

# THE Milemarker

EAST BRANDYWINE TOWNSHIP QUARTERLY NEWSLETTER

## POLICE DEPARTMENT ANNOUNCEMENTS

OFFICERS SWORN INTO  
NEW POSITIONS



Pictured L to R: **Lieutenant Jeff Yankanich, Corporal Dan Orris, Officer Tanner Smith**

Officers are moving on up in the East Brandywine Police Department. On May 3, **Magisterial District Judge Jeffery J. Valocchi** oversaw the swearing in of the following officers to their new positions:

- **Sergeant Jeff Yankanich** was promoted to Lieutenant
- **Detective Dan Orris** was promoted to Corporal
- **Officer Tanner Smith** was appointed to a full-time position

The Police Department is currently interviewing potential candidates to fill one part-time Officer position. And effective May 1, **Lt. Gene Babetski** has retired.

We congratulate all our officers and wish them well in their new positions and endeavors.



EAST BRANDYWINE  
Township

## The State of the Township

*Assessing Where We Are*

**O**N FEBRUARY 1, the Board of Supervisors initiated an overall assessment of the state of affairs of East Brandywine Township. The intent of the study is to provide Township leadership an unbiased overview of a full range of external and internal aspects of East Brandywine, including, but not limited to:

### PARTIAL TOPICS LIST

Municipal Operations	Institutional Culture
Township Committees & Commissions	Volunteerism
Public Works	Fire and Police
Traffic	Historical Sites
Recreation	Open Space
Trails	Communications

This study is not a land development process. It is a holistic review to understand the operations and economics of East Brandywine in 2018. Leading the study are Richard Pomerantz, a Co-Senior partner in The Strategy Group, Inc., a strategy consultancy and executive leadership coaching organization, and Ray Halvorsen, Senior Partner of Halvorsen Associates, LLC. Richard and Ray gained expertise in the municipal and leadership arenas as part of their service for Westtown and West Goshen Townships. Richard is in his fourth term as chairman of the Westtown Planning Commission. Ray was active in West Goshen for over 30 years. Now retired, he served as Supervisor for two decades and Director of Public Works. Their knowledge and experience provide them with a unique perspective on township management and operations.

Since February, Richard and Ray have been reviewing voluminous Township documents and reports. Over 60 interviews have been conducted with past and present local business owners, Township committee and commission leaders, the Board of Supervisors, Township management and staff, legal counsel, various Township

[ CONTINUED ON PAGE 3 ]

## *In this issue*

- 3 Crop's Fresh Marketplace Opens
- 4 On the Move
- 5 Parks and Rec Summer Schedule
- 7 Open Space News

## Directory

### TOWNSHIP BOARD OF SUPERVISORS

CHAIRMAN ..... Kyle P. Scribner  
 VICE CHAIRMAN ..... Jay G. Fischer, Esq.  
 MEMBER ..... Jason R. Winters

### TOWNSHIP PUBLIC MEETINGS

[ Held at Township Building ]

BOARD OF SUPERVISORS ..... 1st Thu at 8:00am  
 and 3rd Thu at 7:30pm  
 BONDSVILLE 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 Wed 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 Slade, Secretary/Treasurer  
 x203 Scott Piersol, Township Manager/  
 Emergency Management Coordinator  
 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

## Proudly Accepting Awards

*The Milemarker & the Historic Commission Are Recognized*

### PSATS CITIZENS COMMUNICATIONS CONTEST

**T**HE MILEMARKER HAS been awarded 1st Place in the 50th Annual Pennsylvania State Association of Township Supervisors (PSATS) Citizen Communications Contest. PSATS is the Pennsylvania State Association of Township Supervisors. This is the second year in a row East Brandywine was awarded the first place acknowledgement, and the sixth time in 20 years we have received the first place award. Congratulations to all committee members, staff, editors, and designers who work hard to produce each edition of *The Milemarker*.



