



The Milemarker

EAST BRANDYWINE TOWNSHIP

Volume 12, Number 4

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Contracts Awarded for New Township Building

On August 4th, the Board of Supervisors approved contracts for the construction of the long-awaited and much needed new municipal complex to house the Township Administration functions, including offices, meeting rooms, and file storage, and the functions of the Brandywine Regional Police Department.

After five years of planning and one rejected plan, an innovative design by Architect F. Patrick Szustak was approved. The current design incorporates the existing Guthriesville School structure. From Route 322 the view of the School building, now known as "McCausland Hall," will be unimpeded. The new structure will be located behind the school building, and consist of a central entrance foyer and two wings, one for the Police Department, and the other for the Township Administration. This new complex has been designed to serve the needs of this community well into the future. New garages for the Public Works Department will also be constructed to the west of the new entrance which will align with North Guthriesville Road.

The existing Township office and Police buildings were recently demolished by our Public Works personnel, to pave the

way for the start of construction of the new facility. Site work began the week of September 11th.

The process to develop the new municipal facilities has been challenging. The first effort resulted in a two (2) story building with the police functions on the first floor and township administration offices on the second floor. The building was designed into a hillside so the Police office had a ground level entrance from the back of the building and the Township office had ground level entrance from the front. Unfortunately, the bids to construct the building came in much higher than anticipated. After discussions with numerous consultants, it was determined that much of the cost was attributable to design features requiring extensive steel structural elements, site work and excavation. The Township hired a new design firm and returned to the drawing board.

The result is an aesthetically pleasing design which incorporates the existing Guthriesville School Building, which will continue to be used for meetings and other Township functions.

Unfortunately, the delay occasioned by the re-bidding caused a dramatic

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Polling Place Change

Due to the construction of the new municipal building, arrangements have been made to use the Clubhouse at the Culbertson Run development as a polling place for the North 2 Precinct, beginning with the November 8th election. The Clubhouse is located on Hedgerow Drive at Hawthorne Drive, near the tennis courts. For directions, see our web site at www.ebrandywine.org.

Above illustration: artist's rendering of the northern elevation of the new Township building.

Who, When & Where

Township 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 at the East Brandywine
Fire Company, 2096 Bondsville Rd.

Important Numbers

Fire and Ambulance911
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

200 Norann King,
Receptionist and Building Dept.
201 Mary Beth Smedley,
Secretary/Treasurer
203 Scott Piersol,
Manager/EMC/Fire Marshal
204 Matthew Van Lew, Roadmaster
210 Patti Piersol,
Tax Collector (Voice Mail)
100 Police Administration

Township Information Directory

Temporarily unavailable due to the
recent relocation of Township offices.

I Didn't Know That

East Brandywine residents often say just that—in conversations with Township officials or, fairly rarely, at Township meetings. Generally the comment involves a complaint about some unexpected regulation or an urban issue such as a new road, trail or utility line. The best way to keep informed about Township affairs, about what's happening and what's in the planning stages, is to attend meetings—particularly those of the Board of Supervisors (7:30 a.m. the first Thursday of each month and 7:30 p.m. on the third Wednesday) and the Planning Commission (7:30 p.m. the first Wednesday of each month). At all meetings, residents have the opportunity to comment on any issue under discussion and ask questions. For those unable to attend, meeting minutes are available on the Township Web site (ebrandywine.org). *The Milemarker* (four times a year) carries highlights of Township happenings. And these days many things are happening. Consider that the Board of Supervisors and the Planning Commission dealt with the following issues—among many more—just from January through July 2005.

- The size, location and cost of the much-needed new municipal complex—and how to pay for it.
- Plans for two subdivisions totaling more than 50 homes on Dilworth Road and Bondsville Road.
- Final okay for a 20-plus luxury home development on Corner Ketch Road that calls for road improvements.
- A new look at plans for 665 homes on the Overlook Road Farm that includes a gated community and an 18-hole golf course.
- Approved a new fee schedule for construction and building permits that includes price hikes for such additions as a new in-ground swimming pool and new fencing and sheds.
- Heard about plans for a day care center in the former Lyndell Country store.
- Learned that the Downingtown School District has mothballed its plan for a new \$19 million elementary school in the Township.
- Approved a plan that lets residents of Waring Drive in Keats Glen block a developer's road plan.
- Added 31 acres to the Township's park system.

