

Homeowners with Expansion Plans Face New Water Quality Guidelines

A NEW MOVE TO IMPROVE LOCAL AND REGIONAL WATER QUALITY by dealing more efficiently with stormwater runoff goes into effect Jan. 2, 2014.

Homeowners may have to take new steps to control runoff if they are adding structures or otherwise adding to impervious surface on their properties. This could mean creating a new rain garden—in effect a small detention basin containing water-loving plants—or digging an infiltration trench and filling it with stone. Each approach is designed to filter pollutants in the water before they seep into the soil. The Township plans to provide homeowners, or contractors they may hire, with clear and simple guidance on how to meet the new rules.

A new ordinance calls for action if the impervious surface added covers 500 or more square feet for a property of one acre or less; 700 sq. ft. or more for properties of one to two acres; and 1,000 sq. ft. for those of more than two acres. Among the activities affected are building an addition, adding a swimming pool, patio or deck and putting in a new or extended driveway.

The new ordinance also will cover “earth disturbance,” which is the amount of ground that has to be torn up or otherwise affected by the work related to the construction of a building, addition, new patio and so on. For one acre or less, the limit on disturbance is 1,000 sq. ft. of land; for one to two acres, 2,500 sq. ft.; and for more than two acres, 5,000 sq. ft.

The size of the new rain garden or filtration trench will depend on the amount of new impervious surface and of earth disturbance.

All of the square footage limits apply to the property itself. Thus, for example, if the owner of a one-acre property added a shed or patio of only 300 sq. ft. and then sold the property, the new owner would

have to take action under the ordinance if he or she added further impervious surface of 200 sq. ft. or more.

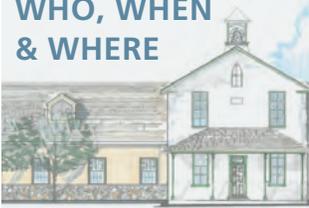
The Federal Environmental Protection Agency launched this effort to better control the impact of polluted runoff into the soil. Its mandate was passed to the states, and the Pennsylvania Department of Environmental Protection (PA DEP)

continued on page 3



Rain gardens use water-loving plants to improve water quality. The plants and soil absorb pollutants carried by stormwater, rather than allowing the water to run off into our streams. Photo courtesy of Minnehaha Creek Watershed District, City of Burnsville, and Barr Engineering Company.

WHO, WHEN & WHERE



Township Board of Supervisors

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

Township Public Meetings

MEETINGS HELD AT TOWNSHIP BUILDING

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.

HISTORICAL COMMISSION

Second Wednesday at 7:30 p.m.

OPEN SPACE COMMITTEE

Second Monday at 7:30 p.m.

ORDINANCE TASK FORCE

Third Thursday at 7:30 p.m.

PARK AND RECREATION BOARD

First Monday at 7:30 p.m.

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

EBYA www.ebya.org
DARC www.darcinfo.com
PARK AND RECREATION BOARD EMAIL
parkandrec@ebrandywine.org

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 Department
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

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

FAQ: Help from the Building Inspector? Maintaining Private Streets? Lights on the Ball Field?

FOR THE CONVENIENCE OF OUR RESIDENTS AND BUSINESSES, the Township has a **Frequently Asked Questions** section on its website: www.ebrandywine.org. The Township has recently added three questions to this section. For more detailed answers, please visit the website's FAQ.

Q: Why can't the Township's Building Inspector force my home builder or remodeling contractor to do the job right?

A: The Township's Building Inspector enforces the building code—the Uniform Construction Code—adopted and amended by the Commonwealth of Pennsylvania. The purpose of the Code is to establish minimum requirements to safeguard the public safety, health and general welfare. The Code does not cover, nor does the Township have legal authority over non-life safety issues such as construction defects or quality of the job. Examples are poorly aligned drywall seams covered by excessive spackling, which eventually cracks; poor application of grouting for countertops, backsplashes and showers; flooring which has a “bouncing” feel and squeaks; exterior siding with a “wavy” appearance; poor installation of window and door trim. Only the homeowner has the ability to compel the building contractor to correct issues related to the quality of the workmanship by withholding final payment, pursuing warranty claims, or legal remedies.

Q: Why doesn't the Township plow my street in the winter? The Township plows my friend's street nearby. Isn't that what my taxes are for?

A: There are approximately 71 miles of roadways in East Brandywine Township. 22 miles are owned by the Commonwealth and maintained

by PennDOT. 35 miles are owned and maintained by the Township; 14 miles are privately owned in housing developments, maintained either by a homeowners' association, or by the developer during construction.

