
CHARLESTOWN TOWNSHIP NEWSLETTER

Board of Supervisors: Kevin R. Kuhn, Chairman, Michael J. Rodgers, Vice Chairman,
Paul J. Hogan, Charles A. Philips, Hugh D. Willig

4030 Whitehorse Road, P.O. Box 507, Devault, PA 19432 610-240-0326

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Spring 2006



- Photo by Andy Motel

Brightside Farm: A Township Treasure

- Charlie Philips, Supervisor

By now, most Charlestown residents are aware that the Township has been able to preserve over 70 acres of our beautiful landscape with the purchase of the Brightside Farm several years ago. The purchase was made possible with a combination of Chester County grants and matching funds from Charlestown.

The farm is located on Yellow Springs Road across from the new Pulte development, Deerfield. As part of the County grant it was stipulated that the Brightside Farm is for the use of you, our residents, as well as open for the general public. To accommodate this requirement there are garden plots that individuals can lease for a year and there is a grass walking trail around the perimeter of the property for general use. The walking trail is a wonderful opportunity for you to enjoy the beauty of the viewscape, enjoy the wildlife, especially the many varieties of birds, as well as to get some exercise. And, you don't have to worry about the traffic. Parking is available along the edge of the drive into the farmhouse across from the Valley Hill Road intersection.

Currently there are discussions by the township supervisors as to whether to create a more formal walking or jogging trail using a year-round surface with a more centrally located small parking area that is usable all times of the year. These discussions are a result of recommendations from a committee of citizens whose charter it was to recommend future uses of the farm so more of our residents can enjoy it. Recommendations for use ranged from the creation of a formal walking and jogging trail to the selective rehabilitation of some of the buildings to create some public areas for meetings, events, and other public activities.

The goal is to provide more opportunities for you, our neighbors, to visit the farm and to make more use of it. As a result, the township is interested in your opinion as to the type of trail you would like to see at the farm as well as any other ideas for use in the future.

Please e-mail us at admin1@charlestown.pa.us or call the office at 610-240-0326 with your comments.

Roadside Cleanup – April 29



Rick & Debbie Reis along Pickering Dam Road

- photo by Fred Alston

Great Valley High School student Bridget Gross teamed up with the Township to organize the first roadside clean up event in many years. Bridget designed the poster and advertised the event at the schools and among scouting organizations. Even though the event was postponed due to rain on April 22nd, turnout was strong on April 29th, with over 30 volunteers. Roadmaster Fred Alston arranged with PennDOT to obtain free safety vests, cones, trash bags, gloves and other supplies. PennDOT went above and beyond and provided a truck on two different weekends, not only

to collect the roadside trash bags but also to assist us by hauling away debris collected from the Township Yard over the past year. Members of the Board of Supervisors, Planning Commission, Open Space Commission and administrative staff joined our efforts. Volunteers started out with refreshments at the Township Office before going out onto the roads. Thanks to all the help we received, we collected over 150 bags of litter along our township roads. With your help, we hope to make a Roadside Clean Up an annual event!

Central Tax Bureau – Contact Information for Your Reference:

Earned Income Tax

Residents call (610) 828-1227
Businesses call (570) 822-0555

Real Estate, Per Capita, and EMS Tax

Call (610) 497-6030

Forms may be downloaded at www.centaxgroup.com, then click on “Centax Forms”

Fireworks

By Fred Alston



Fireworks are exciting and colorful and make a great end to a day of fun and relaxation. Fireworks are dangerous if they are not handled properly. Improperly displayed fireworks in Charlestown Township have caused homes and fields to be set on fire. Fireworks are defined in the Charlestown Township Fire Control Ordinance as firecrackers, rockets, torpedoes, roman candles, toy cannons, detonating canes, blank cartridges, and other devices designed and intended for pyrotechnic display. The ordinance prohibits the manufacture, sale and display for sale of fireworks, and the possession, use, display or discharge of fireworks is prohibited within the limits of Charlestown Township except that pyrotechnic displays may be held only by **permit** issued by the Fire Marshal and must be under the control of licensed and insured individuals. There is no charge for fireworks permits and they are available from the Township office. If you have any questions, please contact the Fire Marshal, Fred Alston (610) 656-9315.