And, as they say, much, much more.

Where Have All the Taverns Gone?

Go back far enough—100 years or more—and East Brandywine was a sort of boozier's heaven. There were four taverns on the five miles or so of Horseshoe Pike, though only three sold hard liquor.

First stop was the Buck Tavern, built in 1799 and in business as a tavern for a century. In the mid '70s it was turned into an apartment building—but the old tavern sign still stands outside.

Next came the Green Tree Tavern, now the homestead building for Locust Knoll Farm, then the Temperance Inn (which never served a drop) which was next to

Joe Burns Beverage store. Finally, near the line with West Brandywine, was the Washington Inn. It burned down during the First World War. In her book, *A History of East Brandywine Township* (source for all this material), the late Barbara Paul wrote that the property was known as Cross Keys at one time and (rumor only) George Washington stayed there.

Copies of Mrs. Paul's remarkable local history are available through the Township office.



Members of the Building Committee and consultants break ground September 15th. Participants are (from left): Township Manager Scott Piersol, Roadmaster Matthew VanLew, Secretary Norann King, Supervisor Hudson Voltz, Supervisor David Kirkner, Supervisor Jay Fischer, Gregg Bogia of Stackhouse Bensinger, Project Engineer, Police Chief Mark Kocsi, and Patrick Szustak, Project Architect.

Contracts Awarded for New Township Building

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increase in expense. Construction costs are escalating nationally. Numerous large public and private projects are being undertaken at the same time. The bids for the new design were higher than expected. With no hope of prices for raw materials decreasing in the near future, and with no ability to substantially reduce the size of the project, the Supervisors accepted the advice of their architect, and awarded contracts to the lowest bidders.

The Township borrowed approximately three and one-half million dollars for this project over a year ago. The project cost has now escalated to over six million dollars. It is likely that an additional three million dollars will be borrowed.

Fortunately, the interest rate for municipal borrowing is still favorable. A real estate tax increase of approximately one-half mill is anticipated to repay the additional borrowing. The Township is seeking funding from potential county, state and federal sources, due to the incorporation of the Guthriesville School Building into

the design, the emergency management facilities in the building design, and the large parking area, which could serve as a park-and-ride location.

The Township and Police administrative offices are currently located on the second floor of the Laird Professional Building, 110 Hopewell Road. The offices will remain at this location until the completion of the new municipal complex.

The Township held a groundbreaking ceremony on September 15th to celebrate the beginning of construction. This state-of-the-art facility is designed to serve the needs of our residents and businesses well into the future, as this community continues to grow. We hope to have construction completed by late 2006 or early 2007.

All of us at East Brandywine Township are very proud of our community, and are pleased that we will have a modern, efficient building to be proud of as well. The Board of Supervisors hope many of our residents will join us for a dedication ceremony once construction is complete.

Figures to Note

New U.S. Census figures show significantly increased median household income in Chester County.

	2004 median household income	% change from 2003
Chester Co.	\$72,288	+7.3%
Philadelphia	\$30,631	-9.8%
Pennsylvania	\$42,941	+0.8%

The Philadelphia Inquirer reported sharp increases in median home prices in East Brandywine and other townships.

	2004 median home prices	% change from 2003
E. Brandywine	\$374,814	+29 %
Wallace	\$375,250	+9.0 %
Caln	\$175,250	+10 %
Downingtown	\$162,500	+10 %
Uchwan	\$311,400	+4.0 %
Up. Uchwan	\$419,848	+23 %

For more information on local home sales, see the report "On the Move" on page 5.



Chairman David Kirkner welcomes guests during the groundbreaking ceremony.