The developer of a new housing project makes the choice whether the streets will be privately owned and maintained, or will eventually be offered for dedication to the Township once the project nears completion. If the developer desires that the streets be owned and maintained by the Township, construction must be in accordance with the standards specified in our land use regulations.

Your total property tax bill of 34.095 mills also includes County and School taxes. Your Township property tax is 2.75%, or 8% of your real estate tax, which funds Township services such as police and public safety, building inspection, planning and zoning, and administration. Roadway maintenance accounts for only 5.5% of the Township's General Fund budget.

Q: Why don't the ball fields at the Community Park have lights so the kids can play at night?

A: In 1989, the Brown family sold 31 acres of their Dilworth Road farm to East Brandywine Township. Their desire was to preserve the natural, open space, agricultural and scenic resources of the property, and provide for public use of portions of the property for outdoor recreational activities. The uses of the property, now known as the East Brandywine Township Community Park, are, per the wishes of the Brown family, subject to the terms of a conservation easement, held in perpetuity by the Brandywine Conservancy. The terms of the easement prohibit the installation of field lighting and loudspeaker equipment.

New Water Guidelines

continued from page 1

took over here. In turn, PA DEP last summer approved a model ordinance drawn up by the Chester County Water Resources Authority that any municipality can follow. It is the model that East Brandywine will use to create its own ordinance late this year. It will meet the Jan. 2 deadline.

Township Manager Scott Piersol and Roadmaster Matthew Van Lew have been closely involved in developing the local ordinance for more than two years. They've had expert advice from April M. Barkasi, an environmental engineer with the Cedarville Engineering Group in North Coventry. She was hired last year as a Township consultant on the project and has worked with the Chester County WRA. In preparing the new ordinance, the goal has been "to make this as simple and easy to understand as possible for our residents," said Mr. Piersol.

Politicos Out in Force for New Park Dedication



The official ribbon cutting with State Senator Andy Dinniman holding the cut ribbon aloft.

POLITICIANS WERE OUT IN FORCE TO HELP AT THE GROUNDBREAKING CEREMONY for **The Helen and Robert Whittaker Memorial Trailhead Park** at Creek and Dowlin Forge Roads on Aug. 6. Their common theme: preserving open space is a very good thing.

East Brandywine Board of Supervisors' Chairman **Jay Fischer** noted that while the idea is good it takes a lot of time and work to make it happen. Even after residents here voted heavily in favor of a special earned income tax to help finance open space conservation, "we found it very difficult to get landowners to give up some control of land in perpetuity," Mr. Fischer told the 100 or so guests on hand for the ceremony. "It takes support from all levels of government."

That's just what Dr. Richard Whittaker, whose parents will be memorialized in the park, managed to do.

From the federal level, there was Congressman **Jim Gerlach**. From the state level, Senators **John Rafferty** and **Andy Dinniman**. From the county level, Chester County Commissioner **Ryan Costello**. And from the Township level, Chairman Fischer.

The one-acre park is part of a 16-acre parcel between Creek Road and the East Branch of the Brandywine River that the Township bought outright from Dr. Whittaker and his family in 2009. In addition, the Whittakers agreed to a 60-acre conservation easement on the section of their 180-acre White Acres Farm that fronts on to Creek Road.

The Whittaker family has committed to create a new recreation area with walkways, benches, plantings and explanatory plaques. Dr. Whittaker told the assembled group that the medical supply company Zimmer of Indiana has pledged \$25,000 towards the cost of the new venture. A representative of the Columbia Gas Transmission, Inc. also presented a check for \$25,000.



Board of Supervisors Chairman Jay Fischer addresses the audience at the post-ribbon-cutting ceremony. Chester County Commissioner Ryan Costello stands behind him. Congressman Jim Gerlach is to Mr. Costello's left.

One Concept May Get Legs; Another Holds Promise

TOWNSHIP OFFICIALS ARE TALKING TO A MAJOR DEVELOPER about turning the Village of Guthriesville master plan from an idea into a reality, and considering ideas to blend history and commerce in the restoration of the Bondsville Mill Park.

A nationally-known developer, Arcadia Land Co., based in Narbeth, PA, is “very interested in getting involved” in the Guthriesville project, says the company president, Jason Duckworth. The plan calls for putting together an expanded community center of businesses and homes that would become the core of a revitalized Village. Arcadia says its single founding purpose, in 1997, was and remains “to create walkable neighborhoods in harmony with nature.”

