

THE Milemarker

[EAST BRANDYWINE TOWNSHIP]

WINTER 2013

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'Twas the Season to Give Generously

HELPING A PAL IN NEED

Local soccer families came through with dozens of items to help a cash-strapped Pottstown group equip a new team.
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LIFE SAVERS FOR THE PARKS

Steve and Christy Silva presented the Township with devices to deal with sudden cardiac arrest. They're being placed in all the Township parks.
Story on page 5.



GIFT PACKAGES FOR AFGHANISTAN

The annual Operation Military Christmas set a record for the number of stockings filled with gifts for the troops.
Story on page 2.



Rising Revenues Nix Tax Increase

Bond Refinancing Saves \$1.3 Million

Want some good economic news? How about this? Revenues in East Brandywine are increasing at such a healthy pace that there will be no need for higher property or earned income taxes in 2013.

There will be no increase in the refuse and recycling fee.

A refinancing of two outstanding Township bonds will bring a savings of about \$1.3 million over the life of the bonds.

After going for some years without adding to a rainy day fund, this year the Township will be able to allocate about \$400,000 to its capital reserve account to finance equipment purchases in 2014, including a new full-size dump truck.

Chester County reported in November that new construction raised the total

value of properties in the Township to \$533.7 million, up 3% from \$516.5 million in 2012.

And in the most recent month (October) for which the U.S. Bureau of Labor Statistics reported jobless figures, the unemployment rate in Chester County was 5.6%. Centre and Montour Counties were the only two counties in the state with lower figures.

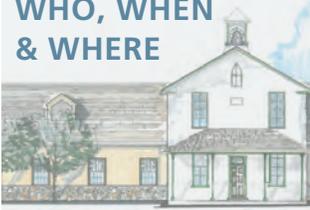
Township Manager Scott Piersol said revenues for 2013 are projected to total \$5,910,579, up 9.2% from the year before. Total expenditures are projected to be \$5,527,560.

"Building permit activity increased significantly again in 2012, primarily from the Applecross Country Club development and increased activity at Southdown Homes' Hide-Away Farms project," Mr. Piersol reported.

On the expense side of the budget, public safety costs will increase by about \$70,000 though, at 34%, they will maintain the same proportion of the total budget as last year. "Engineering fees for land development reviews will continue as a significant expense in 2013 with anticipated development activities," Mr. Piersol said. "Expenses for building inspections will continue to increase due to anticipated increased building activity. These expenses are covered by building permit fee income."

Road improvements to Hadfield Road and repairs and overlay of Osborne Road are planned for 2013. The costs will be shared with the State Fund. The Township's share of the cost is estimated at \$188,000.

WHO, WHEN
& WHERE



Township Board of Supervisors

CHAIRMAN Jay G. Fischer, Esq.
VICE CHAIRMAN Hudson L. Voltz, Esq.
MEMBER Arnold Krings

Township Public Meetings

BOARD OF SUPERVISORS
First Thursday at 8:00 a.m.
Third Wednesday at 7:30 p.m.
PLANNING COMMISSION
First Wednesday at 7:30 p.m.
MUNICIPAL AUTHORITY
Third 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.

MEETINGS HELD AT TOWNSHIP BUILDING
1214 Horseshoe Pike

Fire/Ambulance/Police

Fire and Ambulance 911
Police (emergency) 911
Police (non-emerg)....(610) 383-7000
Police Admin.....(610) 269-4300
Police Website..... www.ebtpd.org

Recreation Websites

EBYA www.ebya.org
DARC www.darcinfo.com

Township Staff Directory

Hours: M-F, 9 a.m. to noon; 1-5 p.m.
Dial (610) 269-8230.
Press the appropriate extension.
200 Norann King, Building Dept.
201 Mary Beth Smedley,
Secretary/Treasurer
203 Scott Piersol, Township Mgr./
EMC and Fire Marshal
204 Matthew VanLew, Roadmaster
100 Police Administration