Subdivision Update

Final approval

Heather Wynd: About 20 high-end homes on Corner Ketch Road. Developer: Gambone Brothers Development Co. Subdivision entrance will face that of Lyndell Pointe, a proposed Southdown Homes community which will adjoin Keats Glen. Gambone and Southdown have agreed to make improvements to Corner Ketch Road, straightening out some of the curves as the road approaches Horseshoe Pike.

Proposed Sunoco station expansion at Hopewell Road and Horseshoe Pike.

Hide-A-Way Farms, a 151-home cluster plan (in East Brandywine) along Little Washington Road on the former Devereux Farm. Wilkinson Builders brought the project through the planning process

Homeowners' Concerns Heard

Earlier this year, Township officials met with residents on Waring Drive in the Keats Glen subdivision to discuss their desire to keep their road as a cul-de-sac.

Appearing before the Planning Commission and the Board of Supervisors, residents challenged a proposal by Southdown Homes, developer of Keats Glen, to make Waring Drive a connecting road to the proposed Southdown Lyndell Pointe subdivision next door on Corner Ketch Road. They claimed that the sales literature for Keats Glen specifically said that Waring Drive would remain a cul-de-sac.

In an agreement brokered by the Supervisors, the developer will build a connecting road, but use will be limited to emergency vehicles and one private home in Lyndell Pointe.

and then sold its rights to Southdown Homes. Construction likely to start soon.

Newly-submitted

Planning Commission reviewed a sketch plan for 11 to 13 homes on the 32-acre Rothman property, submitted by Sterling Property Management. It has an entrance on Bondsville Road next to the Collins and Aikman war memorial. The developer would build a new bridge next to the existing stone bridge.

Preliminary plan approval

Pulte Homes plan for 665 private homes, condominiums, townhouses and an 18-hole golf course on the East Brandywine portion of Overlook Road Farm. At the Planning Commission's urging, the developer has moved or eliminated certain buildings to improve view sheds within the development. Also reported that the section of the project adjoining East Reeceville and Bondsville Roads will become a gated community. First construction is likely to be along Bollinger Road.

Lyndell Pointe, a Southdown Homes development of 26 homes on 52 acres. Adjoins the company's Keats Glen development.

In the Works

- A Rouse Chamberlin plan for 38 homes on the western side of Dilworth Road. Some Cross Keys residents are concerned about stormwater management at the new site.
- Forge Hill. A 13-home development on the former Clayton property at the intersection of Dowlin Forge and Creek Roads. Access from Creek Road, a matter of concern to some Commission members because of the winding nature of the road and the heavy traffic.
- A 36-home development on the Decovny farm on Dowlin Forge Road.

Park and Rec Has Busy Year

The spring season started with a big bang at Community Park. It overflowed with ballplayers and their families when the East Brandywine Youth Athletics held its Opening Day festivities in April. The Township's young residents are getting more and more involved in baseball with the total soaring from 120 in 2000 to more than 300 today.

Park and Rec also had a very successful annual May golf outing at the Honey Brook Golf Club; the day's activities contributed about \$8,000 to be used for park improvements.

June brought Family Day in the Park, another well-attended event, that featured a home-run hitting contest for juniors, a climbing wall and the ever-popular antique car display by the Cruising' Classics Chevy Club of Chester County. And on August 20th, the East Brandywine Fire Co., in celebration of its 50th anniversary, staged a spectacular fireworks display in the Park.

EBYA also pledged a \$10,000 contribution to the Township, the funds to be used as part of a required matching grant for the planned Phase III park construction project. Further financial support came from the late Mrs. Alice Souden, a long-time supporter of the park, whose estate provided \$5,000 for Community Park use. Many residents gave contributions to the Park Board in Mrs. Souden's memory.

The Park and Rec Board is looking for an additional member. If interested, please send a letter of interest to: Mary Beth Smedley at East Brandywine Township, 1214 Horseshoe Pike, Downingtown, PA 19335-1153.