Thomas Comitta, principal of Thomas Comitta Associates in West Chester, who developed the plan, joined Mr. Duckworth in September and talked to homeowners in the Village. “At this point we have no land under agreement of sale,” Mr. Duckworth told the Milemarker, but indicated he will proceed to seek parcels of land. But he noted that implementing a plan of this scope has complications, adding “the devil is in the details.” These details include environmental concerns, dealing with utilities and the permitting process.

He offers a scenario like this. If he secures enough property rights to implement the plan, then his firm would grade the land, build roads and find the best builders to put up homes in line with Arcadia designs. Concurrently, his firm will evaluate the type of commercial activity that meets the plan’s goals. “We’re not interested in convenience stores,” he adds.

He expects commercial activity to be concentrated on Horseshoe Pike and

Bondsville Road. Locations have to be highly visible and easily accessible, he says.

How many businesses set up shop will depend on how well “a trading area” develops in and around the village.

Mr. Duckworth estimates that if he secures enough land rights to go ahead with the plan, it would take about one to two years before any residential or commercial construction can begin.

The Delaware Valley Smart Growth Alliance has singled out Arcadia Land on three occasions with praise for its developments—more than any other firm. Mr. Duckworth has a degree in urban studies from Princeton University and one in geography from Oxford University. His wife Angela, an associate professor of psychology at University of Pennsylvania, learned in September that she won a prestigious McArthur “genius” fellowship, one of 24 nationally.

In the Bondsville Mill matter, Charles “Rocky” Stone IV who, with his family, is restoring the 280-year-old Hearthstone mansion on the property next to the Bondsville Mill Park, has approached the Township about rehabbing one of the mill’s old structures. His thought is that at some time in the future he might move the restoration business he and his son Roger run in Elverson to the renovated building.

“There is some preliminary thought of using some of the existing structures for some kind of industry,” Mr. Stone says. “The concept is to come up with an overall plan that keeps passive recreation in place and creates an income base to offset the expenses of upkeep and utilities.” One idea would be “to create a facility that allows woodworkers of various focus to form a cooperative. Examples may include



This is one Bondsville Mill Park building that would be rehabbed under Mr. Stone’s plan.

a woodturner, instrument, cabinet and furniture makers, and possibly a teaching center.”

Mr. Stone says his current interest is to help stabilize and preserve the mill buildings. “The motive is simply to help improve the mill site and provide the local community with walking trails and access to some of the history of the mill site.”

The concept of a public-private operation is not new. In this area, for example, the historic Mill at Anselma in Chester Springs operates under such an operation with both public and private interests maintaining the Anselma Preservation and Educational Trust. The Mill, in addition to educational tours of the property, has a visitors’ center that includes a gift shop and runs the Anselma Artisans’ Market, offering fresh local produce for sale.

The Township has filed an application with the IRS to create a 501 (c) (3) charitable trust, to be known as the East Brandywine Foundation. It would be used to raise funds to help restore the Bondsville Mill Park, among other recreational activities. In any public-private deal, the Township would be able to mix historic and commercial operations and seek financial support for both. David Kirkner, Chairman of the Bondsville Mill Park Committee, says he hopes the IRS will act by January, 2014 at the latest.

Community Day Crowds Enjoy Top Entertainment, Great Weather

AUGUST 24 WAS A DAY TO REMEMBER—"a really wonderful day for our community," as a member of the Park and Recreation Board called it. All day long the sun shone on this year's Park & Rec Community Day in the Park to the enjoyment of some 1,200-plus visitors. They came to a party full of entertainment, surprises and pageantry. There were clowns, bagpipers, hay rides and pony rides, fire equipment displays, face painting and tattoos, moon bounces, magic

shows, an earthbound helicopter and, as a finale, a hot air balloon that soared up, up and away and, in the words of one of the launchers, probably landed "somewhere over there," pointing to the south.

The competition to sing the national anthem at the opening ceremony was won by a mother-daughter team, Nicole (mother) and Katie Detwiler. As they sang and the flag flew in a light wind, reenactors representing the 11th Pennsylvania Cavalry Company "B" reined in their horses nearby. The group carried a replica of the American flag from 1861, honoring those who fought and died in the War Between the States.

There were more than 100 exhibitors at the event including vendors, crafters, food outlets and displays of antique cars and trucks, more than 40 of them along with three antique carriages. Local businesses donated prizes for a number of exhibits and games.