### CCHPN MUNICIPAL HISTORIC PRESERVATION AWARD

**E**AST BRANDYWINE TOWNSHIP has been selected to be honored with the Municipal Historic Preservation Award by the Chester County Historic Preservation Network (CCHPN) for their effort and success in preserving the historic Bondsville Mill. The Mill is located on 47 acres of the proposed Beaver Creek National Register Historic District.

The mission of the CCHPN is to connect local governments, organizations, and individuals in their efforts to protect, preserve, and promote the historic resources and cultural landscapes of Chester County through communication and education.



Photo credit: Jim Buczala

The vision of the CCHPN is to enhance the quality of life and community character of Chester County through historic preservation.

The award will be presented to the Board of Supervisors at a recognition dinner on June 20, 2018.

## Crop's Fresh Marketplace Opens

*John Cropper Cuts the Ribbon for Opening Day of Crop's Fresh Marketplace on May 10th*

**T**HE FULL PARKING lot in the Brandywine Village Shopping Center at 9am on Thursday, May 10 was good indication of how excited residents were to see the doors open at the new supermarket.

After three and half years without a supermarket in East Brandywine, John Cropper's cutting of the ribbon to celebrate the opening of Crop's Fresh Marketplace was very welcome.

The Cropper family established the first supermarket in East Brandywine in 1953 at the corner of Rt.

322 and Bondsville Road (currently Weaver Memorials). Croppers Market resided at three locations in the Township until the business (and name) was sold to Associated Wholesalers Inc (AWI) in 2002. For sixteen years, the Cropper family was out of the grocery business.

After Paul Stauffer closed Stauffer's Market in September 2015, John Cropper, who is owner in Brandywine Village Associates (BVA), looked for another tenant to lease the space. After searching for more than a year for the right tenant, John decided to do what his family knows best—reopen as a family owned supermarket.

Crop's Fresh Marketplace is the only locally owned and privately run, full sized supermarket in Chester County. It is owned by Len Blair, Rich Blair, and John Cropper. It is also very much a family business again. John, along with his wife Connie, will oversee operations. Son Chad is the Director of Operations. Their daughter Melissa is the bookkeeper and daughter Amanda will handle social media and graphics.

Township residents are glad to once again have a local supermarket to buy their groceries and it is great to see the Brandywine Village center be busy with activity. East Brandywine Township wishes the Cropper family much success with Crop's Fresh Marketplace.



Photo credit: Western Chester County Chamber of Commerce

## Township Assessment

[ CONTINUED FROM PAGE 1 ]

consultants, the Township Police Department, and the East Brandywine Fire Company. Also included in their review are discussions with other Chester County township managers as they explore best practices.

In addition, a strategic focus group was conducted with residents and business owners in early May. Participants were able to share thoughts on a variety of points in a private session overseen only by Richard and Ray.

The focus of all interviews and discussions is to gain an insight as to the perceived current strengths, weaknesses, threats, risks, and recommendations of and for East Brandywine.

The penultimate phase of the study will be a public Town Hall meeting open to all residents scheduled for **June 18th at 7 pm at the Township Building**. At the meeting, Richard and Ray will explain the mandate given by the Board of Supervisors. They will walk through the process they have taken and share some initial consistent strategic themes that have been raised during the process. Issues will be put on the table for public discussion and debate.

After this phase is completed, Richard and Ray will prepare a candid assessment of East Brandywine today along with a Five Year Strategic Plan with recommendations. This report will be presented to the Board of Supervisors to review and consider for implementation by management.

The final report will be available for the public to view on the Township website.

