



East Brandywine MILEMARKER

Volume 12, Number 2

www.ebrandywine.org

Spring 2005

Where's the School?



Downingtown schools are used as a sales lure. But some Hopewell residents are unhappy that plans for a new elementary school seem no more than plans.

After weeks of talks and meetings, it seems that the planned new elementary school to replace the existing Brandywine-Wallace facility won't be built—at least in the foreseeable future. Instead, the Downingtown Area School District most likely will build a new facility in Wallace Township and mothball the Brandywine-Wallace building on Dilworth Road. The District is aiming to get the new school open by the fall of 2007.

Brandywine-Wallace students will be bused to either the new Wallace Township school or to the Beaver Creek school in Downingtown. Even those options aren't cast in stone. Student school assignments and bus routes could change materially in 2007 when the District undertakes a redistricting for all its schools.

Parents of children attending the Brandywine-Wallace school were delighted when the School District

announced just a year ago that it would replace the present facility with a sleek new building. Plans called for the new school to be built behind the existing structure, which would continue to operate until it was replaced and razed in the fall of 2006. The price tag was about \$20 million.

Problem was the School District failed to anticipate a serious development roadblock: while on-site sewage disposal for the existing school works well enough, State Department of Environmental Protection rules no longer accept such a system in a new facility. School officials indicated that the cost of complying with the new rules and delays in developing an acceptable system are enough to ditch the whole project. Because the local population is sure to grow significantly over the next few years with a parallel demand for more schoolroom space, the District

(continued on next page)



Mark These Dates

May 14 Open house at restored Historic Resource. See Historical Commission story on page 3.

May 25 Annual golf outing at Honey Brook Golf Club to aid the Township Park and Rec Board

June 26 Family Day in the Park and Classic Car Show.

August 20 A special Picnic in the Park celebrating East Brandywine Fire Department's 50th anniversary.

New Home for Township Staff

The Township is once again on track to build a new home for its administrative staff and for the Brandywine Regional Police. Architect Patrick Szustak has created a plan which, in effect, adds two major wings to McCausland Hall, the Township's principal meeting place. Construction bids should go out soon with work on the site to begin at mid year.

To keep operations working smoothly, the staff from these buildings will move into temporary offices on the second floor of the Laird Professional Building at 110 Hopewell Road. Scott Piersol, the Township Manager, says he expects to make the move in mid summer and to be in the temporary quarters for about a year. The Public Works operation will move to temporary quarters in the Community Park; their new quarters, to be built at the rear of Township's property, will be the first to be occupied late this year. The present telephone numbers will continue in use in the temporary home.

Who, When & Where

Board of Supervisors

David A Kirkner, CPA, Chairman
Jay G. Fischer, Esq., Vice Chairman
Hudson L. Voltz, Esq., Member

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.

• Township Ordinance Force

Fourth Wednesday at 7:30 p.m.

All meetings in McCausland
Hall, 1214 Horseshoe Pike.

Important Numbers

Fire and Ambulance 911
Police (emergency) 911
Police (non-emergency) ... 383-7000
Poison Control (215) 386-2100
Police Administration 269-4300
Police FAX 873-4550
Township Administration 269-8230
Township FAX 269-4157
Website www.ebrandywine.org

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

Telephone Directory

The Township Directory is available from any touch-tone phone 24 hours a day. Just call **269-8230** and press one of the extensions shown.

Township Staff Directory

- 4 Patti Piersol, Taxes (Voice mail)
- 5 Mary Beth Smedley,
Secretary/Treasurer
- 1104 Norann King, Building Dept.
- 6 Scott Piersol, Manager,
EMC and Fire Marshal
- 7 Matthew Vanlew, Roadmaster
- 8 Police Administration Office

Township Information Directory

- 1130 Curbside Trash
- 1131 Curbside Recycling
- 1132 Bulk Trash
- 1134 Leaf Collection and Xmas Trees
- 1135 Cardboard/Corrugated
Drop-off
- 1136 Motor Oil and Other Waste
Recycling Drop-off
- 1140 East Brandywine Youth Athletics

New School

(continued from page 1)

said the mothballing option makes sense. When the need arises, it will once again activate the Dilworth Road facility in some form.

The on-again, off-again approach to the whole project has frustrated Township officials and angered many parents. At the March Planning Commission meeting, where school officials indicated strongly that the Brandywine-Wallace replacement option would not be adopted, a number of residents were sharply critical. As one resident said, she bought a home in the Township partly on the basis that a new elementary school was promised by the School District, and she's now angry that the promise is not being kept. A school official stressed that the District never guarantees its building plans, noting that bringing a project from the planning stage to completion is never a sure thing—as the East Brandywine experience illustrates.

Subdivision News

Rouse/Chamberlin plans upscale development on Dilworth Road

Rouse/Chamberlin Homes, which built the Hopewell development, is extending its East Brandywine reach with a proposal for 37 homes and a farmette on the west side of Dilworth Road, bordering on the Cross Keys development.

