

The Milemarker

EAST BRANDYWINE TOWNSHIP

Who'd Ever Guess that 1,100 Students Attend this Well-Hidden College



Many local residents have never seen the commanding entrance to the Downingtown campus of the Delaware County Community College.

We take a look at some of the entrances and doors across the Township, some very old, some very new, in this issue. One that's unfamiliar to most people hereabouts, shown here, is the imposing approach to the Downingtown campus of the Delaware County Community College, a regular gateway for some 1,100 students and dozens

of faculty. For most travelers on Horseshoe Pike, this thriving facility is identified by two signs and little more. But since it opened six years ago, the campus has become a hub of activity, offering associate degrees in arts, science and applied science.

Most students come from Chester County's three largest school districts—Downing-

town, Coatesville and West Chester—and stay for two years before transferring to a four-year college or university. Dr. Mary Jo Boyer, DCCC's vice president for Chester County, says the most popular majors are liberal arts, business and education. Other courses cover behavioral science, communication arts and science for health professionals.

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On the Move

Guthriesville Developments *The Wawa Standoff Continues*

In a lengthy Feb. 5 meeting in the municipal building, representatives of Wawa and of those who want to preserve the old General Store building (a.k.a. Mama Lena's) failed to agree on almost all counts.

Attorneys for Wawa laid out a detailed plan on how to proceed (e-mailed to all attendees at 10:30 p.m. Feb. 4). In a long laundry list of conditions, among other things the plan calls for any buyer of the general store to make various major financial commitments, for the Township to give help in moving the subdivision plan along and for the Inslee family, who

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WHO, WHEN AND WHERE

Township Board of Supervisors

CHAIRMAN
Hudson L. Voltz, Esq.
VICE CHAIRMAN
David A. Kirkner, CPA
MEMBER
Jay G. Fischer, Esq.

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.

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.

Township Meetings held at the Township Building, 1214 Horseshoe Pike

Important Numbers

Fire and Ambulance 911
Police (emergency) 911
Police (non-emergency)..... 383-7000
Police Administration 269-4300
Township Administration .. 269-8230

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

Telephone Staff Directory

Tax Collector, Patti Piersol
Home Office (610) 269-4054
Weekdays 9 a.m. to 5 p.m.
For all other staff members, call 269-8230 and press the extension.
200 Norann King, Building Dept.
201 Mary Beth Smedley, Secretary/Treasurer
203 Scott Piersol, Twp. Manager/ EMC and Fire Marshal
204 Matthew Van Lew, Roadmaster
100 Police Administration

Web Addresses

TOWNSHIP
www.ebrandywine.org
POLICE
www.brandywineregional.org

Upcoming Township Events

- JUNE 8 Kids' Day Festival** in the Township Community Park, sponsored by the East Brandywine Fire Co.
- MAY 21 Annual Golf Outing** at Honey Brook Golf Club.
- JUNE 22 Family Day in the Park** in the Township Community Park on Dilworth Road

RESEATING THE TOP PEOPLE

Hudson L. Voltz moved from vice chairman to chairman at the Board of Supervisors' January reorganization meeting. He succeeds Jay G. Fischer, who continues as a member of the board. David A. Kirkner, the third member of the board, was elected vice chairman.

Mr. Fischer was reelected to the board for a six-year term last November.



In 2007, the first ever Kids' Day Festival in East Brandywine Community Park was a major success, attracting more than 550 children. Total attendance came to well over 1,000. The Fire Company says it plans an even more spectacular blowout this year.

Wawa

Continued from page 1

own the next door building, to move the building and create access to Horseshoe Pike through the space opened up by its removal. In the event that no buyer comes forward (and the plan called for all marketing and sales efforts to end Feb. 29), Wawa agreed to preserve historic elements of the building before demolition.

The meeting brought together attorneys for Wawa and the owner of the building, representatives of various historical preservation groups (including the Township's Historical Commission), Pennsylvania Department of Transportation, the Army Corps of Engineers (because the project

involves moving a stream) and the Township.

Members of the Board of Supervisors, meeting two days later, were cool to the Wawa presentation. They asked Township Manager Scott Piersol to advise the Corps of Engineers (which has overall jurisdiction on the whole project) that any marketing effort should extend for at least 100 days, that Wawa provide a plan for shared parking for any buyer of the General Store building and that potential buyer's financial commitments be modified.