ON THE MOVE

RECENTLY SOLD  
HOMES IN EAST  
BRANDYWINE TOWNSHIP

641 Empire Drive .....	\$490,000
148 Sills Lane.....	\$326,500
210 Seven Springs Lane .....	\$504,000
47 Locks Farm Lane.....	\$347,000
117 Trego Lane.....	\$645,000
420 Dilworth Road.....	\$329,000
100 Governors Circle .....	\$315,000
205 N. Caldwell Circle .....	\$435,000
1068 Hopewell Road .....	\$323,000
206 Patriot Lane .....	\$514,282
36 Clement Court .....	\$350,000
550 Creek Road.....	\$416,000
114 Rosewood Court.....	\$375,000
606 Empire Drive.....	\$168,000
34 Kristin Circle .....	\$340,000
231 Sills Lane.....	\$349,900
341 Corner Ketch Road.....	\$299,000
650 Empire Drive.....	\$485,000
1110 Hopewell Road.....	\$275,000

Source: Zillow.com

Daisy Scout Troop 40 Helps  
at Bondsville Mill Park

*Working Toward their Gardening Badge*

**M**ANY THANKS TO Daisy Scout Troop 40! Working for their Gardening Badge, the girls visited our Bondsville Mill Park on April 24th to plant Lady Ferns, and they also worked on the butterfly gardens. We encouraged the girls to revisit the park as the plants grow to see the caterpillars and butterflies that will benefit from their efforts.



Photos by Jim Buczala

The bottom photo shows **Sandy Moser**, of the Bondsville Mill Park Committee, talking to the girls about caterpillars and butterflies that have been observed at the Park. **Sarah Mavin-Anderson**, the Daisy Troop leader, is seen in the background. More photos of Daisy Troop 40 at work can be seen on the Bondsville Mill Facebook page (search FB for Bondsville Mill).

SUMMER 2018  
Volume 25, Number 3

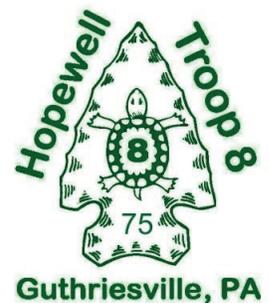
EDITOR  
Diane Sweeney, *Editor*

DESIGN  
Look Loud Creative Services

Send community news to:  
**EBTMILEMARKER@GMAIL.COM**

Calling All Troop 8 Eagle Scouts

**T**HIS YEAR MARKS the 75th anniversary of the establishment of Troop 8! We are looking to get as many Troop 8 Eagle Scouts as possible to participate in the celebration at our annual Troop Court of Honor (COH) on November 17th. All Troop Eagles are welcome to attend the COH at no cost. If you can't attend, any information, photographs, or stories of your time in the Troop would be VERY appreciated! Please contact **Dave Mengel** at **SCOUTMASTER@HOPEWELLTROOPS.COM** for more information.

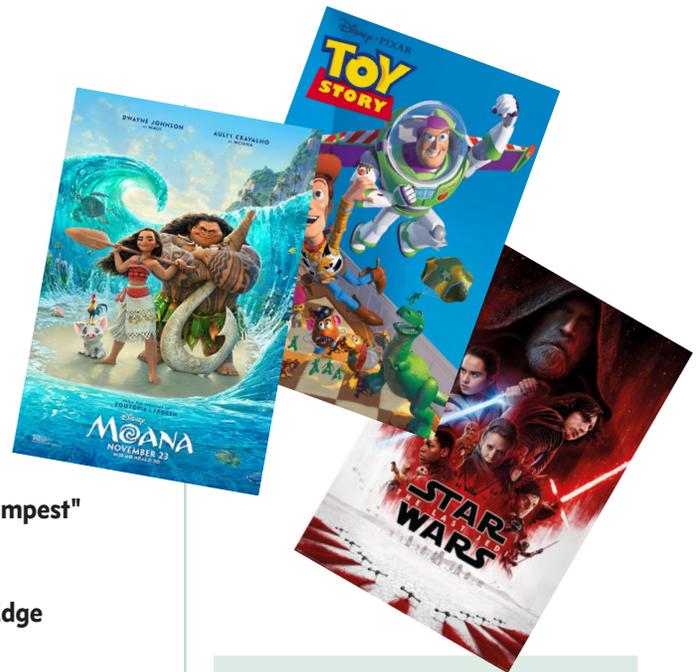


## Parks and Rec Summer Schedule

*FREE Movies, Concerts, & More!*

**SUMMER IS HERE!** No need to drive far to have fun. Our Parks & Recreation Committee has planned a schedule of activities right here in East Brandywine. Join us for one of the following activities. With the exception of the Golf Outing, all events are held at the Community Park—and all are FREE! Bring your chairs and blankets, sit back, and relax!