Chief Kocsi Reports

Brandywine Regional Police Chief Mark D. Kocsi offers fall news, advice and warnings:

Best wishes to Officer Joseph Glasgow, who was activated by the military for reserve duty in Kuwait and left on Aug. 22. We anticipate that he will be gone for at least a year and hope for his safe return.

“Remember, speed limits in most developments are 25 mph ...”

Schools are back in session. Remember to slow down and be aware of school zones and children walking to school. Driving slowly through the school areas is a first big step in protecting our children.

We’ve received numerous complaints over the last few months about speeding vehicles in the developments and safety issues with children playing. Remember, speed limits in most developments are 25 mph and children should be kept out of and away from the street area while playing. Portable basketball courts, hockey nets and other play equipment are not permitted in the street or along areas which result in the play activity being conducted in the street.

Our parks have been the target of frequent graffiti and vandalism acts in recent months. These acts have included spray painting and fire setting. We request the help of residents near the park areas to report any acts in progress or to report the names of those persons they may know are committing the acts.

Officers will be out again this Halloween with a surprise for the kids. Make sure you look for us in your neighborhood.

Police Offer Free Firearm Safety Kits

Brandywine Regional Police will provide 300 free firearm safety kits to residents of East Brandywine and Wallace Townships through a partnership with Project Child Safe, the nationwide firearms safety education program. Each kit contains a cable style lock, safety curriculum and instructions on how to install the lock on a variety of firearms. Installed properly, the lock will prevent a child or other unauthorized person from accessing the firearm in your home. Kits will be available beginning September 2005 and can be picked up at either Township building location.

Project Child Safe is a program developed by the National Shooting Sports Foundation (NSSF) and its goal is to distribute millions of the firearms kits throughout the United States. The program is funded by both the U.S. Department of Justice and the firearms industry.

“I encourage residents to pick up a kit so that they can securely store their firearm,” said Chief of Police Mark D. Kocsi. “Brandywine Regional Police is very proud to be part of this project to promote firearms safety education to all gun owners. If you have any questions please contact the BRP at 610-269-4300.”

On the Move

The following real estate transactions took place between April and mid August.

48 Blakely Road	\$395,000
143 Brookfield Court	\$201,500
227 Brookside Drive	\$235,000
107 Cherry Grove Lane.....	\$427,000
155 Crawford Road.....	\$566,500
141 Dowlin Forge Road.....	\$452,000
3780 East Fisherville Road	\$257,000
240 East Reeceville Road.....	\$399,000
111 Governors Circle	\$415,000
132 Governors Circle	\$339,000
23 Grovehill Court.....	\$451,000
26 Grovehill Court.....	\$425,000
119 Helm Way.....	\$384,900
100 Holly Drive.....	\$366,500
309 McFarland Drive.....	\$410,000
1537 North Bailey Road	\$585,000
382 North Buck Road.....	\$631,500
101 North Guthriesville Road..	\$258,200
561 North Guthriesville Road..	\$315,000
2 Quail Hill Lane.....	\$461,000
12 Summerhill Drive.....	\$600,000
102 Waring Drive.....	\$415,000
19 Wyndham Court.....	\$159,950
96 Yellowwood Drive	\$248,000

