



FALL 2015

THE Milemarker

EAST BRANDYWINE TOWNSHIP QUARTERLY NEWSLETTER

DO YOUR PART

Please Donate to the Fire Company

Please donate to the East Brandywine Fire Company donate as if your life depends on it! In 2014, only 1 in 4 households contributed to the annual fund drive — but our community expects emergency services 100% of the time when we call 911.

donate

You can donate online at WWW.EBFC49.ORG by clicking the red "DONATE" button at the top-left of the page. Or, you can mail your check to East Brandywine Fire Company, ATTN: Treasurer Scott Piersol, 2096 Bondsville Road, Downingtown, PA 19335.

Funds raised from the annual appeal typically fall short. To remain viable, the Fire Company has traditionally needed to burden firefighter volunteers with additional fundraising responsibilities ranging from a Chicken BBQ to "boot drives." As the volume of 911 emergency calls continues to increase, we need our firefighters spending their generously donated time training and responding to these calls, not roasting chickens and holding boots out for donations. **As citizens, we need to support our volunteer firefighters with the tools they need to carry out the dangerous jobs they willingly walk into when a neighbor is in need.**

Please Note: Appeals from Downingtown's Minquas Fire Company Ambulance and Westwood Fire Company Ambulance, while important, do not benefit East Brandywine Fire Company.

Firefighters Need You (Yes, You!)

Please take a moment to read this important article about emergency services in our Township.



East Brandywine Fire Company volunteers recuperating, after assisting Thorndale Fire Company on a house fire.

AMERICA'S TRADITION OF citizens volunteering to protect their communities dates to 1736, when Ben Franklin founded the first volunteer fire company in Philadelphia. It is a tradition of brave public service that we cannot afford to lose, but that is becoming harder to provide every year.

Nationwide, costs are escalating for equipment, reporting mandates, and specialized training requirements. The double whammy is that overall volunteerism is declining due to increased family obligations and growth of dual income families — leaving less time to spend on community support. Across Pennsylvania, even in some of our close neighboring communities, many fire companies

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Directory

TOWNSHIP BOARD OF SUPERVISORS

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

TOWNSHIP PUBLIC MEETINGS

[Held at Township Building]

BOARD OF SUPERVISORS 1st Thu at 8:00am
and 3rd Wed at 7:30pm
BONDSDVILLE MILL COMM 4th Thu at 8:00am
HISTORICAL COMMISSION 2nd Wed at 7:00pm
MUNICIPAL AUTHORITY 2nd Tue at 7:30am
OPEN SPACE COMMITTEE 1st Thu at 7:30pm
ORDINANCE TASK FORCE 3rd Thu at 7:30pm
PARK AND REC BOARD 1st Mon at 7:00pm
PLANNING COMMISSION 1st Wed at 7:30pm
TRAILS COMMITTEE 2nd Tue at 7:00pm

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

DIAL (610) 269-8230 M-F, 9am-noon; 1-5pm
x200 Norann King, Building Department
x201 Mary Beth Smedley, Secretary/Treasurer
x203 Scott Piersol, Township Manager/
EMC and Fire Marshal
x204 Matthew VanLew, Roadmaster
x205 Luke Reven, Assistant Township Manager
x100 Police Administration

TAX COLLECTOR

Dennis Mulhern (610) 269-8230, x210

TAX INFORMATION

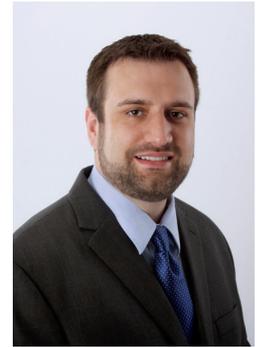
COUNTY TAXES (610) 344-6361
TAX CLAIM OFFICE (610) 344-6360
ASSESSMENT OFFICE (610) 344-6105
EIT AND LST (610) 269-4402
SCHOOL TAXES 1 (866) 300-1714

Around the Township

LUKE REVEN, ASSISTANT TOWNSHIP MANAGER

Around the Township is an ongoing series of feature articles about Township residents, volunteers, and employees.