PLANNING COMMISSION HIGHLIGHTS

January

Desfor Farms – The Planning Commission recommended approval of the land development plan for an Equestrian Center with an indoor arena at Merlin and Pikeland Roads.

February

Horseshoe Trail Ordinance - Residents along the trail were present and provided useful input on a draft Ordinance that establishes rules for the recreational use of the Horseshoe Trail.

Piliero Conditional Use Application – for 39 acre property at Green Lane and Valley Hill Roads. Four additional lots will be created under the conventional lot development provisions of the Zoning Ordinance. The applicant has offered to permanently restrict the “homestead lot” of 26+ acres from further subdivision.

Allan Myers Curative Amendment - The applicant’s counsel provided background on the quarry’s filing of the curative amendment.

Spring Oaks – Residential Cluster (RC) vs. Traditional Neighborhood Development (TND) - The merits of utilizing a TND design for the Spring Oaks tract in Devault were discussed at length.

March

Presentation: Traditional Neighborhood Development - Presentations on TNDs were made by two developers to provide information on the planning & construction process from their perspective. A question and answer period followed.

Epstein Subdivision Plan - The Planning Commission recommended approval of a 2 lot subdivision on Charlestown Road.

Piliero Conditional Use Application - The Planning Commission recommended approval of the conditional use application for Frank A. Piliero. Mr. Piliero has now submitted a subdivision plan for review.

Horseshoe Trail Ordinance - The Planning Commission recommended the revised Horseshoe Trail ordinance for adoption by the Board of Supervisors.

April

Ashford Subdivision (Bala Investments) - Revised plans for this 5 lot subdivision were reviewed. The subdivision’s new road will create a four way stop intersection with Charlestown and Pikeland Roads that is already approved by PennDOT.

Springs Development – Plans were reviewed for this 2 lot subdivision at Hollow and Pikeland Roads. The Planning Commission recommended the conditional uses subject to moving the proposed house on Lot #2 out of steep slopes, and minimizing the impact of the driveway construction. The applicant agreed to provide a temporary access for the Horseshoe Trail.

Stormwater Management Ordinance - The Planning Commission recommended adoption of the revised stormwater management ordinance, which was adopted by the Board of Supervisors at a hearing on April 17th.

Official Map - The Planning Commission had a split vote (4-2) in recommending the amended Official Map Ordinance with the reservation that the PC believes the ordinance needed further public discussion before adoption.

Traditional Neighborhood Development - The Planning Commission held a work session to discuss their findings over the last several months on TND’s.

Coming in May

- Continuing reviews of Ashford and Springs Development subdivisions
- Review of the Robal Curative Amendment application
- Review of the Phoenixville Regional Planning Commission’s draft Comprehensive Plan
- May 15th Presentation of Traditional Neighborhood Development to the Board of Supervisors

Meetings are held the 2nd and 4th Tuesday of each month at 7:30 P.M. at the Great Valley Middle School, Room 154.

(insert 11 x 17" Map for pages 4 & 5)

CHARLESTOWN DAY

SAVE THE DATE:

SUNDAY AFTERNOON OCTOBER 15th

Charlestown Day is sponsored by our Township Supervisors and by the Township Boards & Commissions, all of whom work hard to preserve the Open Space, parks and trails that make our township special.

On October 15, we will focus on a historic area in the township (we have many to choose from). There will be hikes, special events for kids (old and young), and a chance for you to meet your neighbors and to be involved in our township.

Watch the Charlestown Website (www.charlestown.org) and this newsletter for details. If you'd like to help, contact suestaas@verizon.net (610-933-9766).

We'll see you Sunday, October 15, Rain or Shine!

Board of Supervisors
Open Space Commission
Horseshoe Trail Committee

Parks and Recreation Board
Brightside Farm
Charlestown Historical Society



Roads



- Fred Alston

Our road maintenance plans are constantly being reviewed, and for 2006, we are expecting to perform the following work:

Ravenhill Road – Repair inlets, cross pipes, and curbing; resurface the entire roadway.

