

# THE Milemarker

EAST BRANDYWINE TOWNSHIP QUARTERLY NEWSLETTER

## Fall Elections

YOUR VOTE IS IMPORTANT



ARE YOU  
**READY  
TO VOTE**  
IN 2022?

 pennsylvania  
DEPARTMENT OF STATE

vote.pa.gov

THIS ELECTION DAY Pennsylvanians will be electing a new U.S. Senator and Governor. ~~A Board of Supervisor position in East Brandywine will also be determined in this election.~~ Be sure to vote!

- ✓ Election Day is Tuesday, November 8, 2022.
- ✓ Last day to register to vote is Monday, October 24, 2022
- ✓ Last day to request a mail in or absentee ballot is Tuesday, November 1, 2022.

For more information on voting in Pennsylvania, please visit [VOTE.PA.GOV](http://VOTE.PA.GOV).

## Bondsville Mill Park

Fall Activities

**Culp's Clearing**—The first loads of amended soil were delivered in early August and the long-awaited Culp's Clearing Garden will start to come together as we spread the soil and organize the pathways in preparation for planting in April 2023. Visit the Mill to see the progress. Renowned author, garden designer, and Township resident David Culp's vision for Bondsville Mill Park is coming to fruition. This transformational garden will be a true showcase for our Township.



**Monarch Butterfly Release**—The BMP gardens are a certified Monarch Waystation. Through October we will be tagging and releasing Monarch butterflies to track on their way back to Mexico. Over 400 Monarch butterflies were raised and released at the Mill, 297 Monarchs wore tags to track their way back to Mexico. All are welcome on Saturday and Monday mornings to participate in the release.



Top: Work has begun on Culp's Clearing Garden. Bottom: Monarch butterflies will continue to be tagged and released at Bondsville Mill Park through October.

**Spruce Forest Decorating**—Three years ago, EBT residents' and BMP volunteers, Susan and Charlie Lindsay decided to hang ornaments throughout the Spruce Forest section of the BMP. The former Christmas tree farm area of the park is a world of its own—and the Lindsay's thought it would be fun for walkers and visitors to be surprised by a sparkle in a tree.

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## Directory

### TOWNSHIP BOARD OF SUPERVISORS

Chairman..... Kyle P. Scribner  
 Vice Chairman..... Carl K. Croft  
 Member..... Jason R. Winters

### TOWNSHIP PUBLIC MEETINGS (Held at Township Building)

Board of Supervisors..... 3rd THU, 6:30 pm  
 and 1ST THU, 8:00 am  
 Bondsville Mill Comm..... 4th THU, 8:00 am  
 Historical Commission... 2nd WED, 7:00 pm  
 Municipal Authority..... 2nd TUE, 8:00 am  
 and if needed, LAST FRI, 8:00 am  
 Open Space Committee.... 1st THU, 7:30 pm  
 Ordinance Task Force..... 4th WED, 7:00 pm  
 Park and Rec Board..... 1st MON, 7:00 pm  
 Planning Commission..... 1st WED, 7:00 pm  
 Trails Committee..... 2nd TUE, 7:00 pm  
 Zoning Hearing Board..... 1st TUE, 7:30 pm  
 (as needed)

### FIRE/AMBULANCE/POLICE

Fire, Ambulance, 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.darc.info  
 Park & Rec... parkandrec@ebrandywine.org

### TOWNSHIP STAFF DIRECTORY

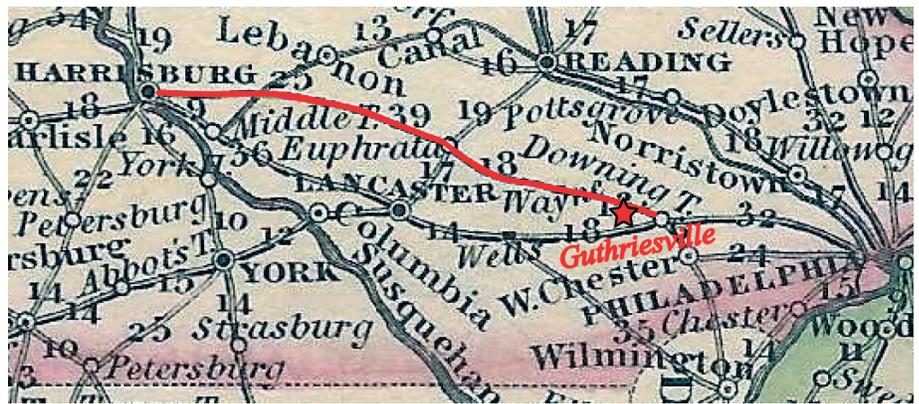
(610) 269-8230 | M-F | 9 am-noon & 1-5 pm  
 x200 Norann King, Building Department  
 x201 Lisa Valatis, Township Treasurer  
 x218 Lisa Taraschi, Township Secretary  
 x204 Matthew VanLew, Roadmaster  
 x203 Luke Reven, Township Manager  
 x210 Dennis Mulhern, Tax Collector  
 x100 Police Administration