The balloon take-off, long promised at previous Community Days but cancelled because of unfavorable weather, went off smoothly. It was staged by the hot air balloon company Air Ventures. Next year's event is scheduled for August 23. Mark your calendar.



Clockwise from bottom left:

Setup time before the big crowds arrived.

Members of 11th Pennsylvania Cavalry Company B ride in to the opening ceremony.

The mother-daughter team of Nicole and Katie Detwiler sing the national anthem. They won a competition to be the chosen singers.

As a finale to the day, a balloon readies for takeoff from the park.

HISTORICAL COMMISSION PLANS 2014 LECTURES

The East Brandywine Historical Commission has set its spring lecture schedule. All meetings will run from 3:30 to about 5:00 p.m.

Feb. 23

Downingtown Industrial and Agricultural School (Township Building)

Did you know that the location of the Delaware County Community College on Horseshoe Pike once was a trade school, founded in 1905, for African-American students from Philadelphia and was modeled after the Tuskegee Institute?

March 30

The Bondsville Mill (Township Building)

Hear about the mill that produced "Kentucky Jeans," the Levi Strauss of the early 1800s, and later produced automobile upholstery. You'll find out about the mill where everyone knew each other and time was marked by the company whistle.

April 27

East Brandywine Baptist Church (At the church)

You may be familiar with the modern church building on Horseshoe Pike that was built in 1968, but the original church was established in 1843 at the corner of Horseshoe Pike and Corner Ketch Rd. See pictures and artifacts from the original church and visit the new one.

Police Nab Gunmen Holding Up Pharmacy

A FAST 911 CALL BY A PASSERBY and swift police action led to the capture of two men who'd just pulled an armed robbery at the Medicine Shoppe in Guthriesville on July 8.

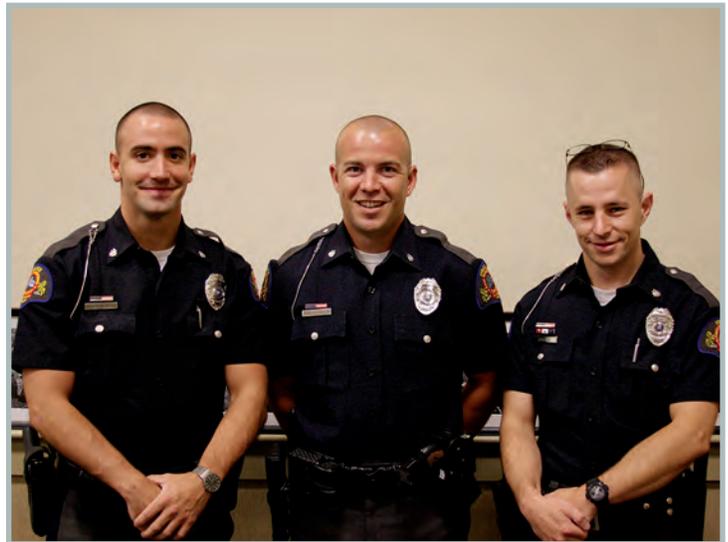
Chief Mark Kocsi of the East Brandywine Township Police Department presented valor commendations to the two responding officers at the August 21 Board of Supervisors meeting. In his 11 years here, Chief Kocsi has presented only one other valor commendation.

Officers Jeremy Lanza and Beau Shephard, alerted by the 911 call, confronted the two armed suspects as they were leaving the store. The suspects took off running. Officer Lanza tackled one suspect in the middle of Route 322, and detained him. Officer Shephard stopped the other man at gunpoint on Hopewell Road.

The woman who alerted the police—who does not want to be identified—made her call after she saw two men wearing hooded sweatshirts and latex gloves heading into the store. They forced their way behind the drug counter, pushed handguns into the back of the manager, Elaine Campbell, and two other employees, made threats to kill them and demanded drugs and money. After getting the cash and drugs, they forced the employees into a closet and left—to be met by the police officers.

The officers recovered all the stolen cash and drugs, two handguns and masks.

Background checks revealed that both suspects are career criminals out of the State of Delaware and have extensive criminal histories, Chief Kocsi reported.



Officers Lanza, Shephard and Orris at the presentation ceremony.

In addition to citing the two officers for their "exemplary and courageous" behavior, Chief Kocsi also praised the woman who made the 911 call and Elaine Campbell for her "calmness" under extreme stress.