**MOVIES BEGIN AT DUSK. CONCERTS BEGIN AT 6:30 PM. ALL OTHER EVENTS AS NOTED.**



**Movie—Moana**  
JUNE 15

**Concert—Panama Rex**  
JUNE 23

**Benefit Golf Outing at Coatesville Country Club**  
JUNE 25, LUNCH AT 11:00 AM, SHOTGUN START AT NOON AND DINNER AT 5:00 PM

**Movie—Toy Story**  
JULY 13

**Concert—Walton Marquette Project**  
JULY 21

**Shakespeare in the Park presents "The Tempest"**  
JULY 27, 6:00 PM

**Concert—Southern Edge**  
AUGUST 4, 6:30 PM

**Run for the Parks**  
AUGUST 18, 8:30 AM

**Community Day and Car Show**  
AUGUST 18, 11:00 AM TO 3:00 PM

**Movie—Star Wars: The Last Jedi**  
SEPTEMBER 7

### *A peek ahead*

LOOKING AHEAD TO FALL AND WINTER...

**HARVEST FESTIVAL**  
October 14, Noon to 3:00 pm

Come enjoy favorite fall activities including a costume parade, pumpkin decorating, hayrides, trick or treating, food and plenty of games for young and old.

**TREE LIGHTING**  
December 2, 3:00 to 5:00 pm

Help decorate our tree with hand-made ornaments. Enjoy hot chocolate and cookies before the tree lighting at dusk.



Left: **Walton Marquette Project** (photo by Scott C. Kinkade). Right: **Southern Edge**.



**GIANT SHOPPING CENTER**

**CURRENT STATUS  
OF COURT RULINGS**

On April 19, 2018, the Commonwealth Court issued a Decision and Opinion on the Appeal filed by (BVA) and (L&R). The appeal was filed after the Court of Common Pleas approved the decision of the Board of Supervisors to grant preliminary plan approval on the third Plan submitted by Carlino Development.

BVA and L&R raised a number of issues in their appeal. Five of the issues were specifically addressed in the Decision. The Commonwealth Court found that the proposed bank pad violated the eighty-five-foot setback requirement in the Township Ordinance. The Commonwealth Court agreed with the Court of Common Pleas that the other four issues raised by BVA and L&R were without merit.

Quoting the Commonwealth Court "... while we agree with the Board's (Board of Supervisors') disposition of all other issues on appeal, we reverse the trial court's order affirming the Board's decision granting preliminary plan approval of the 2015 Plan because the Connector Road is a public road and the 2015 Plan does not provide the required 85-foot setback from its front lot line to the building it proposes to construct."

This one issue is sufficient to invalidate the entire plan. The applicant (Carlino East Brandywine/Giant) needs to decide what to do next. For more information on the court rulings, please visit [EBRANDYWINE.ORG/CIVICALERTS.ASPX?AID=123](http://EBRANDYWINE.ORG/CIVICALERTS.ASPX?AID=123)

**Summer Fresh**

*Enjoy Delicious Produce While Supporting Our Local Farming Community*

**F**EW THINGS SAY summer more than the sweet taste of a fresh sun-ripened tomato or a cob of corn picked that day. And when it's grown right here in Chester County—you can be sure it's Fresh! Support local farmers and producers by attending a Farmers Market or joining a local CSA (Community Supported Agriculture). We offer a couple of convenient suggestions local to East Brandywine Township residents. Check online for other CSA's and Farmers Markets.