Union Hill Road – Repair cross pipes; repair base as required; resurface the roadway from the Markley property to Whitehorse Road.

Pickering Road – Extensive base and shoulder repair; repair cross pipes; resurface entire roadway.

Pickering Spur – Base and shoulder repair; resurface entire roadway.

Looking forward over the next several years, we are planning to work on Rees Road, Pine Drive, Hilltop Road, Maryhill Road, the Dickson development roads, Crestvu Road, and Green Hill Lane. The exact schedule is subject to change and may be affected by many factors including road conditions, financing available, severity of winters, and so forth. If you have any questions, please contact the Roadmaster, Fred Alston, 610-656-9315.

How Much Rain Can a Tree Retain?

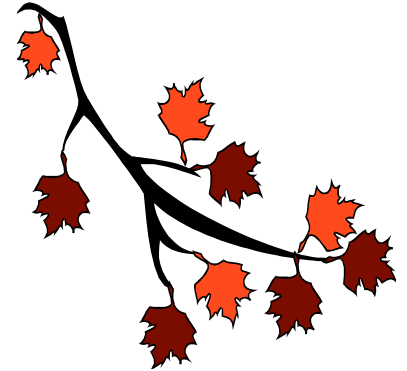
One mature tree reduces stormwater runoff by over 1,000 gallons per year!

Trees manage stormwater runoff. They help reduce pollution and make waterways healthy for people and fish.

Trees are the “new” technology to retain water on site, to slow the flow to our waterways.

Trees in your yard and your community protect water and soil resources. Trees reduce the amount of runoff and pollutants in creeks, ponds and other receiving waters in three primary ways:

- Surfaces of leaves, braches and trunks intercept and store rainfall, thereby reducing the amount of runoff, soil erosion, and delaying the onset of peak flows;
- Root growth and decomposition of organic matter increase the capacity and rate of infiltration of rainfall into the soil and reduce surface flow;
- The tree’s system recycles rainfall back into the atmosphere as evaporation.



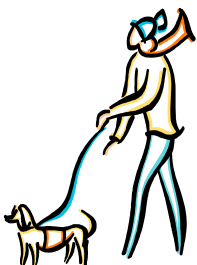
How to Incorporate Trees into Stormwater Management on Your Property

1. Increase the tree canopy on your property by planting large trees with full crowns and broader leaves, such as maple, oak and beech.
2. Plant needle-leaf and broad leaf evergreens on the north side for wind shields and for winter rainfall interception; avoid planting evergreens in front of south-facing windows to maximize winter solar heat gain.
3. Encourage your community or homeowners association to plant more trees in appropriate areas such as parkways, boulevards, parking lots, swales, and “rain gardens”. This will aid the retention/detention and infiltration/filtration processes.
4. With new tree plantings, extend a thin layer of organic mulch to the drop line to improve your tree’s ability to absorb rainfall.

Source: Center for Urban Forest Research

A Reminder to Dog Owners

Charlestown Township’s “dog ordinance” basically follows the Pennsylvania Dog laws. Please remember that you must keep your dogs under control at all times, and dogs must be on a leash when walked in our parks and open space areas. Allowing them to run at large in these areas is prohibited.



Horse-Shoe Trail Hike in Charlestown May 21, 2006



Margy Crawford - Horse-Shoe Trail Guide for the May 21, 2006 hike

- Photo by Fred Alston

The Horse-Shoe Trail Club sponsors hikes throughout the year, and one is scheduled on a beautiful section in Charlestown on May 21, 2006. Charlestown Hunt resident Margy Crawford, is leading the hike. Margy is an active member of our Trail Committee and will be a knowledgeable, entertaining guide. To join the group, meet at 10:00 a.m. at Charlestown Hunt on Route 29, south of Phoenixville, for an easy, scenic, historic area hike of approximately 5 miles along the Pickering Creek and the Historic Ice Dam area. Meet at the Activity Pool area in Charlestown Hunt, second drive.

Charlestown Township
P.O. Box 507
Devault, PA 19432

ADDRESS SERVICE REQUESTED