At the same Board of Supervisors meeting, Chief Kocsi presented a unit commendation to Officer Daniel Orris, the lead officer in an "exhausting" six-month drug investigation. It involved surveillance, trash pulls and cooperation with a number of other law enforcement agencies. Eventually, Officer Orris won warrants from the Chester County District Attorney's Office, to arrest three suspects who were charged with various violations of the drug laws, including making and delivering illegal drugs.

The three were living in a second floor apartment on Horseshoe Pike. Police launched the investigation after noticing increased vehicle traffic and other suspicious activities at the apartment address.

Fall 2013
Volume 20, Number 4

Editor
George Holmes

Design
Nina Pringle

Send community news to:
Mary Beth Smedley
1214 Horseshoe Pike
Downingtown, PA 19335-1153
marybeth@brandywine.org

Goodbye Food Bank, Welcome Kimberton Whole Foods

THE CHESTER COUNTY FOOD BANK which arrived here three years ago and took up residence in the warehouse next to the municipal building has moved on to a four times larger facility in Eagleview Corporate Center.

The vacated building didn't stay empty for long. Kimberton Whole Foods, which operates four stores, a café and a warehouse in the area, has already moved in. Ezra Brett, Kimberton director of operations, explains why the company decided to come here.

"Firstly, it is much closer to our stores than our previous warehouse in Leola," he says. "Secondly, the fact that the facility has a certified kitchen made it ideal for our future commissary kitchen plans. Lastly, the timing worked out perfectly." Kimberton has a good relationship with the Food Bank so the move out for one and the move in for the other worked very smoothly.

The Leola warehouse is closing. About six to eight people will be employed in the East Brandywine facility that will be used as a distribution center for the company's stores and as a commissary kitchen for freshly-prepared food for the stores.

The Chester County Food Bank moved to Eagleview because it had run out of space. "We seriously outgrew our facility, limiting the amount of food we can accept, manage and distribute," says Larry Welsch, executive director of CCFB. "We've had to decline large donations of food from various vendors because of inadequate refrigeration and warehouse space. This food could have been distributed to needy families in our community." There also was a shortage of parking space for the many Food Bank volunteers, too little meeting space for students and interns and no opportunity to develop new programs, such as the nutrition education program which prepares and distributes large amounts of perishable fresh fruits and vegetables.

The East Brandywine facility has 9,600 sq. ft. and 14 parking spaces. The Eagleview property

has 36,000 sq. ft. and 57 parking spaces. It's a sad commentary on the times that the need for the Food Bank is greater now than it's ever been. Asked to comment on the votes by Chester County Congressmen to cut back financing for food stamps drastically, Mr. Welsch comments:

"I have been involved in food banking for 11 years and these are the most devastating cuts I have ever seen. These cuts will result in millions of meals lost in Pennsylvania alone."

But he remains optimistic about the Food Bank's future. "The one encouraging thing in all this is the community we live in. Last year, in spite of the fact government support dropped 60%, our overall distribution was up 21%. It grew because we have a great community that always comes through for people in need. With the Food Bank's more than 4,000 volunteers, it really is a grass roots effort."

Park Pavilion Opened

A WELCOMING CROWD TURNED OUT for the official opening of the newest pavilion in Phase III of the Community Park. The new facility, located between the two baseball fields at the north end of the park, was largely financed by **Dallas and Di Krapf**. Speakers acknowledged the on-going support Mr. & Mrs. Krapf, and other members of the Krapf family, have provided for a variety of park projects over many years.



Above: Dallas and Di Krapf were on hand for the opening ceremony. Left: State Representative Becky Corbin and others spoke of the importance of the park and its new facility for the community.

EBYA Baseball 10Us Are State Champs Again

THE BASEBALL HEROES DID IT AGAIN and were honored for their achievement by the Board of Supervisors. For the second year in a row the EBYA 10U All Star Baseball Team won the Cal Ripkin Pennsylvania State championship. Moreover, the boys also were 2013 District 6 champions.

The team represented East Brandywine in the Mid Atlantic Regional Tournament in Albany, NY, and reached the championship game but fell just short of a final win.

Overall, the team had a 14-1 record for the season.

The players are: **Tristan Ament, Chad Britt, Jude DiMedio, Nathan DiRocco, Zachary Hoertz, Louis Lombardi, Jack McKinney, Spencer Mochulski, Chase Readon, Cole Rupp, Cameron Trego and Lonnie White.** The manager is **Dennis Reardon** and the coaches are **Todd Rupp, Stephen Mochulski, Buddy Trego and Sean McKinney.** Township Manager **Scott Piersol** presented certificates to all the winning players.



Players and coaches were honored at the Supervisors' meeting.