TAX COLLECTOR Patti Piersol
home office (610) 269-4054
home fax (610) 269-2171
Website..... www.ebrandywine.org

Tax Information

County Taxes.....(610) 344-6361
Tax Claim Office.....(610) 344-6360
Assessment Office.....(610) 344-6105
EIT & LST.....(610) 269-4402
School Taxes.....1 (866) 300-1714

OSBORNE ROAD BRIDGE
NOW UNDER REPAIR

Caln Township is actively working on a project to permit a restricted reopening of the Osborne Road bridge. Construction began in December to make repairs that will make it possible to reopen the bridge with a weight limit denying use to trucks and other heavy vehicles, but allowing cars to cross. The East Brandywine Board of Supervisors has indicated a continued willingness to share the project cost. Although the bridge belongs to Caln Township, many East Brandywine residents were regular users. It is expected the bridge will re-open early in 2013.

BUSY YEAR WITH LEAVES,
LIMBS AND MULCH

Local residents survived Hurricane Sandy with remarkably few scars—but it did blow through in the middle of the Township’s leaf collection and was followed by up to four inches of snow. Even so, the 2012 collection amounted to a record 297.5 tons. Chipping was not so productive. The Township was called out to chip at 300 locations, down from 460 the year before. Chipping fees—charged for woody piles that can’t be processed in the free 15-minute limit—were down \$1,800. For the second year, the Township sold mulch, 373 yards of it. But after equipment and labor costs, the profit amounted to only \$850.

Record Number of Stockings
for Troops in Afghanistan

Last fall’s Operation Military Christmas set yet another record for local gift giving to fighting forces overseas.

A bustling group of volunteers filled 926 stockings with books, CDs, gloves, shaving kits, games and a multitude of other useful gifts. In 2011, the number of stockings totaled 789. In 2007, the year the program was launched, the total was just 225.

All the stockings were destined for troops serving in Afghanistan.

In 2012, the program had a new chief, Aimy Winkler, who has been one of the volunteers for the past three years. She succeeds Sandy Moser, who started the gift-gathering and ran it for five years. Ms. Winkler plans to be in charge of the program again this year.

“I couldn’t have done it without the help of Patti Caridi, Jane Bracken, Joyce Kline, Michelle Mascherino-Mills and Diane Miller. I would also like to thank all the volunteers who came



A young volunteer helps stack the record number of stockings. Photo by Nick Winkler.

out that day and helped in the prior weeks,” said Ms. Winkler. “I’d also like to thank the various businesses that contributed.”

As in years past, residents donated gifts at various drop-off points in the Township and many contributed cash that was used to buy extra gifts. The actual assembly of the stockings was done in the Municipal Building.

Long-Time Guthriesville Family Wants to Launch Soccer Venture

You might call them the true Village Elders. They've lived in Guthriesville for some 40-plus years. They've seen Horseshoe Pike grow from a rural highway to a major commuting artery with close to 17,000 vehicles a day going to and fro.

Their son, then about 9 or 10 years old, came up with the wording for the original hand-made travelers' greeting—"You are entering the heart of beautiful downtown Guthriesville."

They started one thriving business here and want to help their son-in-law start another—the proposed Soccer Barn clinic for kids.

They own seven properties in the village occupying over 11 acres, far and away the most dominant local property owners in the village.

And they are positive supporters of the Township project to expand and revitalize the entire village.

Meet Robert and Joan McCue.

They chose to live here because, says Mrs. McCue, she wanted a house with a big kitchen (which she got) and a nice view out back (which she got and still has). He wanted space to create a business specializing in roofing, siding, gutters and some construction. For starters, they had a warehouse "the size of a chicken coop." The big building came later but, as Mr. McCue's need for that much space has fallen, it's now the structure that the family wants to convert to the Soccer Barn. (The name is a work in progress; they're still trying to come up with one they like more.) The clinic's mission is to offer specialized one-on-one or small group training for young soccer players at fees in line with what others in the area charge.