WHILE LUKE REVEN only joined the East Brandywine Township staff in June of 2014, many residents have already had the chance to meet him in his role as Assistant Township Manager. East Brandywine Township has been the 2nd fastest growing township in Pennsylvania. That growth, coupled with new regulations and mandates for local government created a need for someone with Luke's background and skills to continue to provide the service levels expected by our growing township population.



Luke Reven

“What I love is the diversity of skills and the unpredictability of what will be required in a given week,” Luke reflects on his position. Larger municipalities would have more specialization, but East Brandywine Township offers the “generalist” lots of opportunities to get involved with new and interesting projects, from trash/recycling to computing infrastructure to HR. Luke also enjoys the opportunities he has to interact with the Township's diverse resident population.

Luke came to our Township well prepared. He was raised in central Missouri by his mother, who juggled her work at the Department of Natural Resources with raising Luke and his older brother and sister. Issues around balancing population growth, transportation planning, open space, and preservation of natural resources were dinner conversations through his childhood.

It was natural for Luke to pursue studies in Public Administration when he attended Missouri State University. He earned both Bachelor's and Master's Degrees in Public Administration, and also met his wife, who is now an Assistant Professor at West Chester University in the Department of Public Policy and Administration. As a couple, they bridge the theory and the practice of local government and carry on the tradition of dinner conversations about public policy!

After graduate school, Luke worked for the City of St. Louis as a Neighborhood Improvement Specialist. He served a ward of about 13,000 residents to identify and resolve problems affecting the quality of life in urban neighborhoods. He also worked as the Executive Director of the Chamber of Commerce for Maryville, MO. There, he worked with community leaders and civic organizations to represent the interest of businesses represented by the Chamber.

As you see Luke around the Township, please extend a hearty East Brandywine welcome to our Assistant Township Manager.



Community Pride for East Brandywine Fire Company

Leaders in Chester County



East Brandywine Fire Company at a training event.

OUR TOWNSHIP, THROUGH strong leadership and active support, is privileged to have an incredibly talented and passionate group of volunteer firefighters. In 2014, East Brandywine volunteers responded to over 850 emergencies — an average of 2.3 incidents every day of the year. These calls break down to 425 Fire/Rescue-related events, and 430 Emergency Medical Services-related events totaling over 5,579 volunteer hours of service. Many emergencies occur on holidays, weekends, nights or during dangerous weather events. In every case, a resident, business owner and/or visitor was in serious need of emergency support. **In 2015, the Fire Company is on a pace to significantly surpass this call volume.**

The East Brandywine Fire Company invests heavily in firefighter training, in order to be able to perform under extremely stressful situations. In addition to maintaining some of the highest standards statewide for outside training and certification for volunteers, the Fire Company conducts local training events almost every week of the year. On average, 25 volunteers attend each weekly 3-hour training session to advance their skills mitigating emergency situations (another 3,600+ volunteer hours). And, volunteers supported 20 community events and educated over 2,500 school children in fire prevention programs.

According to Chester County Deputy Director of Emergency Services, Beau Crowding, “East Brandywine Fire Company is a leader in the Chester County Fire Service.” East Brandywine Fire Company Chief John Edwards adds, “As you can imagine, I am proud of the impact we are having in the Community. Every day, our talented team of volunteer professionals help restore normalcy to peoples’ lives during some of their worst possible moments. This level of service however does not happen by accident, it happens as a result of an enormous time commitment and self-sacrifice on the part of the volunteers.”

Firefighters Need You

[CONTINUED FROM PAGE 1]
are in dire financial straits. In many areas, fire companies are merging and serving much larger geographic areas resulting in longer response times and less capability. In an interesting twist, local communities need to come to the rescue of their fire companies to ensure quality service and to save taxpayers a lot of money that will be needed if the issues aren’t addressed.

Given that the main issues are funding and volunteers, what is the magnitude of the problem? Across Pennsylvania, only 70,000 citizens volunteer as firefighters, down from more than 300,000 several decades ago. These volunteers respond to nearly 90 percent of all fires and rescues in the Commonwealth — saving an estimated \$6 billion per year in Pennsylvania alone. No one wants to raise taxes, but a little investment in closer working partnerships could give volunteer fire organizations the support they need to be on the front line in local emergency situations.

WHO PAYS?