**TWO GANDER FARM**

Located on ten acres on Buck Road in East Brandywine, Two Gander Farm is owned and operated by **Deidre and Trey Fleming**. The farmer's dedication to growing organic produce is reflected in the popularity of their CSA. In addition to the wonderful, fresh produce grown at the farm, they partner with North Star Orchards to provide fruit share pick up at the farm, too. Share owners can also pick their own flowers and certain other produce during the season. Learn more at: [TWOGANDERFARM.COM](http://TWOGANDERFARM.COM)



**DOWNINGTOWN FARMERS MARKET**

Get out and join the buzz of activity each Saturday morning 9 am to 1 pm at the Kerr Park gazebo parking lot. With a variety of vendors, the Growers Market offers the very best of local agricultural products including seasonal fruits and vegetables, pasture raised meats, farm fresh eggs, artisan cheese, baked goods, honey and maple syrup, and small batch products made with local ingredients. All sourced from within a 35 mile radius of Downingtown, supporting our local farmers and food producers. Learn more at: [GROWINGROOTSPARTNERS.COM/DOWNINGTOWN/](http://GROWINGROOTSPARTNERS.COM/DOWNINGTOWN/)



# Open Space Committee

*Latest News*

## NEW ROAD SIGNS

Open space committee is pleased to announce that new road signs to identify Open Space protected property in East Brandywine Township have been installed. Key points to note about these open spaces:

- 11 properties, totaling approximately 321 acres, have been saved from future development by either direct acquisition or by conservation easements. These conservation easements preserve private ownership while restricting development potential.
- These acquisitions represent your tax dollars at work. Township Open Space funds, along with County and State grants, were used to protect these properties
- Rights-of-way for construction of trails are included on most of the properties

Preserving open space results in lower overall costs to the taxpayer. Studies



have shown home building and development increases costs of municipal services more rapidly than can be made up by the increased tax base, thereby passing the tax burden to existing

property owners. Open Space also means less traffic, preservation of ground water, stream quality, habitat, historic resources, and viewsheds.

As you drive around the Township, take note of the new Open Space signs!

Reminder—Most of the properties are privately owned, so public access is limited to those with already constructed trails.

## NEW TRAIL

Open space funds were also used to complete the purchase of a strip of land for a future trail connecting Ferndale Lane in the Hopewell development with the Community Park. The Trails Committee is leading the planning and design activities. Open Space funds will pay for part of the construction costs of the trail.



**FALL REGISTRATION  
STARTS ON JULY 1<sup>ST</sup>**

**GET READY FOR FALL SPORTS**

Starting on July 1, you can register young athletes for:

- Baseball
- Softball
- Soccer

**Visit [EBYA.ORG](http://EBYA.ORG) for more information.**

EBYA is a non-profit 501(c) (3) corporation and is the largest all-volunteer organization in East Brandywine Township. The organization is dedicated to providing young men and women the opportunity to play organized sports in beautiful central Chester County.

Meetings of the EBYA Board of Directors are held on the third Monday of each month, in the Gallery room, off the central lobby of the East Brandywine Township Building, at 7:30pm.

Volunteer opportunities are always available for interested individuals for coaching, specific sport Commissioners, and other positions.