The McCues have two children—Robert Jr., who has his own separate construc-

tion business, and Patricia, who's married to Roger Tucker. He's the prime force behind the soccer clinic.

Mr. Tucker grew up in England and soccer became his passion. He played at a competitive level for 20 years.

"I had my first date with Patti at a World Cup game between Brazil and Russia in Spain in 1982," he recalls. They met on a train traveling from Portugal to Spain. At the time, she was on a backpacking trip around Europe.

In time, Mr. Tucker moved to the U.S., he and Patti got married in 1987 and now they have four children. He works in the corporate world at Vanguard and, in his spare time, he coaches a new generation of soccer kids.

Mr. McCue's business developed and he bought various neighboring properties that he rents out. The family added a swimming pool and lives a good life with ski trips out west and a small condo in Avalon.

Then, a few years ago as the Hopewell subdivision was being developed, the Township moved to provide public water and sewer for residents there and for those in Guthriesville. Soon after, the Township began serious planning to preserve and create a master plan for the whole village.

Mr. McCue says he saw these developments as keys to transforming his properties and this includes the "adaptive reuse" of his construction warehouse into the soccer clinic. He supports the master plan and says he has no problem with a proposed extension of East Reeceville Road to help establish a broader village commercial area. In fact, he thinks the



Roger Tucker, Joan and Robert McCue outside the proposed Soccer Barn.

clinic would be a good first step with other new businesses to follow.

For much of the past year, the creation of the soccer clinic has dominated planning and conversation in the McCue household. Yet its future still is uncertain. Both the Planning Commission and the Board of Supervisors are concerned about traffic in and out of the McCue's driveway, almost opposite The Village Hardware. The Zoning Hearing Board also has some concerns, though it gave conditional approval to the project.

Mr. Tucker says that if he has to take all the actions the Township has asked for, the cost of his investment could triple—and maybe kill the project. These include paving of the barn's parking lot, filing a land development plan and paying a traffic impact fee of about \$112,000. "This is a real sticking point," says Mr. Tucker. The fee is based on the highest possible number of trips the proposed clinic would add to the Township traffic flow.

No matter what the outcome, "we're settled here," says Mrs. McCue. "We deal with tenants and property maintenance every day and we have our household and the business to run. We're going to be here for a while."

Winter 2013

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PAPER SHREDDING EVENT WILL ADD ELECTRONIC RECYCLING IN APRIL

Pencil in Saturday April 20 for the annual document shredding event sponsored by East Brandywine and a number of other local municipalities. The date comes on the final day of 2013's Earth Week celebrations. Current plans are to have electronics recycling run concurrently with the shredding. The 2013 event will be held at a new location, the K-Mart parking lot on Business Route 30. It provides more space than the Ace Hardware lot, site of the event in 2011 and 2012. As it has in the past, DNB First will sponsor the document shredding vehicles. The electronics event is sponsored by Free Geek Penn of Ephrata, Lancaster County. Under this program, items are disassembled for their base parts that then are recycled for other uses. Both events are free to all residents of the participating municipalities. Scouts from Hopewell Troop 8 are expected to help again this year.

Local Soccer Families Helped Equip Kids in a Pottstown PAL

A bunch of youngsters in Pottstown are starting their own soccer program thanks to the efforts of an East Brandywine family, Sara Bacastow and her husband Mark and children Clay and Ashley. Sara Bacastow, an art teacher, wanted to do a soccer fund-raiser to collect new and "gently used" gear for kids who don't have the resources to buy their own. She found a group called Passback that finds teams and organizations in need of equipment they can't afford. Passback directed her to the Pottstown Police Athletic League Youth Program that wanted to start a program for kids but didn't have the funds to get it going.

