recent years relates to cluster planning of multi-home developments. They have moved away from the one- and two-acre lots of earlier development to encourage developers to cluster homes on smaller lots and thus leave extensive areas of common open space to be managed by the homeowners' association. The idea enhances greatly the Township's feeling of open space. If they agree to a cluster, developers often are allowed to build more homes than they could in a large-lot plan.

The Township also is putting new emphasis on preserving the natural state of properties being readied for development. As a first step in any subdivision plan, the developer must note the property's distinctive natural resources—such as streams, woodlands, wetlands, hillsides and so on—and pledge to



Here we see what used to be called the “Heart of beautiful downtown Guthriesville” — the sign that caught motorists’ eyes as they drove through the village. If Township plans for the village develop as the Supervisors hope, Guthriesville will become a much more vibrant town center.

maintain these resources as far as possible. In earlier days, such preservation tended to come in at the end rather than beginning of the planning process.

New to the 2009 plan is a fresh look at the preservation of historic as well as natural resources. Starting in the late 1990s, the Township Historical Commission began to assemble a list of historic resources, primarily homes. More recently, the Commission has worked with various state and county consultants to determine how the identified resources should be preserved. A main goal is to preserve such buildings from unreasonable demolition and, more particularly, from “demolition by neglect” — namely the deliberate failure to maintain an important structure. Just this spring, the Commission proposed to the Supervisors adding some 30-plus homes to the historic list, including four in the exclusive Class I category.

New to the plan also is the concept of transforming Guthriesville into a much more

vital commercial hub or “town center” for the Township. One of the more radical points in this concept is to divert eastbound traffic on Horseshoe Pike to a loop road on the south side of the village. If it’s not practical (largely for financial reasons) to encourage construction of the entire loop, an interim plan calls for extending East Reeceville Road to a “half loop” that,

New to the plan also is the concept of transforming Guthriesville into a much more vital commercial hub.

like the full loop, would carry eastbound traffic to a point on Horseshoe Pike well east of the village.

The enhancement of commercial life in Guthriesville has been well publicized in the past year. Advocates of the plan believe that preservation of the old General Store building is a key to success, for it would offer a focal point for commercial

TOUGH HOUSING MARKET FORCES DEVELOPER TO SKIP A PROJECT

Another developer has withdrawn plans for a subdivision in the Township. Rouse Chamberlin, the firm that developed Hopewell, said it would withdraw plans for a 38-home subdivision on a 70-acre lot along Dilworth Road.

This decision to back away from new housing when the market is in such disarray follows one last year by Gambone Bros. to withdraw a plan for 125 homes and three commercial buildings on a 62-acre property to the west and north of the Brandywine Village Shopping Center. The Watters family owns most of that land.

It now seems almost certain that a third subdivision, the age-restricted, 273-unit Four Seasons of East Brandywine to be developed by K. Hovnanian, will not come about. The company last year told the Planning Commission that it wanted to put the project on hold and promised to resume work later. But the Downingtown Area School District has said it wants to build a new middle school on the 140-acre property (see story, page 5).

It’s likely that developers will come forward with plans for the Watters and Dilworth properties when the housing market recovers.

COMMUNITY EVENTS CALENDAR

MAY 27 Fore the Park Annual Golf Outing

Honeybrook Golf Club. Call Jim Worrell at (610) 269-6159 or email him at parrothead88@hotmail.com for information.

JUNE 6 Fire Company’s Kids’ Day in the Park

Rain date 6/7. Check the Fire Co’s website: www.ebfc49.org for information.

JUNE 28 Community Day in the Park

Call the Township Office at (610) 269-8230 or check the Township website: www.ebrandywine.org for information.

development; the Historical Commission has been particularly active in this campaign. Since Wawa dropped its controversial proposal to build a convenience store and gas station on the site — after nearly eight years of debate — as of early March it was not known what would happen to the site, which includes the long-closed Brandywine General Rental premises. The owner has

the property up for sale, reportedly for \$1.2 million, and has promised not to take any action on a frozen demolition permit at least until summer.

Urban Planners, the Philadelphia firm hired to develop a master plan for the village, says that while maintaining the General Store is desirable, a newly-expanded village hub can be created even if the build-

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LAW GIVES PROMPT ACCESS TO RECORDS

The new Pennsylvania Open Records Law, Act 3, of 2008 — also known as the Right-to-Know Law — is designed to make it easier for citizens to access public records. Township residents may file a request in person, by mail, fax or e-mail and must be specific enough for the Township to identify which record is wanted. You don't have to say why you want a particular record. There is a fee that varies depending on the complexity of a request.