Discussion of the Guthriesville Master Plan continues. The proposed half loop road behind the main part of the Village has been changed to become an extension of East Reeceville Road and would join

up with Horseshoe Pike near the Wright Agency. Such a routing is expected to draw a lot of eastbound traffic from the west and the Applecross development away from Horseshoe Pike as it runs through the Village. The Township is seeking county input on the plan since the new road would have to cross a swath of wetlands.

Plans for the proposed office building between Brandywine Living and the Guthriesville Plaza have been withdrawn.

The owner of the two dwellings opposite the General Store building has been doing extensive work to deal with significant foundation damage on both buildings. The owner has not told the Township about any long-term plans for the homes.

Delaware County Community College

Continued from page 1

“Non-credit and community educational programs also are offered as well as certificates for personal growth and professional development,” Dr. Boyer reports.

There are 14 full-time and about 90 part-time faculty at the East Brandywine location or the Exton Center in East Whiteland. DCCC also has a site at Chester County Hospital and will open a Technical College High School in West Grove this fall.

Enrollment at the Downingtown campus is increasing by 6% to 8% each semester.

When the East Brandywine campus opened in July 2002 it took over the site of the former Downingtown Industrial and Agricultural School that closed a few years earlier. Most campus buildings were new; some existing ones went through major renovation.

The former school opened in 1904 with 30 students. Barbara Paul, in her History of East Brandywine Township, recorded that the goal was “to raise the educational and economic levels of black youth by teaching farming and related subjects in a residential setting.” Although the school prospered in its earlier years, it eventually ceased to draw enough students or funds.

Subdivision Entrances

ONCE UPON A TIME when a subdivision was built the developer just joined interior roads to existing external roads and that was that. Not any more. Now new subdivisions come with their own declarative entrances.

Consider the major gateway on Bollinger Road to the new **Applecross County Club** (below, left), the Township’s single biggest development that will be home to an 18-hole golf course and about 650 homes (closer to 1,000 when it expands to adjacent land in West Brandywine). By comparison, the formal entrance on Little Washington Road to **Hideaway** (below, right), a development of about 150 homes, is pretty modest.



Major Payoff from Recycling

OLD BEN FRANKLIN NOTED THAT A PENNY SAVED IS a penny earned. Today, he could say that a bottle, can or newspaper recycled is big bucks earned. And when it comes to recycling East Brandywine does a pretty good job, but our residents and businesses could do more. All cash raised from recycling goes to pay for curbside pickup and helps keep residents’ trash bills lower than they otherwise would be. Moreover, more recycling means less material that has to go to the landfill with more savings that help control the trash bill. The Township pays for every ton of material deposited at the landfill.

Yet another benefit is that the more the Township recycles, the bigger the grant it gets from the state for being a good citizen. In 2005 (the most recent year for which grant funds have been received), the state sent East Brandywine \$35,578 for its recycling efforts—money to offset curbside pickup costs.

Pennsylvanians as a whole are model recycling citizens. The state reported that they set a record in 2005 when their separating bottles, cans and papers from regular trash kept 4.86 million tons of waste out of landfills, saving \$263 million in disposal costs. A believe-it-or-not statistic added by the state:

Newspapers, phone books, office paper, cardboard and mixed paper recycled saved the equivalent of 78 million tree seedlings grown for 10 years.

For full details on recycling, check the Township web site, ebrandywine.org.

AN ETHICIST’S GUIDE TO RECYCLING

No matter how many campaigns there are to encourage recycling, some slobos still toss trash out of their car windows or otherwise junk it without thinking of the consequences. Here are a few facts to consider about the lifetime of junk:

Paper bag	One month
Cigarette butt	Up to 5 years
Leather shoe	45 years
Aluminum cans.....	200-500 years
Plastic bottle	430 years
Disposable diaper..	550 years
Glass bottle or polystyrene container	1 million years

Source: American Rivers/PA Township News

MANAGING WATER ON YOUR PROPERTY

THE TOWNSHIP HAS A demonstration project on how best to deal with stormwater on your property, whether it’s a multi-acre development or a regular back yard. These Best Management Practices, which include rain gardens, infiltration areas and natural swales, will be featured in the summer newsletter. In the meantime, contact the Township for more information.