### 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

## The Hamlet of Guthriesville – Part III

### How the Hamlet Was Established



**I**N TWO PREVIOUS articles, we looked at the historic buildings in Guthriesville, but how did Guthriesville get started? Guthriesville (an original spelling) has quite a long history and dates from a time when people lived without electricity, plumbing, cars, and trucks. Life was quite different from today.

In 1737, a road was laid out leading west from Downingtown to Paxtang, a former Indian settlement near today’s Harrisburg. By the close of the 18th century, the original Paxtang Road, came to be known as Horseshoe Road. A few years later, Hopewell Road was built. In 1768, James Guthery, a tailor who was born in Scotland, bought 126 acres of farmland around that intersection.

Horseshoe Road was upgraded to a turnpike in 1803. At that time, Guthriesville consisted of just two stuccoed farmhouses and a blacksmith shop. Traffic increased in 1812 when the state capitol was relocated to Harrisburg. Horseshoe Pike became the primary route between Harrisburg and Philadelphia.

The village name was established in 1831 when James B. Guthrie (James Guthery’s grandson) opened a post office in his store, with the name “Guthrieville.” In the following 30 years, most of the buildings described in the previous two Milemarker segments of this story were constructed.

By 1850, the new railroads began to take passenger and freight traffic off Horseshoe Pike and the growth of Guthriesville slowed. However, as it is today, Guthriesville remained a commercial and governmental destination for surrounding residents. While the way we live has changed significantly since then, it is fun to think about what life must have been like 170 years ago. We are fortunate to have the historic buildings of Guthriesville to remind us of people and lifestyles long past. Guthriesville is an “intact hamlet,” and those are quite rare.

# Security and Safety in East Brandywine Township

## Protocols in Place for Emergency Situations

**C**ONCERNS ABOUT PUBLIC and school safety are strong after recent school and public mass shootings across our country. The East Brandywine Township Police (EBTP) and Emergency Services personnel want to reassure the community that protocols and systems are in place for security and readiness in emergent situations. Police Chief, Mark Kocsi, who has been on the Command Board of the Chester County Regional Emergency Response Team (SWAT and Special Operations) since 2004, tells us the coordination and training for all area emergency personnel is ongoing.

“We maintain a consistent schedule of training within our team, with other local police departments, and with Downingtown Area School District (DASD) personnel at their schools to understand and practice each group’s role in an active emergency setting.” In addition, the Police Department periodically trains with the East Brandywine Fire Company to understand their responsibilities during emergencies and how to assist their personnel.

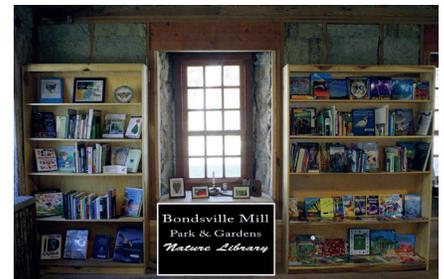
The East Brandywine Township Police are members of the Chester County Regional Emergency Response Team. The team is comprised of 60+ SWAT Officers from 27 Police agencies, including the Sheriff’s Department. Officers specialize in one facet of the SWAT team such as operators, negotiators, medics, snipers etc. Three East Brandywine Police Officers are part of the CCRERT. Two Officers are assigned as operators, one being an Assistant Team Leader. The third Officer is an Assistant Team Leader of Negotiators. The team members train monthly.

While every active situation is different and decisions are fluid dependent on the circumstances, the Chief of Police of the jurisdiction in which the team is responding to always maintains oversight of the emergency situation while relying upon the Team Commander and Team Leaders for assistance. Once a Chief of Police requests the team, he/she not only gets the team, but additional support personnel from Local, State and Federal Law Enforcement, Chester County District Attorney’s office, Chester County Detectives and Chester County Emergency Services, EMS and Fire agencies.

