

**LONDON GROVE TOWNSHIP  
BOARD OF SUPERVISORS  
MEETING MINUTES  
October 8, 2025 – 7:00 P.M.  
Monthly Meeting**

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**MEMBERS PRESENT:**

Stephen Zurl  
Christina Fanning  
Michael Summerfield  
Megan Mraz  
Dave Conners

**STAFF PRESENT:**

Kenneth Battin, Township Manager  
Dawn Maciejczyk, Asst. Township Manager  
LaRain Catoia, Secretary  
Shane Kinsey, Director of Public Works  
Nate Hughes, Public Works Superintendent

11 Audience Members

**CALL TO ORDER:**

Mr. Zurl called the meeting to order at 7:00 p.m.

**ANNOUNCEMENTS/PRESS RELEASES/FUTURE MEETINGS**

Mr. Zurl announced the next regularly scheduled meeting will take place on November 12, 2025 at 7:00 p.m., the meeting agenda deadline is November 5, 2025 at noon.

**I. PUBLIC COMMENT**

Mr. Zurl asked for public comment on the agenda items. There were none.

**II. CORRECTION/APPROVAL OF MINUTES**

The Board reviewed the meeting minutes of September 10, 2025. Ms. Fanning made a motion to approve the meeting minutes of September 10, 2025, seconded by Mr. Summerfield and approved by a vote of 5-0.

**III. REPORTS FOR SEPTEMBER 2025**

**Inniscrone Golf Course**

Mr. Zurl reviewed the Golf Course report for September, prepared by Mr. Ward. Mr. Zurl noted that the revenues were down from August 2025. Ms. Fanning commented they were down from August 2025 but up from September 2024.

**Code Department**

Mr. Zurl reviewed the Code Department reports for August prepared by Mr. Elwood. There were no questions or concerns from the Board.

**Public Works**

Mr. Kinsey presented the Public Works Department report. Mr. Kinsey presented the Bridges report. Mr. Zurl asked if the Glen Willow Bridge would be a Co-Stars project. Mr. Kinsey stated this would be a Co-Stars project and it would help speed the bidding process along as well as regulate the pricing for the bridge.

### **Finance Department**

Mr. Zurl reviewed the Financial Report for September 2025 prepared by Mrs. Kellett. A motion was made by Mr. Connors for approval of the September 2025 Financial Report. A second was made by Ms. Mraz, passing with a vote of 5-0.

### **Pennsylvania State Police Monthly Report**

Mr. Zurl reviewed the State Police monthly report. Mr. Summerfield noted that the DUI that has been discussed in a previous meeting had shown up on the most recent report.

### **Monthly Emergency Services/Fire Marshal Report**

Mr. Zurl reviewed the Fire Marshal report for September 2025. There were no additional questions from the Board.

### **Southern Chester County EMS Report**

Mr. Zurl reviewed September 2025 EMS report. There were no additional questions from the Board.

### **DEP Odor Report**

Mr. Zurl reviewed the DEP Odor report for the month of September. There were no questions from the Board.

### **Right to Know Monthly Report**

Mr. Zurl reviewed the Right-to-Know monthly report for September. There were nothing new for the month of September.

### **Boards and Commissions**

Mr. Zurl reviewed the approved minutes for the Planning Commission dated August 27, 2025, there were no comments from the Board. The minutes from the Open Space Committee dated August 14, 2025 were reviewed. The Open Space ‘red-line’ By-Laws were sent as requested in the September 10, 2025 meeting for review. A motions was made my Ms. Fanning to accept the revised By-Laws. A second was made my Mr. Connors and passed with a vote of 5-0. There were no minutes from the Parks & Recreation Committee. The Municipal Authority had minutes from July 7, 2025 and from July 28, 2025 that were both reviewed with no comments.

## **IV. HEARINGS**

There are no hearings at this time.

## **V. FIRST BUSINESS**

### **MMO Municipal Authority**

Mr. Battin explained to the Board of Supervisors that this was a yearly notification of the payment that is made to the employee’s retirement funds. Mr. Connors made a motion to make the payment. A second was made by Mr. Summerfield and passed with a vote of 5-0.

### **MMO Township Employee**

Mr. Battin explained to the Board of Supervisors that this is a yearly notification of the payment that is made to the employee’s retirement funds. Mr. Connors made a motion to make the payment. A second was made by Ms. Fanning and passed with a vote of 5-0.

## **VI. OLD BUSINESS**

### **Route 41 and Route 841 Roundabouts Discussion**

Mr. Zurl noted that an email was received that noted the archeological digs were continuing and being logged and researched.

### **2026 Budget Discussion – West Grove Fire Company**

Mr. Battin explained that a meeting was held with the townships that contribute to the West Grove Fire Company. An agreement was made that a 10% increase is the amount that will be raised for the 2026 year. It was also stated that the townships would like an open communication with the fire company if there are financial needs that they need help with. Ms. Mraz stated she would like to see their Budget line items utilized before approaching the Townships for additional funds. Mr. Connors has concerns with wait times if the initial increase does not go through as requested by the West Grove Fire Company. A motion was made by Mr. Connors to fund only a 10% increase to the West Grove Fire Company Budget. A second was made by Ms. Fanning passing with a vote of 5-0.