Horseshoe Pike Gem

TAKE A LONG look at the Lewis Righter house on Horseshoe Pike and you see an architectural transformation of the first order. Seeing is believing, as these two pictures show. The one (right) shows today's building with its elegant stone exterior, red metal roof complete with dormer windows and a beautiful Adamesque doorway—a variation of the classic Adam style. The other (below) shows the



building as it was, an undistinguished stucco-covered home with a bland front door opening to a porch swept away in the remodeling.

The house is named after one of its earliest owners, a blacksmith.

The transformation is the work of Patrick Szustak, the architect who now uses the lower two floors for his offices (the upper floors have been converted to a studio apartment). When he wanted to move from his Eagle office he was looking for a fixer-upper—and he certainly found one. The building, whose origins date back to 1826, was a mess. But Mr. Szustak saw the potential and went to work on the redesign, which called for stripping away the exterior to reveal the basic stone, repointing, replacing the rear with a new section of matching stonework, creating the apartment, a major effort to direct rainfall and underground



water away from the structure and lowering of the below-ground level floor to accommodate his studio (a reception area and conference area are on the ground floor).

Throughout, Mr. Szustak paid scrupulous attention to detail, recreating an authentic 19th century ambience. Because the site is so small, every nook and cranny is put to work as a cupboard, a desk space or an area for carefully-concealed 21st century necessities—computers, circuit breakers and the like.

This is the architect's second significant East Brandywine venture. The other is design of the new Township municipal complex. So different are they in size and scope, it's hard to believe they are the work of the same hand.

Protecting History in the Township

By John Black, chairman Township Historical Commission

In October 2007, a new ordinance was passed which will help protect the historic resources in our Township. Historic resources consist mostly of the Township's farmhouses, but can be other structures like barns, industrial buildings, or bridges. A structure must be at least 50 years old to be considered as a potential historic resource. The structure must also meet federal, state or local guidelines to establish its historical significance.

Under the Township's new ordinance, developers are required to consider and mitigate any adverse effects their development may have on historic resources located on or within 300 feet of their proposed development. This can mean providing landscape screening to reduce the visual impact of the new development and/or designing the new development to blend with the historic structure.

"...because once a historic resource is gone, it's gone forever."

The new ordinance also requires that an owner at least consider possible alternatives before demolishing a historic resource. The old ordinance granted a demolition permit to anyone who applied for one. This change encourages owners to at least think about financially attractive alternatives to demolition of their historic structure. If there are no viable alternatives, a demolition permit will still be issued.

The Historical Commission worked hard on this new ordinance for nearly three years, and provided input to the Township's Ordinance Task Force. It considered many comments from sources within the Township and outside. The new ordinance attempts to balance a property owner's rights and sensitivity for our Township's rich history. Many Township residents say they moved here because of the Township's rural character. The new ordinance can help protect that character, because once a historic resource is gone, it's gone forever.

CORRECTION

In the fall *Milemarker*, we mistakenly identified structures built since 1957 as those that may be affected by the revised historic resource ordinance. Owners of such properties, rest at ease; we should have said before 1957. Also, the story said residents of Guthriesville earlier in 2007 rejected a move to have the village certified as an historic district. The vote was by property owners, not residents. Apologies.

Contrasts in Style

THE DOORWAYS OF TWO East Brandywine churches with long histories. The door of the **Hopewell United Methodist Church** (below, left), with its surrounding stonework, has solidity and sense of permanence. The first services in this building were held Sept. 20, 1914. The first Hopewell Methodist church was built around 1800 and a second in 1843. But the needs of a growing congregation called for more space, leading to construction of the present building. Since 1914 the church has expanded through a number of additions.

Perhaps as befits its age, the door of the **East Brandywine Baptist Church** (below, right) first opened to worshippers in 1968, has a lighter, contemporary feel. The Baptists also have a long local history. Their first services were held in an open field at the corner of Horseshoe Pike and Corner Ketch Road in the early 1840s. Soon a first church was constructed and over the following years the congregation had its ups and downs. In the 1960s, the church felt ready for a new building and the present structure arose not far from the original. The church was dedicated in 1968, the 125th anniversary of that first sermon in the field.