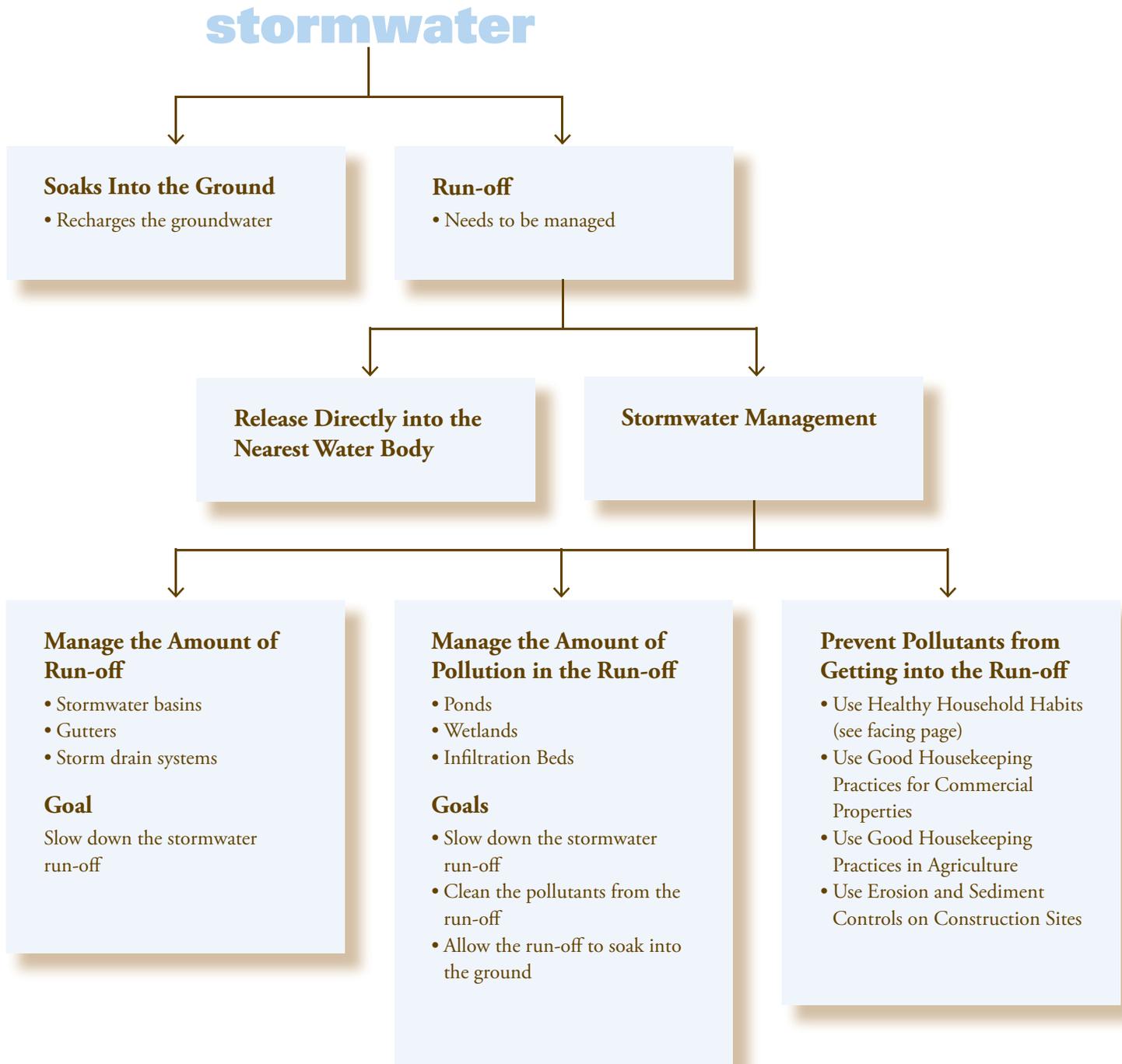
Source: Weichert Realtors, West Chester

Other News

There’s been no recent Planning Commission appearance concerning the proposed construction of a Wawa gas station and convenience store at the corner of Bondsville Road and Horseshoe Pike or the proposed expansion of the Croppers store. Both are still under consideration.

The Downingtown School District’s plan to build a new \$19 million Brandywine-Wallace elementary school apparently has been mothballed by the District because of sewer issues at the site. Plans will move ahead for a new school in Wallace Township.

Where Does Stormwater Go?



For More Information

East Brandywine Township	(610) 269-8230
Brandywine Valley Association	(610) 793-1090
PA DEP Southeast Region Water Quality	(484) 250-5970
Chester County Conservation District	(610) 696-5126
Chester County Water Resources Authority	(610) 344-5400

You Can Be the Solution to Stormwater Pollution.

Polluted stormwater run-off is the greatest threat to clean water. Practice the Healthy Household Habits listed below.