The Township must reply to a request within five business days but may take an extra 30

days if the request is extensive or if the records requested contain non-public information that needs to be blacked out. The law covers all records held by the Township, no matter how old.

If a request is turned down or ignored in the five business days after it was submitted, the person requesting the information has 15 days to file an appeal with the state Office of Open Records.

BID AWARDED FOR DEMOLITION AT BONDSVILLE MILL

The Board of Supervisors hired H & K Environmental Service, Skippak, PA, to demolish a major section of the old Bonds-ville Mill complex, part of the proposed Bonds-ville Mill Park. The company will be paid \$21,500, the lowest bid of eight submitted. The work calls for taking down most of the G and H buildings, which front on Bonds-ville Road, to between two and four feet in height, thus preserving a footprint of the old mill. The company will get some income from salvage of wood, stone and steel. Work began March 30 and should be completed by late April.

RAFFERTY OFFERS OPEN HOUSE

On the third Friday of each month from noon until 3 p.m. a member of State Senator John Rafferty's staff will hold office hours at the Township Building to assist you with any state-related matters.

HAZARDOUS WASTE DISPOSAL

MAY 16

Owen J. Roberts Middle School parking lot
981 Ridge Road, Pottstown, 9:00 to 3:00 (no computers accepted)

JUNE 19

CAT Brandywine Campus
1635 East Lincoln Highway, Coatesville, 9:00 to 3:00 (computers accepted)

SEPTEMBER 19

New Garden Maintenance Building
8394 Gap Newport Road, Landenberg, 9:00 to 3:00 (no computers accepted)

OCTOBER 10

Government Service Center
601 Westtown Road, West Chester, 9:00 to 3:00 (computers accepted)

For additional information, see the County Solid Waste Authority's web site at <http://www.chestercountyswa.org/>.

On the Move

TOWNSHIP REAL ESTATE

The following real estate transactions took place between AUGUST and NOVEMBER 2008.

The average asking price for the 13 properties listed was \$426,569. The average selling price was \$405,505.

8 Berkley Drive.....	\$320,000
86 Bowman Court.....	\$865,000
227 Brookside Drive.....	\$250,000
325 South Caldwell Circle.....	\$543,162
117 Chapel Court.....	\$289,000
770 Corner Ketch Road.....	\$240,000
11 Cumberland Drive.....	\$816,900
183 Hadfield Road.....	\$393,000
8 Hawk Hill Road.....	\$424,000
30 Highspire Road.....	\$275,000
1370 Horseshoe Pike.....	\$260,000
311 McFarland Drive.....	\$393,000
8 Mckenzie Place.....	\$202,500

The following transactions took place between DECEMBER 2008 and MARCH 2009.

The average asking price for the 11 properties listed was \$458,432. The average selling price was \$409,402.

130 Aspen Drive.....	\$715,000
1640 Bonds-ville Road.....	\$ 39,000
412 Creek Road.....	\$206,000
521 Dilworth Road.....	\$345,000
238 Ferndale Lane.....	\$401,000
248 Ferndale Lane.....	\$410,000
19 Grovehill Court.....	\$370,000
191 Hadfield Road.....	\$425,000
207 Hockley Drive.....	\$499,900
14 Rolling Glen Lane.....	\$485,000
72 Yellowwood Drive.....	\$255,000

Source: Weichert Realtors, West Chester



The first sketch of the proposed new middle school on Bollinger Road shows most of the building and parking areas concentrated toward the East Reeceville Road end.

New Middle School Proposed Along Bollinger Road

The Downingtown Area School District outlined plans for a new middle school along Bollinger Road across from the Applecross development in a March 4 presentation to the Planning Commission.

The proposed school would initially have 950 students in 6th, 7th and 8th grades, rising in time to a total of 1,350. Plans call for a staff of about 120, four athletic fields and 440 parking spaces. Between 24 and 26 buses would service the school.

School officials said their goal is to open the school by September 2012 with construction starting in the summer of 2010 and lasting between 21 and 24 months. The district solicitor,

Guy Donatelli, assured the Planning Commission that the district plans only one school building on the site.

Before anything can happen the board has to take over the property from the present equitable owner, K. Hovnanian. The developer was in the final stages of planning an age-restricted community of 273 homes when, last year, it put the project on hold. The 140-acre site belongs to the Martin Weaver family who have farmed it for many years,

Under both the Hovnanian and school district plans the Weavers would retain 10-plus acres around the home and barn. Hovnanian has indicated a will-

ingness to transfer the property.

The School District's intentions were made clear at a Feb. 11th School Board meeting when the administration passed a resolution allowing it to pursue the land. "The purpose of this resolution," the board said, "is to permit and authorize acquisition of real estate by any means, including negotiated acquisition, transfer by deed in lieu of condemnation or by exercise of eminent domain."