“We cannot know the details of who, what, when, where and how until the situation presents itself,” shares Chief Kocsi, “But we have specific operational protocols in place so that all specifics of a critical incident, no matter what it may be, are being properly managed.” EBTP welcome your questions or concerns about safety and security. They can be reached at **(610) 269-4300**. For more information on current DASD school safety procedures please go to [WWW.DASD.ORG](http://WWW.DASD.ORG) and search security.

## Bondsville Mill Park

[ CONTINUED FROM PAGE 1 ]



Just as expected, the ornaments delighted those who walked through the woods, and people started donating ornaments. Volunteers thought it would be fun to allow others to hang the ornaments too! Children of all ages can join in the decorating each Saturday in December 10 am to 12 noon starting Thanksgiving weekend.

**Nature and Resource Library**—A reference and lending library, the Nature Library features over 500 books focusing on Butterflies, Birds, Insects, Bees, Trees, Mammals, and Native Plants, as well as Nature Photography, Local History and more. Open Saturday and Monday 10 am to noon in the Spinning Room.

For information on these and other events: [BONDSVILLEMILLPARK.ORG](http://BONDSVILLEMILLPARK.ORG).



## SPECIAL RECOGNITION

### RACHEL DAWSON, GIRL SCOUT GOLD AWARD

Congratulations and big thanks to Rachel Dawson on achieving the “Girl Scout Gold Award,” the highest award in Girls Scouts.

Rachel’s project was to place trail markers around the walking trail at the Community Park.

Rachel comes from a family familiar with Eagle and Gold Awards. Her grandfather, Walter Dawson, was the first Eagle Scout for Hopewell Troop 8. Her late father, Michael, and Aunt Heidi are also Eagle and Gold Award achievers.

Well done Rachel and the Dawson Family!!

## Parks and Recreation Fall Events at the Community Park

### Fall Harvest Festival

SUNDAY, OCTOBER 9, 2022, 12-3 PM

Join us for Parks and Recreation’s biggest event of the year. Families will enjoy scarecrow building, pumpkin decorating, hayrides, face painting, trackless train rides, bounce house, double lane slide, mini golf, trunk or treat, pumpkin carving, food vendors, music and so much more. Come in costume and be a part of a very festive day of fun events. Volunteers are needed for this event. Please email [PAKANDREC@EBRANDYWINE.ORG](mailto:PAKANDREC@EBRANDYWINE.ORG) to volunteer or call the Township Office.



### Christmas Tree Lighting

SUNDAY, DECEMBER 4, 2022, 3-5 PM  
(RAIN DATE DECEMBER 11)

Our year of events will end with the Christmas Tree Lighting at the Community Park. Attendees will enjoy making ornaments to decorate the tree, cookies, and hot chocolate, caroling, and games. Santa Claus will be there visiting with children and their families. Donations of non-perishable items will be welcomed for the Lord’s Pantry and toys collected for the Marine Corps “Toys for Tots.” In exchange for your donation, you will receive tickets for the drawing to “Flip the Switch” on our beautiful tree. Lots of fun for everyone and a way to welcome in the season with neighbors and friends.



## PARKS AND RECREATION NEEDS BOARD MEMBERS

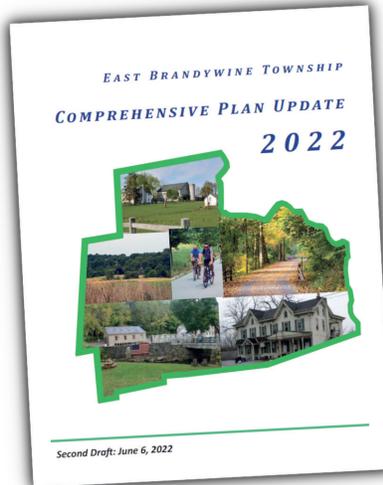
Parks and Recreation members oversee four of our Township’s Parks—the Community Park, Spatola Park, Hopewell Field, and the Whitaker Trailhead. Members provide free activities and events for the East Brandywine Township Community including movies, concerts, the fall festival, and our tree lighting. Board members organize or help with fund raising events that allow for future development such as the Annual Golf Outing and the Run for the Parks. We provide recommendations to the Township regarding anything associated with our Parks such as maintenance and care of the facilities, donations, and policies and procedures pertaining to the Parks. If interested, visit [EBRANDYWINE.ORG/VOLUNTEER](http://EBRANDYWINE.ORG/VOLUNTEER) for an application form.