While doing her research, Mrs. Bacastow teamed up with East Brandywine Youth Athletics (EBYA) where Andre Obendorfer helped her set up a donation day, alerting all EBYA soccer families. And how those families responded. Among the donations: New were 220 jerseys, 200 pairs of socks, 35 balls, 56 pairs of cleats, 30 shin guards and 30 pairs of shorts, along with a stock of those gently-used items. Mrs. Bacastow and her father washed all the used items and they all looked brand new, she says.

Next, she contacted Pottstown PAL and told what she had available. "They were so appreciative of all the donations, they were speechless," Mrs. Bacastow reports.



Exhibiting the donations are, left to right, Kayla Brown, Holly Kennedy, executive director for PAL, and Sarah Bacastow

Emergency Heart Devices Set for Local Parks

A Vital Service We Hope We Never Have to Use

Steve and Christy Silva formally presented six automated external defibrillators (AEDs) to the Township at the Supervisors' November regular meeting. They earlier had promised the life-saving devices in memory of their son Aidan who died inexplicably of sudden cardiac arrest at age 7.

When defibrillation with an AED is administered within three to five minutes of sudden cardiac arrest outside a hospital setting, the survival rate increases from less than 10% to almost 75%, according to the American Heart Association. The units will be placed in common buildings in Community Park, Spatola Park and

Hopewell Field, all in heated enclosures. Those in Community Park will be available 24/7 throughout the year and during the playing seasons in the other two parks.

Once a case is opened, a voice prompts the user through the proper steps for use of the device. But users should have basic training with an AED. "A basic course in the use of the AED is absolutely necessary," says Scott Piersol, the Township Manager and a long-time responder to medical emergencies with the East Brandywine Fire Co. "Any user needs to be able to integrate CPR/rescue breathing for the patient in the resuscitation effort." All Township employees are trained in the use of the equipment.

The Silvas have created a foundation in Aidan's memory and have used contributed funds to sponsor a number of special "runs" and health checks of local school students. Each of the AEDs costs about \$1,500 and the climate-controlled shelters add about \$350 for each installation.

The project is being undertaken with active cooperation of East Brandywine Youth Athletics (EBYA) that supervises organized sporting events in the parks.

Jay Fischer, Chairman of the Board of Supervisors, thanked the Silvas and added that he hopes the devices "will never have to be used" but could be vital in an emergency.



Many were involved in the presentation. Among them, left to right, Steve and Christy Silva, Paul Heinmiller, president of EBYA, Kirk Fuhrman of the Park and Recreation Board, Township Manager Scott Piersol and Sandy Lammey, Chair of the Parks and Recreation Board.

TOWNSHIP BANS OPEN BRUSH BURNING

The open burning of brush and leaves is no longer permitted in East Brandywine. The Township's decision hinges on a state recycling law that prohibits open burning of recyclable materials. Permitting open burning would jeopardize payments to the Township for its recycling efforts (which total between \$24,000 and \$30,000 a year depending on the volume of recycling material residents deposit in their roadside containers and in the containers at the Municipal Complex) and would preclude applying for recycling equipment grants with other neighboring municipalities. The Township runs spring and fall leaf collections at no cost, and offers free curbside chipping with a modest fee for high brush volume. Residents still may get permits for campfires or similar recreational fires.

On the Move

The following transactions took place between early July and early November.