DOG LICENSES AND DOG LAWS

CHESTER COUNTY TREASURER ALAN J. RANDZIN wants to remind dog owners that any dog three months of age or older must be licensed. Dogs and cats aged three months or older must have a current rabies vaccination.

Dog licenses are available from the treasurer's office; outside agents are listed on www.Chesco.org. Seniors or people with disabilities get a break on price for a license. The County also offers the option of getting a lifetime license; **for information call 610-344-6371.**

Eloquent Thank You from the Heart

WHEN PEOPLE OF GOOD WILL IN EAST Brandywine and surrounding communities last fall planned Operation Christmas Package to send gifts and cards to troops in Iraq, a thank-you note was the last thing on their minds. But one warm message of thanks came from the Board of Supervisors. A special tip of the hat went to Sandy Moser, who coordinated the East Brandywine effort, and to Barbara Lammey and the entire Lammey family, to Patty Castaldi, Norma and Bud Koth, and Katie, Melissa and Cathy Collins.

The most heartfelt thank you came from Capt. Markus Hannan, a helicopter pilot in the U.S. Navy from Pensacola, FL, married with three daughters ages 16, 19 and 21. He wrote from his operating base near Tikrit, some 100 miles from Baghdad. "Lord knows, I long to be with my family tonight," he said, "to share lengthy embraces and enjoy the festivities of the holiday season. But this year I volunteered to stand to the watch. It is my duty. It is my calling."

He talked of some of the hardships of his post and of the work his group performs. Then he addressed the gifts and cards. "The young men and women you have touched with your cards will never come to know you. But I understand it isn't recognition you seek. In what can be a very tense, laborious and sometimes traumatic environment, you can rest assured that some soldier, sailor, Marine or airman is happier due to your kindness. There are no words to describe the sense of strength and worth a military service member gets from the support of fellow Americans just like you. Love is expected from those you know and love. But unfeigned appreciation from someone you don't know is special indeed." A complete copy of his letter is posted on the Township website.

Be Sure Not to Pay Tax Twice

East Brandywine Township's tax and fee bill went in the mail in early February; if you didn't receive one, contact Tax Collector Patti Piersol at (610) 269-4054.

Mrs. Piersol reminds taxpayers who have escrow accounts with a mortgage company to send a copy of the tax bill to the mortgage company. The Township mails bills only to residents. However, Berkheimer Outsourcing, which prints the bills and processes most of the payments, does send tax due statements to some mortgage companies. So check with your mortgage company before writing a check to be sure it hasn't already paid the bill.

Mrs. Piersol schedules office hours in the Township building in the last two weeks of the discount period, the weeks of March 24 and 31. Any questions, give her a call.

New Village Hardware Is a Real Family Affair

FRIDAY, DEC. 21, WAS A good day for last-minute Christmas shopping: partly sunny with the temperature just about 40 degrees. Joe Kilgarif and his son Brian went shopping that day, okay, but not for any ordinary gift. They wanted to buy the Brandywine Country Living Agway store in Guthriesville.

Their approach was straightforward. They went into the store, asked to talk to the owner and told him they'd like to buy him out. It's almost as if the owner, Karl Kotanchik, was waiting for them. He told the Kilgarifs that he'd been thinking of quitting the business and returning to his ancestral home in Ukraine. He'd recently qualified to teach English as a second language and hoped to join the faculty of a Ukrainian university in September.

Talks began right away and talk soon became a deal. What

was until the mid-1990s the Croppers' grocery store will, under the Kilgarifs' plan, become the new Village Hardware Store with a formal opening in late April or early May. The building has will have 10,000 sq. ft. of retail space and a matching amount of warehouse space.

For the Kilgarifs it is, in a way, a return home. Joe Kilgarif and his family, who have built custom homes or small developments for more than 25 years, have long-time Guthriesville connections. His father-in-law, Charles F. Davis, managed the hoagie and sandwich shop in the Mama Lena building in the 1950s. The family, including Joe's wife Terry, lived for four years in the venerable old building at the corner of Horseshoe Pike and Bondsville Road that was demolished only last year.

The hardware store will be a natural extension of family interests. Terry Kilgarif worked in interior decorating before starting to raise a family. Through their construction business, the Kilgarifs have



Brian Kilgarif (left) and his father, Joe Kilgarif

many links to suppliers of hardware store products.