While 100% of the man- (and woman-) power is donated, the Fire Company still has expenses for equipment, facilities, training, and other support. Since the Fire Company responds to emergency events in neighboring communities, it receives financial support from three local municipalities: East Brandywine, West Brandywine and Upper Uwchlan Townships. Although this taxpayer-based support has been increasing, it covers less than 50% of the Fire Company’s operating expenses. The remainder is primarily funded through voluntary contributions by local residents.

**EFFECTS OF STAUFFER'S
CLOSURE RIPPLE
THROUGH TOWNSHIP**

The closing of Stauffer's Market may be inconvenient for the Township's residents, but the real pain has been felt by the employees at Stauffer's, some of whom had been working at the store for well over a decade. It is estimated that close to 100 people lost their jobs without any warning other than an employee's meeting at the end of August. In addition, the other stores in the Brandywine Village Shopping Center will have to compete for the time being without the benefit of an anchor store which draws in the much needed retail traffic.

It would be painful enough if all this turmoil happened during a recession or if the community was experiencing a population exodus. But the opposite is happening. The East Brandywine community is growing demographically and economically which suggests that the right store will thrive at the site. So the sooner a new anchor tenant can be found, the better for us all.



TOP: A quickly erected sign on Route 322 indicates the search for a new tenant for the shopping center.

BOTTOM: A surprisingly empty picture of the interior of the longtime local market.

**Residents Surprised When
Grocery Closes Unexpectedly**

Stauffer's Market Shuts Down

ANY LONG TIME East Brandywine resident can tell you that there has been a grocery store serving the immediate community for as long as they can remember. Bob Cropper first opened Croppers Market on Route 322 when he moved his family to Chester County in 1953. As the community grew so did its retail needs and in 1995 the Cropper family moved their store to a 45,000 square foot facility in the newly built Brandywine Village Shopping Center further west on Horseshoe Pike.



Local supermarket closes suddenly.

The Cropper family sold their store in 2002 to Associated Wholesalers Incorporated (AWI), the wholesale company that had been serving the store for many years.

AWI then sold the store to Stauffer's Markets in 2014. Stauffer's tried to expand the store's revenues by offering new product lines and revamping product presentation. Despite their efforts, and with very little warning, the East Brandywine community lost its only major food store on September 13th when Stauffer's closed its doors for good.

*There has been much speculation as to why
Stauffer's Market closed.*

Its owner, Paul Stauffer, recently retired and the store's lease expired earlier in the summer. It's also been well known that Giant Supermarkets has been planning to open a store on a parcel of land that adjoins the west side of Brandywine Village. With the specter of a larger, newer competitor across the parking lot, renewing the lease may not have been worth the risk. Stauffer's footprint is 45,000 square feet which is smaller than the minimum that most new supermarkets need to compete in today's market.

Finding a grocery store tenant for Stauffer's could be challenging. First, the small footprint is not appealing to a company planning a state-of-the-art facility. Second, a prospective tenant would recognize the risk of competing with a new Giant store. The Stauffer site's smaller footprint fits well with certain kinds of retailers but not with the type of store that Giant is planning.



New Giant Supermarket Planned for Township

Next to Brandywine Village Shopping Center

A SIGN ON ROUTE 322 announces that Giant Supermarkets plans to open a new store on the property just west of Brandywine Village Shopping Center. The planned store will be 51,500 square feet with an option to expand by 9,500 square feet, which will bring the total store to 60,000 square feet, about 33% larger than the Stauffer’s store. The new Giant will be state-of-the-art, offering organic foods and prepared foods in addition to the standard store layout. The major question is when all this will happen.

According to Carlino East Brandywine, LP, the company that is developing the property for Giant Supermarkets, a revised development plan will be submitted to the Township imminently. It is hoped that the obstacles that have held up Giant’s plans will be resolved in the Township and the Courts by the Fall of 2015. If all goes well, there could be a groundbreaking as early as this winter, weather permitting. A more conservative expectation might be a spring groundbreaking. In any case, we are probably looking at a year or more before we’ll be grocery shopping at the East Brandywine Giant Supermarket.