The company acquired an equitable interest in the 71-acre tract from the Dilworth family. The family's home farm on the east side of Dilworth Road, facing the Community Park, is not involved in the deal.

A sketch plan presented to the Township Planning Commission at its March meeting showed a new road entering near the upper, southern, end of the tract and running north with an emergency access or possibly a regular link with Elmwood Drive in Cross Keys. About seven or eight houses would be on the section of road leading off Dilworth Road and the rest along the section paralleling the Cross Keys line. The developer's plans show many of the houses grouped in small clusters.

The 21-acre farmette would be at the northern end of the tract and include an existing barn and equipment shed. Most of the development would be located on the western side of the tract, preserving as far as possible the present viewshed. In all, about 40% of the land, or 28 acres, would remain open. This open space includes the proposed private 21-acre farmette.

A Rouse/Chamberlin official said the homes will sell for more than \$500,000 and indicated a price range to at least \$700,000.

The Planning Commission and Township engineers are evaluating the proposal.

Action on Dowlin Forge

The Planning Commission is considering a plan by John Shelton to build about a dozen houses on a 36-acre property at the northwest intersection of Dowlin Forge and Creek Roads. He recently acquired the land from the Clayton family.

Area Recreation Group Offering Fun and Games

The Downingtown Area Recreation Consortium (DARC) has planned a full spring and summer calendar. There's a wide range of youth sports (basketball, soccer, t-ball, ice skating and ice hockey), men's and women's basketball, and both coed and women's softball leagues. DARC will offer half-day playground programs at some schools and full-day and teen camp programs.

On the continuing education front, DARC is offering after-school programs in French, German, Spanish and science clubs/camps, home improvement workshops and scrapbooking. It's also offering dance, Yoga and various exercise classes. Out-of-town trips to theaters and parks also are planned. Call the DARC recreation office at 610 269-9260 or visit its Web site www.darcinfo.com for more information about program offerings.

Community Seeks Help in Keeping Speeders at Bay

Call it “The battle of Waring Drive” and you wouldn’t be far wrong—judged by the number of Keats Glen residents who’ve shown up at various Board of Supervisors and Planning Commission meetings and their outspokenness.

Their cause? They want to maintain a Keats Glen street called Waring Drive as a cul de sac, something they say the developer Southdown Homes promised in its sales promotion literature.

Southdown, on the other hand, wants the road to provide a through link to Lyndell Pointe, a new development to be constructed right next door. People with homes on the road say it will become an enticing shortcut for speeding students from the neighboring Delaware County Community College who want to avoid a clogged Horseshoe Pike and get quick access to Corner Ketch Road (“our children are at risk,” etc.) Township officials’ support for a through road rests of the arguments that (1) Brantwyn Drive rather than Waring Drive is the logical travel path from the college to Corner Ketch Road and (2) there’s a need for a through road linking the two developments to allow ready access for emergency vehicles and for snow removal.

The calm presentations of Joe Iezzi, president of the Keats Glen Homeowners’ Association (some HOA members were less than calm), persuaded a majority of the Planning Commission that the Waring Drive interconnection with Lyndell Pointe shouldn’t be open to through traffic, other than emergency vehicles. The Commission agreed that some form of gate, paid for by Southdown and maintained by the HOA, could be constructed to block all but official traffic. Applause from HOA members at the meeting.

But the Planning Commission is only an advisory body; final decisions come from the Board of Supervisors and they

told Mr. Iezzi and his group that they had real reservations about a gate. In the end, though, both the HOA and the Supervisors agreed that some method to slow traffic would be acceptable to both sides—possibly some combination of signage, road narrowing, islands or speed humps. As this issue of the newsletter goes to press, the discussion on how to reach a compromise is ongoing.

On the Move

The following real estate transactions took place between early December and mid March.

2039 Bondsville Road	\$380,000
112 Briarwood Drive	\$289,900
108 Brookhaven Lane	\$420,166
120 Brookhaven Lane	\$448,266
335 Brookside Drive	\$226,000
457 Brookside Drive	\$228,000
107 Clearview Drive	\$280,000
475 Corner Ketch Road	\$300,000
515 Corner Ketch Road	\$510,000
609 Corner Ketch Road	\$250,000
403 Echo Dell Road	\$380,000
112 Great Oak Drive	\$400,000
940 Horseshoe Pike	\$568,300
45 Margil Farm Drive	\$725,159
64 Margil Farm Drive	\$661,625
67 Margil Farm Drive	\$668,409
74 Margil Farm Drive	\$760,095
79 Margil Farm Drive	\$830,183
82 Margil Farm Drive	\$750,000
312 McFarland Drive	\$357,500
2 West Merion Circle	\$245,000
1230 Osborne Road	\$259,900
705 Pinebrook Circle	\$207,000
123 Ridgewood Circle	\$276,000
116 Tradition Lane	\$310,000
117 Waring Drive	\$399,900
2 Wyndham Court	\$168,000

Source: *Weichert Realtors, West Chester*

Historical Group Seeks Two New Members

The East Brandywine Historical Commission, a group that guides preservation of the township’s heritage, is seeking two new members. If you’re interested in joining the Commission you’re welcome to attend the regular

monthly meeting to ask questions and find out more about its work. Alternatively, write to the chairman, John Kessler, in care of the Township office. Commission meetings are held on the second Wednesday of each month at 7:30 p.m. in McCausland Hall.