"We'll be about 75% hardware and 25% lawn and garden products," says 25-year-old Brian who, with his mother and one holdover Brandywine Country Living employee, will run the store day-to-day. Joe will be overseer/consultant to both the hardware store and the construction arm where his 27-year-old son Pat is in day-to-day charge. The family already has lined up all its major suppliers—and will keep some of the Agway contact.

The mulch business will continue, as will the propane

gas and feed stuffs. Firewood and wood pellets for stoves may be added. There'll be fewer plants.

Settlement on the property was slated for late February. As soon as they have possession, the Kilgarifs will work with the Township to clear any regulatory hurdles (no problems expected) and will do a major interior renovation with new floors, ceiling, heating and air conditioning and new shelving and fixtures. There'll be a new sign outdoors and reworking of the parking space. Any major exterior work will come later.

The
Milemarker
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Volunteers Needed for Hospice Help

A seraCare Hospice, a nationwide company with local connections, needs volunteers to sit with terminally ill residents.

Volunteers are connected only with patients who are convenient to reach. Patty Picarella, who recruits and coordinates volunteers in Chester and four neighboring counties, says that she mostly is looking for people to provide

companionship. "Sometimes this takes the form of sitting quietly, sometimes reading, sometimes just being someone to talk to," she says. "We also have a pet therapy program and something we call Harmony of Hearts for people who like to share their gift of music. We provide nurses and nurses' aides to take care of physical needs."

Volunteers go through a free training program, which can be done at a convenient location. They can set their own visiting schedule, though Ms. Picarella says, "I ask that they visit with their patient at least once a month but more visits are welcome, of course."

**Contact Ms. Picarella at
1-800-517-5734.**

Local Good News: No Tax Increase in '08

The Township will not increase taxes this year. Indeed, the financial outlook is good enough that more than \$150,000 will be salted away in the capital reserve fund.

“The Pulte Applecross development seems to be bucking the trend of the market place downturn.”

The healthy-looking Income & Expense forecast derives, at least in part, from the prospect that more houses will be built (meaning more building permit fees) and more people will move into these houses (meaning more cash from the earned income tax). The Pulte Applecross development seems to be bucking the trend of the market place downturn, Township Manager Scott Piersol reports.

Total revenues for 2008 are projected to reach \$5.69 million.

On the Move

The following real estate transactions took place between early September 2007 and late January 2008:

128 Aspen Drive	\$589,900	10 Highland Court	\$244,000
400 Banyon Lane	\$289,900	486 Hopewell Road	\$577,000
106 Brookhaven Lane	\$499,000	620 Hopewell Road	\$425,000
112 Brookhaven Lane	\$499,900	316 Jefferis Road	\$385,000
36 Cambridge Court	\$241,900	14 Kristin Circle	\$289,900
101 Clearview Drive	\$285,000	14 Lammey Way	\$649,990
105 Clearview Drive	\$309,900	26 Lammey Way	\$624,990
129 Clearview Drive	\$305,000	258 Lenora Lane	\$525,000
361 Corner Ketch Road	\$279,900	1491 North Bailey Road	\$439,900
420 Corner Ketch Road	\$261,500	1177 Osborne Road	\$415,000
750 Creek Road	\$225,000	647 Pancoast Lane	\$450,000
2 Delancey Place	\$205,000	20 Patterdale Place	\$549,900
3 Delancey Place	\$179,000	703 Pinebrooke Circle	\$215,000
33 Delaney Drive	\$999,999	11 Rico Circle	\$1,155,000
541 Dilworth Road	\$275,000	14 Rico Circle	\$1,136,830
Emma Court	\$614,900	505 Rock Raymond Road	\$216,000
Emma Court	\$644,900	575 Rock Raymond Road	\$560,000
Emma Court	\$694,900	18 Rolling Glen Lane	\$599,900
Emma Court	\$720,900	108 School Lane	\$299,900
4 Englerth Lane	\$975,000	2 Tradition Lane	\$309,900
205 Foxtail Lane	\$499,900	107 Waring Drive	\$355,000
16 Gloucester Drive	\$312,500	16 Wyndham Court	\$172,000
183 Hadfield Road	\$499,900	47 Yellowwood Drive	\$266,000
400 Hadfield Road	\$223,900	73 Yellowwood Drive	\$242,000
4 Hawk Hill Road	\$375,000		