"We don't own it," Mr. Donatelli said at the time. "This is the first step to effectuate the sale."

The property is zoned residential; a school is permitted as a special exception granted by

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FRESHMAN PHOTOGRAPHER

Challenged by the wildlife pictures in the winter *Milemarker*, 15-year-old David Matthews Jr. of Rock Raymond Road, a freshman at Downingtown West, sent us this picture of a wild turkey taken in his backyard where he spotted it on several days early last summer.

David says photography isn't a hobby; he just likes taking pictures of animals and nature. As hobbies, he includes baking, cooking and taking care of his pets—three cats and nine chickens. He plays Downingtown West JV ice hockey.

In school his favorite subjects are math and science. When he wraps up his education, he'd like to do "something military-related," as a soldier or a mechanic for equipment. Or he might choose to be a car mechanic, he says.



The Milemarker

EAST BRANDYWINE TOWNSHIP

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LOTS AND LOTS OF LEAVES

The Township collected an estimated 316 tons of leaves last year in the spring and fall cleanup periods. The total compared with about 280 tons the year before. In addition, the Roadmaster's department chipped branches and brush for 275 residents, spending an average of 30 minutes on each job. The chipping diverted another 185.3 tons of material from the County Landfill, and produced fees of \$2,335.

STATUE FOUND

The funky leapfrog statue that disappeared from the Clock Garden in Community Park was found in the woods behind Briarwood Drive. Township officials are willing to say this was the job of a prankster and are just happy to have it back. When it's restored to the Garden, it will be much more firmly locked in position.



TOWNSHIP PLAN

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ing goes. To Urban Planners' way of thinking, building the half loop road is the real key. Such a road would create a triangular area bounded by Horseshoe Pike, Bondsville Road and the new loop that could become a base for new commercial development. The Urban Planners' vision also sees more commercial development on Horseshoe Pike, along the stretch from Bollinger Road in the west to Guthriesville Village Hardware in the east, and a mix of commerce and affordable housing along Bondsville Road. One idea, presently in early planning stages, calls for demolishing one of the two houses across from the General Store (the one closer to Hopewell Road) and replacing it with an attractive mixed-use building with retail outlets on the first floor.

More village space would come open if the Fire Company moves to a larger location, a change it proposed at a recent Supervisors' meeting (the Supervisors asked for a study of future needs before any serious relocation talks could be held).

A large section of the comprehensive plan is devoted to traffic. The most ambitious highway idea is, of course, the proposed new loop road. But the plan goes far beyond that with a section on future objectives and actions that spells out an overall goal: "The Township's main circulation goal is to continue and enhance the efficiency and safety of the current circulation system while preserving the rural character of the community, A principal means for achieving this will be to encourage

through traffic to use highways functionally designed to accommodate through traffic."

Horseshoe Pike is the only arterial road in the Township; in a survey covering the years 2003 to 2007, traffic volume on the highway within East Brandywine's borders ranged from 15,000 to 19,000 vehicles a day. The principal "collector" roads that either feed traffic to Horseshoe Pike or to other out-of-Township destinations are Creek Road, Bondsville Road, Corner Ketch-Lyndell Road, Hopewell Road and Little Washington-Lyndell Road.

Because of high traffic volume and the number of accidents along it, Horseshoe Pike is the road most in need of attention. Currently, the Delaware Valley Regional Planning Commission is studying the artery from Honey Brook to Downingtown to determine how it can be improved. The Township figures that improvements—better surfaces, fewer dangerous curves, better sightlines—may be needed on the more traveled local roads. Such action would allow the Township to maintain the scenic quality of lesser-used roads, those that add to the beauty of the whole community.

The big issue, of course, is finding funds to do the job. Of the 56 miles of roadway within the Township, the state owns 22 and the Township the other 34. In theory, the state is fully responsible for state roads. However, the comprehensive plan notes that "it is now primarily the responsibility of East Brandywine Township and Chester County, not PennDOT, to study, recommend and often design needed improvements to state roads." PennDOT, the plan says,

no longer has the traffic planning staff to study roads regularly and propose improvements. Nonetheless, as Mr. Fischer stressed at the public meeting, PennDot alone decides if and when any actual work is done.

To help cover the cost of design plans and actual improvements, East Brandywine Supervisors voted in 2003 to impose a traffic impact fee of about \$3,500 on each new home or commercial building in the Township. Since then, the Township has approved or is considering plans for roughly 1,300 new homes that, if all are built, would provide a highway improvement kitty of just over \$4.5 million.

MIDDLE SCHOOL

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the Township Zoning Hearing Board.