Healthy Household Habits

1. Keep your nearest storm drain clear of debris and litter.
2. Never dump anything down a storm drain.
3. Use fertilizers sparingly.
4. Use pesticides only when necessary.
5. Do not blow grass clippings or leaves into the street.
6. Sweep up yard debris rather than hosing down paved areas.
7. Compost or recycle yard waste.
8. Pick up pet waste and dispose of properly.
9. Use a commercial car wash or wash your car on an unpaved area.
10. Service your car regularly to prevent leaks onto paved areas.
11. Dispose of household hazardous waste at designated collection locations—East Brandywine Township participates in the Household Hazardous Waste Collections held at different locations from early spring through late fall.
12. Produce less waste—Reduce, Reuse, Recycle.
13. Purchase and use nontoxic, biodegradable, recycled or recyclable products whenever possible.
14. Have your septic tank pumped and system inspected at least every three years.



Illicit dumping of oil or other hazardous chemicals pollutes our streams and drinking water supplies.



In a natural setting, rainwater soaks into the ground and recharges the groundwater.



Wet basins manage the amount of pollution run-off.



Direct discharge releases directly into the nearest body of water.



Dry basins manage the amount of stormwater run-off.

The Milemarker EAST BRANDYWINE TOWNSHIP

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Fall 2005

Volume 12, Number 4

Editor

George Holmes

Graphic Design

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Mary Beth Smedley

1214 Horseshoe Pike

Downingtown, PA 19335-1153

marybeth@ebrandywine.org

New Webmaster Brings Changes

Mike DiLeo has joined the Township team as new Webmaster for the thriving East Brandywine Web site. He replaces John Bryer who created the site, but had to resign because of the pressure of other commitments. Here's a brief Q&A session with Mr. DiLeo.

Q. What got you involved in this job?

A. I enjoy volunteering my time for something that helps better the community. When I learned of the Township's need for a new Webmaster, I immediately knew I wanted to help.

Q. What sort of electronic background do you bring to the job? Tell us something about your personal background and job.

A. My wife and I moved to East Brandywine five years ago from Colorado. I am now the President of Any Time Wholesale, a wholesale distribution company in Thorndale. I have over 10 years' experience in electronics

programming and seven years of website development experience.

Q. How do you plan to approach the site and revise it?

A. When I began the redevelopment, I tried looking at the website as though I was just moving to East Brandywine. My goal was to make all of the Township's critical information easily accessible. I also wanted to help "showcase" the Township by adding lots of new pictures and adding a business directory where local businesses can advertise.

Q. What plans do you have to add or subtract from the site in the months ahead?

A. I've been working closely with the Township as we expand and add new features. In the months ahead we will add several new sections, including a "forms" section where residents can download important documents. We'll also expand the "Parks and Recreation" and "Business Directory." Next spring, I'll add a "Yard Sale" section where local residents will be able to advertise yard sales for free.

Q. How many hits does the site get?

A. It's very busy for a Township website. We receive an average of 60 unique visitors per day (1900+ unique visitors per month). The "Frequently Asked Questions" and the "Business Directory" are the two busiest sections, followed by "Park and Recreation." 90% of the traffic comes from areas in Pennsylvania, (mostly Chester County), but we also get visitors from New Jersey, New York, Washington D.C., Delaware and even as far away as Colorado and California.

Q. Do you want residents to contact you and, if so, at what address?

A. I love when residents contact me with ideas and suggestions. After all, the idea behind the website is that it supports the local community. Several residents already have volunteered photos and written works. I can be contacted through the "Webmaster" link at the bottom of the front page of the website.



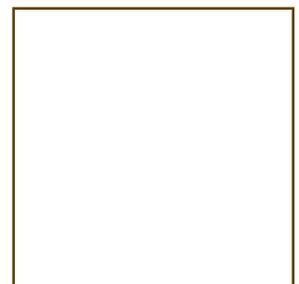
Mailing Address

1214 Horseshoe Pike
Downingtown, PA 19335-1153

Office Location

Laird Professional Building
110 Hopewell Road, 2nd Floor

www.ebrandywine.org



Postmaster: deliver to current occupant