



# THE East Brandywine MILEMARKER

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Fall 2003

## Getting Ready for Growth and the Traffic Pain it Brings

What changes are we likely to see around here 10 years from now? Let's fast forward to the East Brandywine Township of 2013 to find out and be ready for some surprises.

Details were spelled out Sept. 9 at the first of three public meetings to explain to residents how the Township plans to deal with impending traffic problems.

Population is expected to explode by around 88% to almost 11,300 over the next 10 years. There will be about 1,760 homes here that don't exist now. And traffic will be horrendous, especially on Horseshoe Pike, Route 322. It will serve not only new residents here but thousands more who will be setting up home in West Brandywine and Honey Brook Townships, and Honey Brook Borough.

To bring some order to that traffic flow, the Township, through the Traffic Impact Committee it created last year, is working on plans for improvements in the local road system. The key to its work is to take advantage of state Act 209, legislation that allows a municipality to impose a fee on building developers and use that money to plan for road improvements anywhere in the Municipality.

The aim here is to create engineering studies for proposed improvements and submit them to the Pennsylvania Department of Transportation. Hudson Voltz, Chairman of the Board of Supervisors and the board's liaison with the Traffic Impact Committee, explained that PennDOT is much more likely to act on road projects when a local authority does a lot of the groundwork engineering. Thus,

the committee's work will surely accelerate action to ease local traffic woes.

The engineering studies will concentrate on the 322 corridor and various critical intersections around the township. The Traffic Impact Committee favors construction of a Guthriesville bypass as one of the most efficient ways to improve traffic flow on Route 322 but it is also considering alternatives.

The township faces a Dec. 19 deadline to enact an Act 209 ordinance. This is because it started the process to work under Act 209 in June last year, and state guidelines say the whole process must be concluded within 18 months.

The Traffic Impact Committee has been meeting monthly. One task was to estimate the maximum development that could occur under existing zoning laws over the next 10 years.

Two other meetings are scheduled. Oct. 14 focused on a Roadway Sufficiency Report (RSR), which examines the impact of the traffic likely to come with new development. With that information in hand, it will be possible to set a traffic impact fee—which is likely to fall between \$1,000 and \$2,000 for each new dwelling proposed after the Township's Act 209 process began.

The third and final meeting will be Nov. 19, coinciding with the regular Board of Supervisors' meeting. The formal Traffic Impact Fee ordinance will be discussed and considered for adoption at that meeting. This will allow time for final documents to be prepared by the Dec. 19 deadline.

## Financing in Place for New Township HQ and Open Space

The Board of Supervisors went to the bond market in August to raise \$7.2 million—\$4.2 million to fund the new Township administrative and police building and refinance about \$200,000 in outstanding debt for community park expansion and \$3 million to underwrite the cost of preserving open space.

Board Chairman Hudson Voltz said he was "ecstatic" at the 3.79% bond rate. "God was with us on that one," he declared.

About \$230,000 of the building funds will go to acquire a house and 1.2 acres of land on the west side of the Township site. This will provide a better location for the new complex and shift the main access drive from Route 322 opposite North Guthriesville Road. A traffic light will be installed at this intersection; no date has been set.

Plans for the new building are moving ahead with bids expected late this year and a start on construction in the spring of 2004.

The \$3 million raised for the Open Space project is a self-liquidating debt. It will be paid off by income from the earned income tax increase voted by residents in November 2002.

## Who, When & Where

### Board of Supervisors

Hudson L. Voltz, Esq., Chairman  
Jay G. Fischer, Esq., Vice Chairman  
David A Kirkner, C.P.A., 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  
email ..... www.ebrandywine.org

**Township Offices open  
Monday to Friday,  
9:00 a.m. to noon and  
1:00 to 5:00 p.m.**

## Telephone Directory

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

### Township Staff Directory

- 4 Anne Taylor, 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

# Cornog Water Grab Defeated

A coalition of local townships and conservation groups has defeated Philadelphia Suburban Water Co.'s "water grab"—PSWC's proposed siphoning off of up to 4 million gallons of water a day from the upper East Branch of the Brandywine River.

PSW planned to store the water in Cornog Quarry in Wallace Township and use it to serve customers in East and West Brandywine Townships and, possibly, Wallace Township.

Hudson Voltz, Chairman of East Brandywine Board of Supervisors, said the Township, one of the coalition members, was ready to help the group fight its battle all the way to the Supreme Court, if necessary. He singled out Mike Corbin and Sandy Moser, both active in East Brandywine affairs, and the Brandywine Conservancy for their special efforts.

Coalition members challenged the state Department of Environmental Affairs issuance of the water-withdrawing permits to PSW. In two separate but related appeals to the state Environmental Hearing Board, opponents of the water grab argued that the withdrawals would be "an inappropriate use of water resources" and conflict with local government planning efforts. They also said such a huge withdrawal could cause "irreparable ecological damage."