Members of the Planning Commission raised a number of questions about traffic, which would access the school through two entrances on Bollinger Road. School officials said buses would arrive between about 7:00 and 7:20 in the morning and leave between 2:30 and 2:45 in the afternoon. Most would travel to the site from Horseshoe Pike. They said they did not know how many parents would choose to drop off or pick up students but promised a full traffic study that would include information on traffic patterns at the existing Lionville and Uwchlan middle schools.

Asked about the substantial acreage not used by the school, Mr. Donatelli said the land most likely would be leased as farmland, a policy the district uses on other of its properties.

Open Space Committee Captures Three Beauty Spots

In a major success for the Township Open Space Committee, the Whittaker family agreed to sell outright to the Township the 16-acre strip of their White Acres farm that lies between Creek Road and the east branch of the Brandywine and to grant a conservation easement on 60 acres of the farm that front on Creek Road and Dowlin Forge Road.

Preservation of this land was a top goal of the committee since its formation in 2002. The project involved many conversations with the Whittaker family by committee and Township officials and strong cooperation from the Natural Lands Trust and the Brandywine Conservancy. The Trust played a key role in acquiring grant money to help finance the deal. The Conservancy worked with the family to design a development concept that includes the easement, a 10-acre parcel for family use that surrounds the farmhouse and related buildings, and a low-density housing plan for the 100 or so other acres in the property.

The total cost of the transaction, including the fee simple purchase of the 16 acres, is \$1,264,000. Chester County contributed \$505,000 and the state an additional \$361,000, leaving \$398,000 to be paid by Township open space funds.

In further successes, the Open Space Committee led the campaign to acquire conservation easements on a second property on Hadfield Road. In the first, reported late last year, the Brandywine Conservancy, working with the Township, acquired a conservation easement on 19.1 acres owned by J. Alexander and Phoebe C. Robb in East and West Brandywine, at a cost to the Township of \$106,884.

In the more recent case, the Brandywine Conservancy acquired a 20-acre easement on Eliel and Priscilla Thornbury's Hidden Valley Farm, also an unusual transaction in that it too is partly in West Brandywine; East Brandywine's financial contribution is \$113,214.

The two properties adjoin each other on Hadfield Road, one of the most scenic roadways in the community. The Township acquired trail easement rights for both. These conservation easements were purchased below their full value, demonstrating the landowners' strong conservation ethic and commitment to open space.



The Whittaker family has agreed to sell parcels totaling 16 acres fronting on the east branch of the Brandywine, and grant a conservation easement on 60 acres of their farm fronting on Creek Road and Dowlin Forge Road. This overhead view shows the land between Creek Road and the Brandywine, lined by trees to the right. The Struble Trail lies on the far side of the river. This open space acquisition preserves one of the most scenic areas in the Township.

POLICE OFFICER GETS NEW SKILLS

Officer Steven Tyree of the East Brandywine Police Department graduated in February from the Crime Scene Investigators course. The course, sponsored and taught by members of the Chester County District Attorney's office, the Pennsylvania State Police, the Federal Bureau of Investigation and the Chester County Chiefs of Police Association, involves 11 months of intense training while maintaining full police duties.

Officer Tyree joined the force as a part time officer in 1997 and went full time in 2000. "He conducts the department's CPR, first aid and AED training," Chief Mark Kocsi said, in offering his congratulations.

"Steve also is our backup detective, one of two evidence technicians, and our in-house IT person."

HISTORICAL COMMISSION NEEDS NEW VOLUNTEER

If you have an interest in preserving and documenting the rich history of our Township, here is an opportunity for you to contribute. Your interest and willingness to commit five hours or more a month are all that is required. Please send your contact information and a brief statement of the reasons for your interest along with any pertinent background information to the Historical Commission at the Township's mailing address, 1214 Horseshoe Pike, Downingtown, PA 19335.



Featured In This Issue

**WHAT'S IN STORE FOR EAST BRANDYWINE TOWNSHIP?
IN THIS ISSUE, YOU'LL FIND INFORMATION ABOUT
PLANS FOR HOUSING, POPULATION, PUBLIC SERVICES,
LAND USE, HISTORIC RESOURCES, WATER AND
SEWER NEEDS.**

ALSO INSIDE

Developer Skips a Project

New Middle School Proposed

Community Events Calendar

Wins for Open Space Committee



The Phillies #1 sign that adorned the field at Green Mansions Nursery on Horseshoe Pike that celebrated last year's world Series victory still is quite visible. Maybe that's a good sign for the 2009 season. Go Phils!

The
Milemarker
EAST BRANDYWINE TOWNSHIP

1214 Horseshoe Pike
Downingtown, PA 19335-1153

PRESORTED STANDARD
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PERMIT #50

Postmaster: deliver to current occupant