Several issues have needed to be worked out. A connector road between Route 322 and North Guthriesville Road at the site of the new construction will be built, which will alleviate the dangerous left turn from N. Guthriesville onto 322 across from the municipal building. Sewer infrastructure and land condemnation issues also need to be resolved. The property on which the Giant Supermarket will be built is not part of, nor related to, the Brandywine Village Shopping Center which is owned by Brandywine Village Associates (BVA). BVA has opposed the construction of a new supermarket.

The East Brandywine community has grown substantially over the last fifteen years, with the latest expansion taking place at Applecross which is across the street from Brandywine Village Shopping Center. The closest competing grocery stores are, at best, inconvenient. There is an Acme and Giant in Thorndale, a 140,000 square foot Wegman’s in Downingtown, and another Giant and Acme in Lionville. All of these store locations were mere minutes away in 1990 but pose significant traffic challenges in 2015, especially during rush hour. Maybe the regional map appears to be saturated with stores, but unless you drive your car from Stauffer’s to Wegmans at 5:00pm (or to Thorndale, or to Lionville) you won’t get a sense of how you can’t get there from here.



The sign announcing a Giant store along Rt. 322.

ON THE MOVE

Recent sales in the Township:

9 Blakely Rd.....	\$215,000
200 N Buck Rd.....	\$700,000
114 Hilltop Dr.....	\$245,000
29 Cumberland Dr.....	\$765,000
61 Ponds Edge Dr.....	\$212,500
437 Hallman Ct.....	\$350,000
101 Spruce Ln.....	\$200,000
454 Corner Ketch Rd.....	\$283,250
102 Chapel Ct.....	\$235,000
176 Sills Ln.....	\$324,660
12 Red Maple Dr.....	\$460,000
52 Yellowwood Dr.....	\$226,500
399 Echo Dell Rd.....	\$447,000
53 Ponds Edge Dr.....	\$235,000
2080 Bondsville Rd.....	\$138,500
244 E Reeceville Rd.....	\$357,000
401 Echo Dell Rd.....	\$655,000
610 Hopewell Rd.....	\$260,000
461 Dilworth Rd.....	\$322,000
271 Corner Ketch Rd.....	\$240,000
25 Cumberland Dr.....	\$726,000
221 N Caldwell Cir.....	\$365,000
21 Batten Dr.....	\$451,000
400 Rock Raymond Rd.....	\$320,000
216 N Caldwell Cir.....	\$379,500
1156 Osborne Rd.....	\$183,900
1180 Hopewell Rd.....	\$235,000
490 N Guthriesville Rd.....	\$281,400
812 S Haines Cir.....	\$414,000
9 Highland Ct.....	\$225,000
444 Hallman Ct.....	\$202,449
248 Ferndale Ln.....	\$421,000
604 Pinebrooke Cir.....	\$219,900
116 Tradition Ln.....	\$310,000
201 Hockley Dr.....	\$640,000
390 N Buck Rd.....	\$385,000
18 Wyndham Ct.....	\$180,000
337 S Caldwell Cir.....	\$455,000
230 Zynn Rd.....	\$554,500
339 Brookside Dr.....	\$235,000
121 Aspen Dr.....	\$640,000
372 N Buck Rd.....	\$575,000

Source: Zillow.com

GENERAL ELECTION

November 3, 2015

TOWNSHIP SUPERVISOR

East Brandywine Township is electing one of its three Township Supervisors in this election. The powers granted to a Township Supervisor are enumerated in the Pennsylvania Commonwealth's Township Code law. While that Code is complicated, the PA State Association of Township Supervisors simplifies it to "an elected Township Supervisor is responsible for deciding issues of public safety, spending, growth management, zoning, roads and streets, code enforcement, environment, and how to pay for it all." In our Township, two candidates are running for the position to replace current Supervisor Chairman Hudson Voltz, who decided not to run for re-election: Kyle Scribner (R) and Dennis Mulhern (D).

DOWNINGTOWN SCHOOL BOARD

Five seats on the Downingtown Area School District Board of Directors are up for election. Region 1 incumbent Jackie Fenn, Region 3 incumbent Carl K. Croft (the East Brandywine Township School Board Director), Region 5 incumbent Colleen Cranney, Region 7 incumbent Jane S. Bertone and Region 9 incumbent Jamie Mehler are all running unopposed. All candidates ran in both the Republican and Democratic primaries. No independent candidates filed to run in the general election.