98 Aspen Drive	\$440,000
143 Bolero Drive.....	\$343,000
134 Brookfield Court.....	\$125,000
110 Brookhaven Lane	\$417,000
102 Brookside Drive	\$225,000
339 Brookside Drive	\$197,500
243 North Caldwell Circle	\$255,000
304 North Caldwell Circle	\$306,500
340 South Caldwell Circle	\$395,080
342 South Caldwell Circle	\$405,000
344 South Caldwell Circle	\$451,760
30 Cambridge Court.....	\$174,900
44 Colleen Circle.....	\$706,127
40 Corner Ketch Road	\$158,000
591 Corner Ketch Road	\$250,000
5 Delancey Place.....	\$154,000
499 Dilworth Road	\$216,850
73 Emma Court.....	\$487,229
4 Englerth Lane	\$641,000
10 Gloucester Drive	\$260,000
122 Governors Circle	\$268,900
430 North Guthriesville Road	\$199,900
225 Hadfield Road.....	\$725,000
704 North Haines Court	\$355,000
469 Hallman Court	\$327,500
61 Highspire Road	\$187,000
110 Hilltop Drive	\$182,000
930 Horseshoe Pike	\$520,000
13 Keller Way	\$275,500
129 Lambeth Court	\$215,000
14 Lammey Way	\$470,000
420 Little Washington Road	\$370,000
128 Locust Knoll Road.....	\$292,500
6 McKenzie Place.....	\$152,500
3 East Merion Circle	\$272,500
408 Norland Drive	\$452,000
201 Pinebrooke Circle	\$197,900
578 Prizer Court.....	\$265,000
134 Randolph Drive.....	\$517,885
108 Rebecca Drive	\$504,749
435 Reeds Road	\$420,000
598 Rock Raymond Road	\$250,000
201 Silver Fox Lane	\$459,000
57 Somerset Court.....	\$247,000
26 Wellesley Lane.....	\$390,000
56 Yellowwood Drive	\$202,500
351 Zynn Road.....	\$159,000

Source:
Weichert Realtors, West Chester.

Stauffers Market Waited a Year to Announce Opening

Last fall, a lavish, four-color advertising insert in the *Philadelphia Inquirer* announced the grand opening of Stauffers Market in Downingtown. It turned out that this was a renamed Croppers, a store with more than 50 years of local history.

It also turned out that the grand opening came about a year after the supermarket changed ownership. “If we’d changed the name on Day One, customers would have come in and said ‘Same old, same old,’” explains Paul Stauffer, who acquired the market from AWI, the grocery store cooperative in September 2011. “We wanted to make a lot of changes.” The store continues as a member of the co-op.

And he did make changes. Over the past year, he says, he’s added more than 4,000 new items and made price cuts in more than 3,000. He added new fixtures and rearranged the store layout to place complementary foods closer together. He’s also put a new stress on freshness in both produce and bakery items. There are more free-standing displays, decked in many cases with Thai, British and other specialties.

Not only is the store remade; so is the new owner. In March 2011 he retired after 50-plus years of service at Stauffers of Kissel Hill, a family-owned, Lancaster County business started by his father, Roy M. Stauffer Sr. His father taught him many things, says Mr. Stauffer. He recalls his sister telling him, “our parents taught us how to work but they never taught us how to stop.”

“I was bored,” Mr. Stauffer says. So, within months of retirement he was back at work at a business he loved and knew well. He already had a long association with AWI of Robeson, PA, which acquired Croppers back in 2002. Stauffers of Kissel Hill also was an AWI member, and Paul Stauffer was a member of its board

for 25 years and served on the executive and marketing committees.

So, at age 69, he was back in business. “We were a family of 12 children with a conservative Mennonite background and we were always taught to work. That’s a good fit for retailing.”

For all his affable, homey style (his typical greeting, “Hi, I’m Paul”), Mr. Stauffer is a shrewd operator and he did his homework before making his commitment here, studying every relevant report on the area. Obviously, he knew that Giant Foods wants to build a major supermarket next door but shrugs that off. “There’s always competition,” he says, “and they’re not here yet. They didn’t call and ask me any questions,” he adds with a grin.

Mr. Stauffer lives in Lancaster and has no plans to move. He and his wife have seven children and they want to keep their place as a home no matter how far the kids may roam. His daily commute to Guthriesville is a constant reminder of how beautiful this part of the country is. It also connects him with the Amish and Mennonite farmers whose produce he features in the store. Two of his favorite words when he talks of merchandise are “fresh” and “quality.” Pricing for good value is another repeat phrase. Part of the pricing philosophy is to produce and package his own goods.