East Brandywine officials argued that if the Cornog project was completed the availability of a large new source of public water would encourage and accelerate development sprawl in this and neighboring townships.

The challenge drew widespread support. "Stop the Cornog Water Grab" posters sprouted throughout the affected townships. A major rally along the river near Lyndell last fall drew enthusiastic crowds—along with national and county political support. A pre-election promise by Gov. Ed Rendell to review the permits added state political muscle.

Throughout the early months of this year opponents of the plan—including the local townships, the Delaware Riverkeeper

Network, the Sierra Club and the Brandywine Conservancy—continued to argue their case before the appeals board. In August they settled their case and, within weeks, the state DEP withdrew its permits to PSW.

As part of the settlement, PSW said it would abandon its Cornog project and instead will buy up to 500,000 gallons a day from the Downingtown Municipal Water Authority. This water is drawn from the Brandywine at Downingtown, using an existing water allocation augmented by flows from Marsh Creek reservoir.

The whole deal will be finalized when PSW gets approval of the necessary permits from DEP, the Delaware River Basin Commission and other government bodies to buy the water from Downingtown.

## On the Move

The following real estate transactions took place between mid June and early September 2003. All are multiple listings; private sales or sales directly by developers are not included.

98 Aspen Drive	\$339,000
19 Blakely Road	\$269,900
339 Brookside Drive	\$205,000
1664 Caln Meeting House Road	\$335,000
107 Cherrygrove Lane	\$348,344
381 Corner Ketch Road	\$164,900
1102 Hopewell Road	\$250,000
918 Horseshoe Pike	\$100,000
316 Jefferis Road	\$345,000
5 Kristin Circle	\$197,000
246 Lenora Lane	\$333,000
221 Montpelier Drive	\$368,170
400 North Guthriesville Road	\$219,900
705 Pinebrooke Circle	\$175,000
58 Ponds Edge Drive	\$198,000
12 Raleigh Drive	\$278,000
351 Rock Raymond Road	\$300,000
121 Tradition Lane	\$270,000
71 Yellow Wood Drive	\$174,900
81 Yellow Wood Drive	\$184,900

Source: Weichert Realtors, West Chester

## Leaf Collection

Mark your calendars for the last two fall leaf pick-up dates: (1) week of November 3 and (2) week of December 8. Wood chips and composted leaves are both available from the Township. Call the Township office for more information.

# Owners' Desires Vs. Township Rules

A little-known ordinance, which gives the Township the right to clear any vegetation or construction on property bordering local roads, spurred the Board of Supervisors to special action at its Sept. 17 meeting. Members passed a very specific resolution permitting removal of trees, brush, refuse and "other obstructions" on Crawford and North Buck Roads.

The move follows an unsuccessful three-year effort by the Township to get residents on Crawford Road to clear the sides of the road to allow for repaving and, in several areas, widening of the roadway.

Township control of the public right of way generally extends for at least 15 feet from each side of the midpoint of every road and may extend further into a homeowner's property. With the exception of a mailbox, no fence, shed or any other man-made structure, including large decorative rocks, is allowed in this right of way. Shrubs and trees also lack rights if they constrict road maintenance or pose a hazard.

In addition to its authority to remove hazardous items—man-made or natural—the Township can, without homeowner permission, smooth out curves, expand the traveled portion of a road, add gravel or pave a roadway. It may also permit others, such as power, telephone, water and cable companies, to use the right of way.

After the Township notifies a resident of its intent to take some action, the resident has 30 days in which to file an appeal.

The Township does not actually own the land in a right of way, merely an easement which gives it control of the land. The width of the easement varies depending on the nature of the road (local, state), the date it was created and other factors. For more information, contact the Township Office.

## Are You a Good Citizen?

Local government actions can have a big impact on our lives, yet few East Brandywine residents take an active part in what goes on in the Township. Try this quiz to see how your involvement measures up.

How to score your total: Add all the numbers in brackets after each question. Then check your total against the "official score" at the end of the questionnaire.