AUDITOR

Denise M. Jordan (R) is running unopposed for the position of Township Auditor.

CONSTABLE

Kyle Scribner (R) is running unopposed for the position of Township Constable.

14th Annual Chester County Turkey Trot

Thanksgiving Morning — November 26, 2015



Residents gather each Thanksgiving morning for some brisk morning activity.

ONCE AGAIN THIS year, start your Thanksgiving Day off burning a few calories in advance of your family dinner at the 14th Annual Chester County Turkey Trot. The event is held on Thanksgiving Morning, November 26, 2015, starting at Downingtown West High School and features a 5k race/walk, a 2k walk, and a Kids Fun Run. Turnout has been around 2,400 registered runners for the last two years! Race Shirts are guaranteed for the first 2,200 registered runners.

The race supports the Downingtown West Cross Country Team, and the Cure4Cam Childhood Cancer Foundation. Information on Cure4Cam is available at www.cure4cam.org. Cure4Cam Childhood Cancer Foundation is a 501(c)(3) non-profit organization founded by family and friends in memory of Cameron Evans, a teammate and friend who lost his battle with leukemia in May 2012. Cameron was a gifted athlete and a compassionate, positive, and inspiring young man. His perseverance and spirit touched all of us.

Thanks to the generosity of our sponsors and our community, the 2014 Turkey Trot raised over \$48,000 for the Cure4Cam Childhood Cancer Foundation. Since 2012, the race has raised over \$113,000 for pediatric cancer research and awareness.

The races will begin at 8:00am on Thanksgiving morning, but please plan to arrive early, as ALL access roads to the High School will be closed at 7:45am and you will not be able to enter after that time. You can pick up chips and shirts the day before the race from 3:00pm-6:00pm, or the morning of the race starting at 6:30am. Registration information is available online at www.chestercountyturkeytrot.com.





A New Pharmacy Proposed for Guthriesville

Honey Brook Pharmacy Eyes New Location



Possible future home of a new Honey Brook Pharmacy location.

A NEW PHARMACY MAY be coming to Guthriesville on the southeast corner of Horseshoe Pike and Hopewell Road. Representatives associated with the owner of this property have discussed a proposal with the Township to open a new pharmacy.

That corner has been vacant since an automotive tire and repair shop moved out several years ago. Residents have seen recent demolition of the old structure, and construction of a new building at this intersection. The recent discussions indicate a new pharmacy hopes to occupy this space.

There are still hurdles to overcome for this proposal to work. The owner of the corner property is working to obtain ownership of the adjacent Doane Tract at 100 Hopewell Road (this property was recently damaged by a fire on Labor Day). This adjacent tract is necessary to provide needed parking for the pharmacy. There are also some ongoing discussions to finalize a Highway Occupancy Permit from PennDOT as the project will have impact along Route 322 and Hopewell Road in Guthriesville, both state roads. Other minor issues must be addressed, but are not currently seen as show-stoppers.

The developers have indicated that the new tenant is intended to be a new location for Honey Brook Pharmacy, a business that has been in the area since 1999 and shown steady financial growth even through the 2008-2009 recession.

Members of the Township Planning Commission and Historical Commission have been generally supportive of the current proposal, subject to fully addressing the concerns expressed.



ELECTION SEASON

East Brandywine Township residents face two important election dates in coming months. A General Election will be held on November 3, 2015, then the Presidential Primary Election will be held April 26, 2016.

In the November 3 General Election, area residents will vote in important local races for Township Supervisor, 1 seat on the Downingtown School Board, auditor, and constable. There are also several county and statewide races for judicial seats, county commissioner, district attorney, sheriff, prothonotary, register of wills and recorder of deeds.

The official candidate list can be found at WWW.CHESCO.ORG/ELECTION. Information on many candidates is available from the League of Women Voters at WWW.VOTE411.ORG and WWW.BALLOTPEDIA.ORG.