The new range of foreign merchandise reflects Mr. Stauffer’s own wanderlust. He’s an inveterate traveler, familiar in particular with many European countries. As for other relaxation, his prime hobby is cooking—“my wife is a great cook but she’d rather do other things”—and gardening is his therapy.

How long will he continue to work? “Forever,” he declares. Then adds, “for a lot of years yet.”

A Rehab for the Ages and a Big Park Addition

To call it a challenge is an understatement. To plan to turn a falling-apart, 18th century mansion into a gracious, livable home is to blend courage, skill, determination, patience and hope.

But that's just what Roger Stone and his fiancée Brey Curley, with a generous assist from his father Charles Stone IV, are going to do.

"Oh, it's going to be so beautiful," says Ms. Curley.

In time.

She estimates that it will take four to five years to restore one wing and a like amount of time to complete the job.

The Stones completed purchase of the property, next door to the Township's planned Bondsville Mill Park, from the Rothman family on December 21st. The Stones now own a 10-acre section of the property and the other 22 acres belong to the Township, which plans to incorporate it into the Bondsville Mill Park.

The mansion, now renamed Hearthstone, has a long and intimate connection to the Stone family. Parts of the original structure date back to 1733 and it reportedly was at one time a stop on the Underground Railroad. In the 19th century James Roberts, an owner of the Bondsville Mill, acquired it and later it came into the hands of Roger Stone's great, great grandfather. He, in turn, gave it to his son Charles Stone III as a wedding gift in 1954. Roger's father recalls living in the home.

In recent years, when the Rothmans owned the property, the main and out-buildings became vacant and fell into disrepair. More recently, the Rothmans went through the early stages of subdividing the land to accommodate a 13-home development but abandoned that plan. Then the

Stones and the Township began negotiations that produced the present result.

The restoration will be done largely as a part-time venture because both of the Stones have demanding day jobs but both have strong restoration skills. Brey Curley, a kindergarten teacher, spends many hours—including vacation time—on the site.

The most immediate job is clearing out the collapsed center of the main building, stabilizing the existing stonework and working on the roof.

Before the job is completed, the family will probably make an investment of around \$500,000, Roger Stone told the *Daily Local News*.



Brey Curley says many "artifacts" have been uncovered as the clean-up goes on. One surprise: a piano that had tumbled to a basement after a floor collapsed.



The left hand section of the building will be restored first to provide living accommodations for Roger Stone and Brey Curley. The whole job could take as long as 10 years.

MARK YOUR CALENDAR

March 10, 2:00 p.m.

The Park & Rec Board has scheduled a presentation by the Southeast Pennsylvania Lyme Disease Association. The presentation will be held in the Township Meeting Hall, 1214 Horseshoe Pike.

May 13. Park & Rec will hold its annual "Fore the Park" Golf Outing at the Coatesville Country Club. Lunch, dinner and prizes with a noon shotgun start. Contact Bob Smedley at (610) 888-3165 or David Summers at dsummers426@comcast.net. The Board needs golfers and sponsors.



The well-lighted Christmas spirit is alive and well at 490 Hopewell Road.

Neighbors Support Christmas Light Display

One of the Township's landmark holiday events is the illumination of the Christmas lights at Steve Sarmento's home on Hopewell Road, just west of the junction with Corner Ketch Road. The scores of ornaments are a real traffic stopper. In mid-December, Mr. Sarmento had some visitors. "A man with four or five kids handed me some home-made cards and an envelope," he said. "They wanted to thank me for the lights

and when I opened the envelope I was shocked by the sum." The message said only "from the families of Hopewell" and it was to help pay the electricity bill. "It is so touching when people show their kindness," said Mr. Sarmento. "I'd like to thank them and all the other people who leave cards and gifts. I enjoy putting up the lights and when people are kind in return it is heart warming."

1214 Horseshoe Pike
Downingtown, PA 19335-1153

THE Milemarker

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