# 2022 Comprehensive Plan

## Draft of Plan Available at Township Website

**EAST BRANDYWINE TOWNSHIP** is currently updating our 2009 Comprehensive Plan. The comprehensive planning process creates a VISION for the future, defines Township PRIORITIES, produces an ACTION PLAN, and guides Township RESOURCES for the next 10 years.

Comprehensive plans are described by the Pennsylvania Municipalities Planning Code (MPC), which specifies that a plan should be reviewed at least once every ten years. While the plan is adopted by the Board of Supervisors, it is not a regulatory document like a Zoning Map or Zoning Ordinance but is intended to guide the policies and practices of the Township over the next 10 years.



The development of this Plan was guided by a multifaceted one-year planning process intended to maximize stakeholder input and result in a detailed action plan. In May of 2021 a Comprehensive Plan Task Force was formed. This group attended monthly meetings until April 2022 to discuss issues, interpret the community's input, provide focus areas, and prioritize key recommendations for implementation.

The goal of the group was to answer the questions:

- How does East Brandywine Township want to grow, improve, enhance, and protect important resources over the next ten years?
- What are the preferred outcomes?
- What are the priorities?

A community survey was conducted to gauge the community's opinions on the many elements of life in the township. The survey ran through the summer of 2021. It was available online on the Township's website and was mailed to all households in the Township in mid-July 2021. Two hundred seventy-five surveys were filled out online and another 601 surveys returned to the township: an impressive response rate of nearly 29% of all households!

The draft plan was presented at a public meeting before the BOS and Planning Commission on July 6, 2022. To see a video of the presentation and read the plan go to [WWW.EBRANDYWINE.ORG/COMPLAN](http://WWW.EBRANDYWINE.ORG/COMPLAN).

### ON THE MOVE

RECENTLY SOLD HOMES IN EAST BRANDYWINE TOWNSHIP

4 Englerth Lane.....	\$1,130,000
219 Seven Springs Lane.....	\$670,000
416 Hallman Court.....	\$575,000
46 Suffolk Court.....	\$418,000
6 Darien Court.....	\$850,000
54 Tarrytown Lane.....	\$810,000
112 Nichols Mill Road.....	\$630,000
18 Spring Meadow Drive.....	\$680,000
579 Prizer Court.....	\$409,000
940 Horseshoe Pike.....	\$780,000
252 Sills Lane.....	\$520,000
805 S. Haines Circle.....	\$630,000
108 Great Oak Drive.....	\$675,000
35 Gunning Lane.....	\$351,500
12 Summerhill Drive.....	\$859,900
114 Bolero Drive.....	\$1,031,000
122 Rebecca Drive.....	\$775,000
17 Kestrel Drive.....	\$950,000
18 Gloucester Drive.....	\$460,000
16 Lammey Way.....	\$860,000
1301 Horseshoe Park.....	\$575,000
5 Independence Lane.....	\$595,000
419 Corner Ketch Road.....	\$430,000
22 Blakely Road.....	\$623,640

Source: [ZILLOW.COM](http://ZILLOW.COM)

## THE Milemarker

FALL 2022

Volume 29, Number 4

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**DOWNINGTOWN  
AREA RECREATION  
CONSORTIUM**

FALL PROGRAMS

This Fall, DARC is offering a wide range of programs for all ages.

Keep your child active by registering them for Preschool Yoga with Miss Cassie or the Fall Junior Golf Series. Help prepare your teen for their first time babysitting with DARC's Babysitting Safety Workshops.

There are also drawing and cartooning instruction, yoga for preschoolers, and Mommy and Me classes open for registration.

Activities and classes are also available for adults, such as Professional CPR Training, fitness classes, yoga, and barre.

In addition to programs and activities, DARC is also offering discounted tickets and bus trips this Fall to the 911 museum in NYC and to see the Fall Foliage in Washington DC.

Visit [DARC.INFO](http://DARC.INFO) to discover all that DARC has to offer, and don't forget to follow us on Instagram (@DOWNINGTOWNREC) and Facebook (@DTOWNREC)!

## Fall Historical Commission Programs

Programs Are Held at the East Brandywine  
Township Building at 3 PM

### Painting the Civil War: Thomas Buchanan Read and Civil War Memory

SUNDAY, SEPTEMBER 18, 2022, 3 PM

In 1864, Thomas Buchanan Read captured the national attention with his poetic ode to Philip Sheridan's ride! His poem and painting were both widely popular at the time. Read grew up on Corner Ketch Rd. in East Brandywine. Olivia Gruber Florek, Assoc. Professor of Art History, Delaware County Community College will present.