### **Chester Water Authority – Water Issues**

Mr. Kinsey updated the Board on the meeting that was held with Chester Water Authority. They did admit to having 1 pump that is inoperative. The replacement pump should happen in the 3<sup>rd</sup> or 4<sup>th</sup> quarter of 2026 as they are beginning the bidding process. London Grove Township is in the process of upgrading our pump that is fed by the Chester Water Authority Pumps. Mr. Connors asked if it were possible that we use our own water and not depend on Chester Water Authority. Mr. Kinsey gave reasons that would be very challenging for the Township to take on that responsibility.

## **VII. NEW BUISNESS**

### **411 Glen Willow Rd – Discussion**

Mr. Bob Abernathy, the attorney for the soccer fields located at 411 Glen Willow Rd. spoke on behalf of the property owner. He stated that he would welcome questions from the Board as they are going in front of the Zoning Hearing Board and would like to get the support from the Board of Supervisors. Mr. Zurl asked if a Zoning Hearing Date had been scheduled yet. Mr. Abernathy said they are working with the Township to get the meeting scheduled. Mr. Connors stated that it will need to go through the proper channels before the Board can comment. Mr. Abernathy thanked them for their time.

## **VIII. LAND DEVELOPMENT PLANS: PLANS:**

### **Sheetz – 60 Day Extension Request**

Ms. Fanning made a motion to grant a 60 day extension for the Sheetz development project. A second was made by Mr. Connors, passing with a vote of 5-0.

### **304 Valley Rd – 90 Day Extension Request**

A motion was made by Mr. Connors to grant a 90 day extension for the 304 Valley Rd. Project. A second was made by Ms. Mraz and passed with a vote of 5-0.

**IX. EXTENSIONS  
NO ACTION NEEDED**

<b>Development</b>	<b>Application</b>	<b>Date Received</b>	<b>Extension Expires</b>	<b>NOTES</b>	<b>Update</b>
Needham Farms	Preliminary	3/15/2005	1/17/2026		Updated 9/11/2024
Barbara Yeatman	Preliminary/Final	10/1/2018	2/2/2026		Jerry updated the BOS at 6/2024 BOS meeting
Cliff Anderson	Preliminary	6/30/2021	12/3/2025	Last 90 day extension	Cliff updated the BOS at 6/2024 BOS meeting
HI Media Labs	Preliminary	5/25/2023	2/8/2026		Still new No Updated Needed at this time.
524 Gap Newport Pike (Dillon Property)	Preliminary/Final	5/31/2023	12/27/2025		Still new No Update Needed at this time.
Ha's Place Center	Preliminary/Final	1/31/2024	12/24/2025		
304 Valley Road	Preliminary/Final	1/31/2025	10/26/25		
1204 Gap Newport Pike – Sheetz	Preliminary	2/26/2025	10/24/2025		
532 East Baltimore Pike	Preliminary	3/21/2025	12/16/2025		
500 & 516 Hepburn London Grove West Apts	Preliminary	4/30/2025	1/25/2026		

<b>Development</b>	<b>Applications</b>	<b>Date Received</b>	<b>5 Year Expiration</b>	<b>Planning Commission Approved</b>	<b>Board of Supervisors Approved</b>
London Grove West	Approved Final Plan	12/22/2010	5/25/2026	4/27/2011	8/10/2011
Kaolin Mushrooms	Approved Final Plan	12/11/2018	4/4/2026	2/28/2018	4/4/2018
AG Charter School	Preliminary/Final	11/30/2022	5/10/2028	4/26/2023	5/10/2023
Campbell 146 Garden Station	Preliminary/Final	3/24/2024	8/14/2029	7/31/2024	8/14/2024
110 State Rd. AG Charter Café	Preliminary / Final	4/1/2025	7/9/2026	6/25/2025	7/9/2025
Yeatman Tract	Preliminary/Final	8/30/2023	8/14/2030	7/30/2025	8/14/2025
Gamache Property	Preliminary/Final	7/31/2024	7/31/2026	7/31/2031	9/10/2025

## **XII. PUBLIC NON-AGENDA ITEMS**

Mr. Lou Kaplan stated that he would like to be appointed by the Board to the White Clay Creek Wild and Scenic Program Steering Committee as the representative for London Grove Township. Mr. Connors thought this was a good idea since Mr. Kaplan has been involved with this project for many years.

Mr. Wayne DeFrancesco noted that the London Grove Township Trash Day a SECCRA is coming up October 11. He requested that the Township put out a notice. Ms. Catoia will promote via the social media sites.

Ms. Schlachter would like an update on the Cliff Anderson Project. Mr. Battin stated that an updated submission has been submitted and sent to the Township Engineers for review.

### **ADJOURNMENT**

A motion was made by Ms. Mraz to adjourn the meeting at 7:56 p.m., seconded by Mr. Summerfield and approved by a vote of 5-0.

Respectfully Submitted,

LaRain Catoia  
Township Secretary