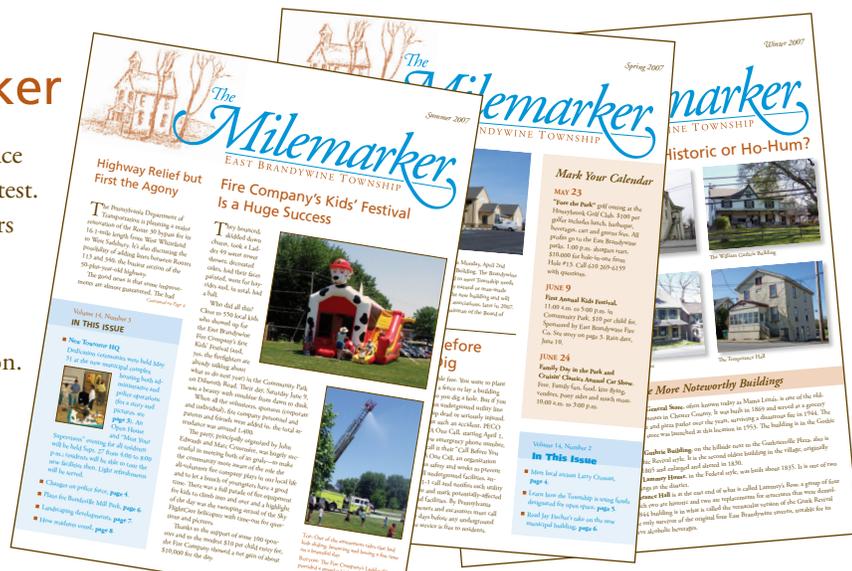
Source: Weichert Realtors, West Chester

Score One for the Milemarker

East Brandywine's own Milemarker newsletter won first place as an information source for residents in a state-wide contest.

The Pennsylvania State Association of Township Supervisors runs the contest and The Milemarker won in the category for communities with 5,001 to 10,000 residents. The association represents the state's 1,455 second class townships (including East Brandywine), which have a total population of 5.4 million.

Judges consider how useful a newsletter's information is to residents, how well it is communicated and the publication's overall attractiveness and readability. This is the third PSATS award to The Milemarker in the past three years.



Q-and-A *(A New Feature!)*

EVER HAD A QUESTION ABOUT TOWNSHIP MATTERS?

What's the tax rate? Who's in charge of speed limits on the highways? How much bulk trash can you put out? If you have a question, send it to *The Milemarker*, either on the Web (ebrandywine.org) or by mail to 1214 Horseshoe Pike. We'll get answers and publish them. We got this idea after receiving the following question:

QUESTION: Who runs the fire department?

ANSWER:

This report was provided by Township Manager and Fire Marshal Scott Piersol, also an active Firefighter/EMT and treasurer with the Fire Company.

The East Brandywine Fire Co. was chartered by a group of local residents in 1955 as a volunteer organization. It continues to operate with an all-volunteer force of about 20-plus active members. There's also a busy women's auxiliary.

Members have to make a major commitment of time and effort to what often is risky business. In addition to fire fighting and

handling emergency medical calls, they have weekly training sessions, apparatus and building maintenance duties and a perpetual need to raise funds. Most members work six to eight hours a week, on average.

The company services East and West Brandywine and Upper Uwchlan Townships and last year answered 322 fire and 469 medical emergency calls.

No resident pays directly for this service. Have a fire and they will come. But raising operating and capital funds is an ongoing struggle. East Brandywine this year will contribute around \$58,000, West Brandywine \$42,400 and Upper Uwchlan \$12,500. More will come from fundraisers such as the chicken barbeque, the Kids' Festival in the Community Park and selling Christmas trees. Occasional state and/or federal grants help. But residents who respond to the annual fund drive are the largest single source of funds, averaging \$85,000 a year. About a third of all residents send a check; the fire company would be very happy if the other two-thirds answered the call as well.

Operating costs for this fire and rescue group will total well over \$250,000 this year.

WWW.EBRANDYWINE.ORG

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1214 Horseshoe Pike
Downingtown, PA 19335-1153

PRESORTED STANDARD
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PERMIT #50

Postmaster: deliver to current occupant