### America's Obscure Presidents, Van Buren to Buchanan

SUNDAY, OCTOBER 16, 2022, 3 PM

The U.S. had eight Presidents in a 24-year period—none of them re-elected. David Walter, Founder and Commissioner of Westtown Township Historical Commission will tell us about their accomplishments and failures, including our only Pennsylvania President, James Buchanan, from nearby Lancaster.



### The History of Steel

SUNDAY, NOVEMBER 20, 2022, 3 PM

Beginning in the early 19th century, the iron and steel industry played a key role in transforming both Pennsylvania and the nation. Female entrepreneur Rebecca Lukens began managing the mill in 1825 and created a successful iron-making operation on the Brandywine. A representative from the National Iron & Steel Heritage Museum, Coatesville will present.



#### DO YOU LIKE HISTORY?

**The Historical Commission continues to seek new members.**

**If you have an interest in the protection and promotion  
of our historic resources, please visit [EBRANDYWINE.ORG/](http://EBRANDYWINE.ORG/)  
VOLUNTEER for more information and an application form.**

## Status of Giant Plans

### Courts Uphold Final BOS Plan Approval

**O**NE OF THE most frequently asked questions of Township officials is regarding the status of the Giant project. This is the property on Route 322 next to Brandywine Village Shopping Center. There were some recent developments which are summarized below.

The Board of Supervisors granted final land development approval to the Giant project in June 2019. The final approval includes a requirement that the developer of the project, Carlino East Brandywine (“Carlino”), construct a public road connecting North Guthriesville Road near the intersection of Quail Hill Lane to Horseshoe Pike northwest of the current entrance to the Brandywine Village Shopping Center. The Township acquired some property by condemnation necessary to construct the public road from Brandywine Village Associates (“BVA”), owner of the Brandywine Village Shopping Center, and L & R Partnership (“L & R”), owner of a property located north of the Giant project site.

BVA and L & R appealed the final land development approval to the Courts, which upheld the final plan approval. On March 29, 2022, the Pennsylvania Supreme Court declined to further review the final plan approval and, therefore, Carlino East Brandywine, could proceed with development of the project, subject to obtaining other necessary Township and State permits.



In 2021, the then majority of the Board of Supervisors, Jason Winters and George Sherbak, took actions which impacted the ability of Carlino East Brandywine to complete the project as finally approved by the Township (the “2021 Decisions”). These 2021 Decisions included returning some of the condemned land to L & R and entering into a Settlement Agreement with BVA, L & R, and affiliated parties. Supervisor Kyle Scribner voted against both of the 2021 Decisions. The discussion that occurred at the meeting where the Settlement Agreement was approved can be reviewed at [WWW.EBRANDYWINE.ORG/12-16-2021MINUTES](http://WWW.EBRANDYWINE.ORG/12-16-2021MINUTES) or watched at [WWW.EBRANDYWINE.ORG/12-16-2021VIDEO](http://WWW.EBRANDYWINE.ORG/12-16-2021VIDEO).

As a result of the 2021 Decisions, Carlino East Brandywine filed a lawsuit against East Brandywine Township, Supervisors Winters and Sherbak, BVA and L & R, and other affiliated parties requesting that the

Chester County Court overturn and reverse the 2021 Decisions. On April 11, 2022, the Chester County Court issued an Order declaring the 2021 Decisions illegal, invalid and void and requiring the Township to “take immediate steps to unwind, rescind or withdraw from any and all steps taken to implement the alleged “Settlement Agreement . . .”. BVA, L & R, and affiliated parties appealed this Order to the Commonwealth Court of Pennsylvania; the appeal is currently pending.

There are additional pending lawsuits regarding the project. The resolution of these lawsuits may affect Carlino’s ability to commence and complete the project.

Carlino, as the developer of the Giant project, may decide when to begin construction of the project. At this time, the Township has no information on a projected start date.