The Commission reports that it has arranged a tour of a restored East Brandywine historic resource—a newly-restored building at 918 Horseshoe Pike. The owners, Mr. and Mrs. Patrick Szustak, will hold an open house from 10:00 a.m. to 3:00 p.m. on Saturday, May 14th for EB residents to view the restored building, which contains their architectural firm’s office and an apartment. Mr. Szustak is the architect for the new Township municipal complex.

The Szustak project is on the south side of Route 322 just north of Buck Road, and is easily recognizable by the new tuck pointing and metal roof.

Help Heroes

The Brandywine Regional Police are asking shoppers at ACME Markets to save receipts and mail them in or drop them off to the BRP. Throughout 2005, the market is donating 1% of total sales to the Chester County Hero’s Fund. The fund assists the families of Police and Fireman who have been seriously injured or killed in the line of duty.

In other news, BRP said it received two grants totaling \$25,000 from the Arcadia Foundation and the Department of Community and Economic Development. The money will be used to upgrade police car mobile data computers and buy traffic enforcement equipment.

This year’s Youth Police Academy will have to be cancelled because BRP will move to temporary quarters while a new municipal complex, including police headquarters, is under construction. In lieu of the academy, the police may run a bike rodeo during the Day in the Park celebration. More info will follow.

Township Park System Gets Scenic Addition

East Brandywine has purchased a 25-acre parcel of land along the Beaver Creek and Bondsville Road, and will eventually open it to the public as a “passive recreation” addition to the Township park system. First, however, the remnants of the old mill building on the site will have to be demolished. The water tower overlooking the mill also is likely to go. The property is currently posted “No Trespassing” due to the deteriorating structures and uncertainty of the stability of the water tower.

Late last year, the Township began legal proceedings to obtain the property and its most recent owner, Oxford Associates Real Estate, has not challenged the action. The township paid the appraised value of \$115,000 for the property.

Township officials have discussed possible grants—local, state and federal—with Rep. Curt Schroder. They would help pay for any environmental problems related to the old mill, and for demolition of the structures.

The mill has a long and distinguished history, well documented in Barbara Paul’s *History of East Brandywine Township*. In its heyday, it produced jeans, automobile upholstery fabric and lining for Air Force jackets. Collins and Aikman was the last active owner, buying the mill in 1932. During the 1940s, it employed 300 to 400 men but after several government contracts expired the owners closed the mill in 1954 and moved South, lured by lower labor costs.

At the end of World War II, Collins and Aikman erected a war memorial dedicated to employees who fought in the war. It still stands at the back of the parking area across Beaver Creek from the mill ruins.

The new parkland runs along the side of the Beaver Creek for some hundreds of yards and will provide opportunities for some excellent scenic trails. In time, a picnic area will be built. The new parkland is not open for public use at this time.

Motor Scooter Users, Beware: Know the Rules Before You Ride

Here’s some very important advice from Chief Mark Kocsi of the Brandywine Regional Police: Please think twice before you invest in a motor scooter for your child. Motor scooters include small motor cycles, mini bikes, “pocket bikes or pocket rockets” as well as all motorized standing scooters. Rules and regulations for all gasoline and electric motors, including scooters, apply regardless of engine type or size!

Under the Pennsylvania Motor Vehicle Code, any person (or parent) who fails to obey the rules may also be cited under these laws. Examples: a motor scooter:

- Must be registered with the Commonwealth if it’s going to be operated on a highway.
- Must be inspected, meet equipment requirements and display a certificate of inspection if driven on a highway.
- Must be insured if driven on a highway.
- Must not be ridden on sidewalks or sidewalk areas.
- Most importantly, anyone operating a motor scooter on a highway or public property must have a valid driver’s license. The term “public property” includes college or university grounds, public or private school grounds or public or historical parks. Even if someone gets permission to ride a motor scooter on a Township park walkway, for example, the walkway is considered open to vehicular traffic and the operator must have a valid license.

“When you review the rules and regulations you quickly become aware that the only place a child can ride a motor scooter is on your own private property (driveway),” says Chief Kocsi. “If you decide to purchase a motor scooter, please make sure your child understands the laws and consequences. Fines for these violations can run hundreds of dollars and most certainly will delay a child from getting a drivers license when they reach age 16.”



**The East Brandywine
Milemarker**
East Brandywine Township
1214 Horseshoe Pike
Downingtown, PA 19335

FIRST CLASS MAIL
U.S. POSTAGE
PAID
Mailed From Zip Code
19376
PERMIT NO. 10

Postmaster: Deliver to current occupant