1. A number of township boards and committees hold meetings open to the public, including the Board of Supervisors, Planning Commission, Zoning Hearing Board, Municipal Authority, Open Space Committee and Traffic Impact Committee. How many meetings of any of these bodies have you attended in the past year:

0 (0) 1 (2) 2 (4) 3 (6) 4 (8) 5 or more (10)

2. Did you vote in the November 2002 election?

Yes (3) No (0)

3. Did you vote in the May 2003 primary?

Yes (2) No (0)

4. You receive the Township newsletter, *The Milemarker*, three or four times a year. Do you:

Read it cover to cover (3) glance at it (2) toss it in the waste basket (0)

5. The East Brandywine Township Website ([www.ebrandywine.org](http://www.ebrandywine.org)) has been running for almost two years. In the past year, did you access it:

5 or more times (3) once or twice (2) never (0)

6. East Brandywine has two excellent public parks. How many times have you visited one or both in the past 12 months?

5 or more times (4) 2 to 3 times (3) once (1) never (0)

7. Did you attend the Park and Recreation Board's Day in the Park celebration in June?

Yes (2) No (0)

8. The Township curbside collection of paper, glass, plastic, etc., helps control the cost of dumping fees for trash disposal. Do you use this service:

Weekly (3) every once in a while (2) never (0)

9. The East Brandywine Fire Department is a volunteer organization which each year solicits residents for financial support. Do you give money:

Every year (4) sometimes (2) never (0)

10. The chairman of the East Brandywine Board of Supervisors is (pick one, then check the masthead on page 2 for the name; score 4 if correct.):

Andrew Dinniman; Tom Ridge; Scott Piersol; John Cropper;  
Hudson Voltz; Bill Kay

**Score 30 to 38:** Township Good Citizen award (no monetary value)

**20 to 29:** You're a little involved; you could find it rewarding to be more so.

**10 to 19:** Either you're a new resident or you just don't like government of any sort

**Less than 10:** Don't be surprised if your property is chosen as the next site for an all-purpose communications tower or demonstration sewer project (just kidding!).

## Available for Rent

The Downingtown Area Senior Center Inc. reports that its new facility at 983 East Lancaster Ave. is available to rent evenings and weekends for private individuals and groups.

Amenities include a 2,550 sq. ft. hall and an adjoining 450 sq. ft. conference room. The facility is handicapped accessible. Rental fee is \$55 an hour with a two-hour minimum. Contact the center at (610) 269-3939 for more information.

## Needed Now: Volunteers to Help Troubled Kids

Mark Kocsi, Chief of the Brandywine Regional Police, is seeking a few good citizens to help straighten out young people who have minor, first time run-ins with the law. The Center for Resolutions, a volunteer group of specialists who help young, first-time offenders, is a partner with the police in this project.

Specifically, Chief Kocsi told the Board of Supervisors at their Sept. 17 meeting, he's seeking six volunteers to be members of a Youth Aid Panel who will help juveniles charged with such offenses as underage drinking, curfew violations and graffiti writing. Panelists will undergo about 12 hours of training.

The panel is now accepting applications; training is scheduled for spring 2004. Interested residents should contact Trish Charo at the Center for Resolutions (610 566-7710 or [info@center4resolutions.org](mailto:info@center4resolutions.org)) or the Brandywine Regional Police (610 269-4300).

Any youth admitted to the program must admit involvement in the offense and agree to work with the panel. After discussing the violation, the panel makes recommendations to youth and parents on how to get the young person involved in activity that benefits the entire community. Typically, a youth will sign a contract to do community service, make restitution or complete an educational project.

When the contract is successfully completed, the police withdraw the citation against the juvenile and no criminal record is recorded.

## Open Space Group Talking With Owners

The Open Space Committee, which earlier this year established procedures and inventoried major land parcels in the Township, is now discussing possible easement rights with a number of property owners.

The committee drew up a list of almost 50 properties that it would like to see preserved and is focusing on the top dozen. In mid-August, it received

permission from the Board of Supervisors to hire a conservancy to write easement documents and get an appraisal of one property of about 40 acres.

The appraiser will establish two values—one if the property is fully developed and the other if it remains undeveloped. The difference between the two appraisals establishes the value of the easement—the amount the Open Space Committee would have to pay to preserve the property.

Committee representatives have been meeting with the property owner since late spring. They've also had preliminary talks with owners or representatives of five other properties totaling more than 500 acres.

## Croppers to Expand?

Associated Wholesalers Inc., owner of the Croppers supermarkets, wants to judge the Township's reaction to a possible expansion of its Guthriesville store. To do so, it filed a proposal with the Planning Commission to build an 8,500 sq. ft.

addition to the existing store. An AWI official told The Milemarker that the company merely wants to check the feasibility of an addition but that it has no immediate plans to add store space.

As part of the proposal, Croppers wants to eliminate a number of employee parking spaces at the west end of its present building, to make way for a possible expansion. Some Planning Commission members are critical of this idea, arguing that there's not enough parking space now, especially when it snows.

## Permits for Soliciting

Any individual or company soliciting door-to-door in East Brandywine or Wallace Townships must register with the Brandywine Regional Police. To help residents identify approved solicitors, the police have created a new permit. It is a copy of Police Chief Mark Kocsi's business card with the solicitor's name and company, the date the permit expires and the Chief's signature on the back.



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

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