# THE Milemarker

1214 Horseshoe Pike  
Downingtown, PA 19335-1153

Presorted  
Standard Mail  
U.S. Postage  
PAID  
Permit #50  
West Chester, PA

## SAVE THE DATE

**Fall Harvest Festival**  
OCT 9, 12-3 pm, Community Park

**America's Obscure Presidents,  
Van Buren to Buchanan**  
OCT 16, 3 pm, Township Building

**Tree Lighting Ceremony**  
DEC 4, 3-5 pm, Community Park

## Fall 2022 Calendar of Events

For more information on any event, see [WWW.EBRANDYWINE.ORG](http://WWW.EBRANDYWINE.ORG)

### SEP 2022

1	Board of Supervisors AM Session	Township Bldg	8:00 am
1	Open Space Committee Meeting	Township Bldg	7:30 pm
5	<b>Labor Day—Administrative Offices Closed</b>		
7	Planning Commission Meeting	Township Bldg	7:00 pm
8	Zoning Hearing Board (as needed)	Township Bldg	7:30 pm
12	Parks & Rec Board Meeting	Township Bldg	7:00 pm
13	Municipal Authority Regular Meeting	Township Bldg	8:00 am
13	Trails Committee Meeting	Township Bldg	7:00 pm
14	Historical Commission Meeting	Township Bldg	7:00 pm
15	Board of Supervisors PM Session	Township Bldg	6:30 pm
18	<b>Historical Speaker: Painting the Civil War</b>	Township Bldg	3:00 pm
22	Bondsville Mill Committee	Township Bldg	8:00 am
28	Ordinance Task Force Meeting	Township Bldg	7:00 pm
30	Municipal Authority (if needed)	Township Bldg	8:00 am

### OCT 2022

3	Parks & Rec Board Meeting	Township Bldg	7:00 pm
5	Planning Commission Meeting	Township Bldg	7:00 pm
6	Board of Supervisors AM Session	Township Bldg	8:00 am
6	Open Space Committee Meeting	Township Bldg	7:30 pm
9	<b>Fall Harvest Festival</b>	Community Pk	noon to 3:00 pm
11	Municipal Authority Regular Meeting	Township Bldg	8:00 am
11	Trails Committee Meeting	Township Bldg	7:00 pm
12	Historical Commission Meeting	Township Bldg	7:00 pm
13	Zoning Hearing Board (as needed)	Township Bldg	7:30 pm
16	<b>Historical Speaker: America's Obscure Presidents</b>	Township Bldg	3:00 pm
20	Board of Supervisors PM Session	Township Bldg	6:30 pm
26	Ordinance Task Force Meeting	Township Bldg	7:00 pm
27	Bondsville Mill Committee	Township Bldg	8:00 am
28	Municipal Authority (if needed)	Township Bldg	8:00 am

### NOV 2022

2	Planning Commission Meeting	Township Bldg	7:00 pm
3	Board of Supervisors AM Session	Township Bldg	8:00 am
3	Open Space Committee Meeting	Township Bldg	7:30 pm
7	Parks & Rec Board Meeting	Township Bldg	7:00 pm
8	Municipal Authority Regular Meeting	Township Bldg	8:00 am
8	Trails Committee Meeting	Township Bldg	7:00 pm
9	Historical Commission Meeting	Township Bldg	7:00 pm
10	Zoning Hearing Board (as needed)	Township Bldg	7:30 pm
17	Bondsville Mill Committee	Township Bldg	8:00 am
17	Municipal Authority (if needed)	Township Bldg	8:00 am
17	Board of Supervisors PM Session	Township Bldg	6:30 pm
20	<b>Historical Speaker: History of Steel</b>	Township Bldg	3:00 pm
23	Ordinance Task Force Meeting	Township Bldg	7:00 pm
24	<b>Thanksgiving Holiday—Administrative Offices Closed</b>		
25	<b>Thanksgiving Holiday—Administrative Offices Closed</b>		

### DEC 2022

1	Board of Supervisors AM Session	Township Bldg	8:00 am
1	Open Space Committee Meeting	Township Bldg	7:30 pm
4	<b>Tree Lighting Ceremony</b>	Community Pk	3:00 pm
5	Parks & Rec Board Meeting	Township Bldg	7:00 pm
7	Planning Commission Meeting	Township Bldg	7:00 pm
8	Zoning Hearing Board (as needed)	Township Bldg	7:30 pm
13	Municipal Authority Regular Meeting	Township Bldg	8:00 am
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14	Historical Commission Meeting	Township Bldg	7:00 pm
15	Bondsville Mill Committee	Township Bldg	8:00 am
15	Board of Supervisors PM Session	Township Bldg	6:30 pm
23	<b>Christmas Holiday—Administrative Offices Closed</b>		
26	<b>Christmas Holiday—Administrative Offices Closed</b>		
28	Ordinance Task Force Meeting	Township Bldg	7:00 pm
30	Municipal Authority (if needed)	Township Bldg	8:00 am