THE Milemarker

FALL 2015

Volume 22, Number 4

EDITORS

Bob Pringle, *Editor*

John Barton, *Contributing Editor*

George Holmes, *Editor Emeritus*

DESIGN

Look Loud Creative Services

Send community news to:

EBTNEWSLETTER@GMAIL.COM



THE
Milemarker

1214 Horseshoe Pike
Downingtown, PA 19335-1153

PRESORTED STANDARD
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SOUTHEASTERN, PA 19399
PERMIT #50

SAVE THE DATE

Donate to the East Brandywine Fire Company

TODAY, ONLINE AT WWW.EBFC49.ORG

Fall Leaf Collection

More info at WWW.EBRANDYWINE.ORG

WEEK OF OCT 26, WEEK OF NOV 9,

WEEK OF NOV 30

Thanksgiving Special Trash Pickup

Trash will be picked up on Friday, 11/27 (instead of the normal Pickup day of Thursday, 11/26).

FRI, NOV 27

Fall 2015 Calendar of Events

OCTOBER 2015

1	Board of Supervisor Meeting	Township Bldg	8:00am
1	Open Space Committee Meeting	Township Bldg	7:30pm
5	Park and Recreation Board Meeting	Township Bldg	7:00pm
7	Planning Commission Meeting	Township Bldg	7:30pm
13	Municipal Authority Meeting	Township Bldg	7:30am
13	Trails Committee Meeting	Township Bldg	7:00pm
14	Historical Commission Meeting	Township Bldg	7:00pm
15	Ordinance Task Force Meeting	Township Bldg	3:30pm
21	Board of Supervisor Meeting	Township Bldg	7:30pm
22	Bondsville Mill Committee	Township Bldg	8:00am
26	All Week — Fall Leaf Collection (see WWW.EBRANDYWINE.ORG)		
27	Northern Struble Trail Extension Public Meeting	Honey Brook Township Bldg	7:00pm
31	Bagged Yard Waste Pickup	5:30am to 5:00pm	

NOVEMBER 2015

2	Park and Recreation Board Meeting	Township Bldg	7:00pm
4	Planning Commission Meeting	Township Bldg	7:30pm
5	Board of Supervisor Meeting	Township Bldg	8:00am
5	Open Space Committee Meeting	Township Bldg	7:30pm
9	All Week — Fall Leaf Collection (see WWW.EBRANDYWINE.ORG)		
10	Municipal Authority Meeting	Township Bldg	7:30am
10	Trails Committee Meeting	Township Bldg	7:00pm
11	Historical Commission Meeting	Township Bldg	7:00pm
18	Board of Supervisor Meeting	Township Bldg	7:30pm
19	Ordinance Task Force Meeting	Township Bldg	7:30pm
26	Bondsville Mill Committee	Township Bldg	8:00am
27	Trash & Recycling Collection after Thanksgiving Holiday		
30	All Week — Fall Leaf Collection (see WWW.EBRANDYWINE.ORG)		

DECEMBER 2015

2	Planning Commission Meeting	Township Bldg	7:30pm
3	Board of Supervisor Meeting	Township Bldg	8:00am
3	Open Space Committee Meeting	Township Bldg	7:30pm
7	Park and Recreation Board Meeting	Township Bldg	7:00pm
8	Municipal Authority Meeting	Township Bldg	7:30am
8	Trails Committee Meeting	Township Bldg	7:00pm
9	Historical Commission Meeting	Township Bldg	7:00pm
16	Board of Supervisor Meeting	Township Bldg	7:30pm
17	Ordinance Task Force Meeting	Township Bldg	7:30pm
24	Bondsville Mill Committee	Township Bldg	8:00am

JANUARY 2016

4	Park and Recreation Board Meeting	Township Bldg	7:00pm
4	Board of Supervisor Meeting	Township Bldg	TBD
5	Open Space Committee Meeting	Township Bldg	7:30pm
6	Planning Commission Meeting	Township Bldg	7:30pm
12	Municipal Authority Meeting	Township Bldg	7:30am
12	Trails Committee Meeting	Township Bldg	7:00pm
13	Historical Commission Meeting	Township Bldg	7:00pm
20	Board of Supervisor Meeting	Township Bldg	7:30pm
21	Ordinance Task Force Meeting	Township Bldg	7:30pm
28	Bondsville Mill Committee	Township Bldg	8:00am