# THE Milemarker

1214 Horseshoe Pike  
Downingtown, PA 19335-1153

PRESORTED STANDARD  
US POSTAGE PAID  
SOUTHEASTERN, PA 19399  
PERMIT #50

## SAVE THE DATE

**Benefit Golf Outing  
at Coatesville Country Club**  
JUN 25, (DETAILS ON PAGE 5)

**Run for the Parks**  
AUG 18, 8:30 AM

**Community Day and Car Show**  
AUG 18, 11:00 AM TO 3:00 PM

## SUMMER 2018 CALENDAR OF EVENTS

### JUN 2018

4	Parks and Recreation Board Meeting	Township Bldg	7:00pm
6	Joe with Five-O	Milan Café	8:00am
6	Planning Commission Meeting	Township Bldg	7:30pm
7	<b>Board of Supervisors Work Session</b>	Township Bldg	8:00am
7	Open Space Committee Meeting	Township Bldg	7:30pm
12	Municipal Authority Regular Meeting	Township Bldg	7:30am
12	Trails Committee Meeting	Township Bldg	7:00pm
13	Historical Commission Meeting	Township Bldg	7:00pm
15	<b>Family Movie—Moana</b>	Commun. Park	Dusk
18	<b>Town Hall Meeting</b>	Township Bldg	7:00pm
20	Ordinance Task Force Meeting	Township Bldg	7:30pm
21	<b>Board of Supervisors Regular Session</b>	Township Bldg	7:30pm
22	Municipal Authority Work Session	Township Bldg	8:00am
23	<b>Summer Concert—Panama Rex</b>	Commun. Park	6:30pm
25	<b>2018 Golf Outing for the Parks</b>	Coatesville CC	11:00am
28	Bondsville Mill Committee	Township Bldg	8:00am

### AUG 2018

1	Joe with Five-O	Milan Café	8:00am
1	Planning Commission Meeting	Township Bldg	7:30pm
2	<b>Board of Supervisors Work Session</b>	Township Bldg	8:00am
2	Open Space Committee Meeting	Township Bldg	7:30pm
4	<b>Summer Concert—Southern Edge</b>	Commun. Park	6:30pm
6	Parks and Recreation Board Meeting	Township Bldg	7:00pm
8	Historical Commission Meeting	Township Bldg	7:00pm
14	Municipal Authority Regular Meeting	Township Bldg	7:30am
14	Trails Committee Meeting	Township Bldg	7:00pm
15	Ordinance Task Force Meeting	Township Bldg	7:30pm
16	<b>Board of Supervisors Regular Session</b>	Township Bldg	7:30pm
18	<b>Community Day and Car Show</b>	Commun. Park	11:00am
23	Bondsville Mill Committee	Township Bldg	8:00am
24	Municipal Authority Work Session	Township Bldg	8:00am

### JUL 2018

2	Parks and Recreation Board Meeting	Township Bldg	7:00pm
4	<b>Independence Day Holiday—Administrative Offices Closed</b>		
5	<b>Board of Supervisors Work Session</b>	Township Bldg	8:00am
10	Municipal Authority Regular Meeting	Township Bldg	7:30am
10	Trails Committee Meeting	Township Bldg	7:00pm
11	Historical Commission Meeting	Township Bldg	7:00pm
12	Open Space Committee Meeting	Township Bldg	7:30pm
13	<b>Family Movie—Toy Story</b>	Commun. Park	Dusk
18	Ordinance Task Force Meeting	Township Bldg	7:30pm
19	<b>Board of Supervisors Regular Session</b>	Township Bldg	7:30pm
21	<b>Summer Concert—Walton Marquette Project</b>	Commun. Park	6:30pm
26	Bondsville Mill Committee	Township Bldg	8:00am
27	Municipal Authority Work Session	Township Bldg	8:00am
27	<b>Shakespeare in the Park: The Tempest</b>	Commun. Park	6:00pm

### SEP 2018

3	<b>Labor Day Holiday—Administrative Offices Closed</b>		
5	Planning Commission Meeting	Township Bldg	7:30pm
6	<b>Board of Supervisors Work Session</b>	Township Bldg	8:00am
6	Open Space Committee Meeting	Township Bldg	7:30pm
7	<b>Family Movie—The Last Jedi</b>	Commun. Park	Dusk
11	Municipal Authority Regular Meeting	Township Bldg	7:30am
11	Trails Committee Meeting	Township Bldg	7:00pm
12	Historical Commission Meeting	Township Bldg	7:00pm
18	Ordinance Task Force Meeting	Township Bldg	7:30pm
20	<b>Board of Supervisors Regular Session</b>	Township Bldg	7:30pm
27	Bondsville Mill Committee	Township Bldg	8:00am
28	Municipal Authority Work Session	Township Bldg	8:00am

FOR MORE INFORMATION ON ANY EVENT,  
SEE [WWW.EBRANDYWINE.ORG](http://WWW.EBRANDYWINE.ORG)