

**LONDON GROVE TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
March 11, 2026 – 7:00 P.M.
Monthly Meeting**

MEMBERS PRESENT:

Stephen Zurl
Christina Fanning
Michael Summerfield
Dave Conners
Eric Sipple

STAFF PRESENT:

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

8 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 that an executive meeting was held after tonight's meeting. Mr. Zurl also announced the next regularly scheduled meeting will take place on Wednesday, April 8, 2026 at 7:00 p.m., the meeting agenda deadline is April 8, 2026 at noon.

I. PUBLIC COMMENT

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

II. CORRECTION/APPROVAL OF MINUTES

The Board reviewed the meeting minutes of February 11, 2026. Mr. Summerfield asked if the name of Mr. Lou Kaplan be added as part of the grant application committee for DVRPC. Mr. Sipple made a motion to approve the meeting minutes of February 11, 2026, with the corrections as indicated by Mr. Summerfield and seconded by Ms. Fanning. Passing by a vote of 5-0.

III. REPORTS FOR FEBRUARY 2025

Inniscrone Golf Course

Mr. Zurl reviewed the Golf Course report for February 2026 prepared by Mr. Ward. Mr. Zurl inquired about the status of the upgrades to the club house. Mr. Kinsey stated that was in his public works report. Mr. Zurl asked the Board if they had any questions. There were none.

Code Department

Mr. Zurl reviewed the Code Department reports for February 2025 prepared by Mr. Elwood. There were no additional comments or questions.

Public Works

Mr. Kinsey presented the Public Works Department report and the Bridges report. Mr. Zurl asked if there was any movement from the land owner with regards to the necessary easement for the bridge. Mr. Kinsey stated there has been none. Mr. Zurl inquired if the damage done to Woodview Bridge was structural and needed to be replaced. Mr. Kinsey indicated it was only minor damage and would not be a full replacement. Ms. Fanning also inquired why there would need to be a redesign for property access. Mr. Kinsey stated the original bridge design blocked access to the fields and we needed to correct that.

Finance Department

Mr. Zurl reviewed the Financial Report for February 2026 that was prepared by Mrs. Kellett. Mr. Zurl noted that he met with the Auditors and was waiting for their report. A motion was made by Mr. Connors to approve the February 2026 Financial Report. Mr. Sipple seconded the motion, passing with a vote of 5-0.

Pennsylvania State Police Monthly Report

Mr. Zurl reviewed the State Police monthly report. There were no comments from the Board Members.

Monthly Emergency Services/Fire Marshal Report

Mr. Zurl reviewed the Fire Marshal report for February 2026. There were no comments from the Board.

Southern Chester County EMS Report

Mr. Zurl noted that there was no February 2026 report. Ms. Catoia stated she received an email stating they were upgrading the software and would not be able to have a report in time for the Board meeting.

DEP Odor Report

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

Right to Know Monthly Report

Mr. Zurl reviewed the Right-to-Know monthly report for February. There were no questions or concerns from the Board.

Boards and Commissions

Mr. Zurl reviewed the approved minutes for the Planning Commission dated January 28, 2026, there were no comments from the Board. The minutes from the Parks & Recreation Committee dated January 13, 2026 were reviewed. Mr. Zurl stated that he attended a meeting with regards to the Master Plan for the parks. The Innisclone Golf Course Advisory Committee had an appointment of Mr. Michael Brady to fill the unexpired term of 1/1/2026-12/31/2026. Mr. Connors made a motion to fill the appointment. A second was made by Mr. Sipple and passed with a vote of 5-0. The Municipal Authority meeting minutes dated January 5, 2026 were reviewed.

IV. HEARINGS

21 Ellicott Rd & 490 Indian Run Rd Chester County Tax Parcel (59-9-2.4 & 59-9-2.5) – Open Space Purchase

Mr. Zurl opened the hearing at 7:22PM. Mr. Battin gave an overview of the property that is looking to be purchased with Open Space monies. He introduced exhibits as follows:

T-1 – Proof of Publication

T-2 – Map of Natural Lands showing the parcel

T-3 – Appraisal provided by O'Donnell Appraisal Associates

T-4 – Agreement of Sale in the amount of \$215,000

He indicated that the land was in a flood area. There was discussion amongst the Board Members as to why should the Township purchase land that was in a flood plain. It was determined that with the purchase of the land the Township would have control of the property. It was also stated that the sale price was reflective of the available use of the land. Mr. Lou Kaplan stated this area might be good opportunity to develop MS4 projects. Mr. Battin asked the Board if there were any additional questions. There were none. The hearing closed at 7:31

Verizon Cable Franchise Agreement

Mr. Zurl opened the hearing at 7:31. Mr. Battin explained the reasoning for the Verizon Agreement. He indicated there were some changes that were being updated from the old agreement. There will now be 27 potential sources for revenue for the Township in lieu of 25. He introduced T-1 – Proof of Publication as the only Exhibit. Mr. Summerfield inquired about how frequent was the payment to the Township. Mr. Battin stated it was a quarterly payment. The hearing closed at 7:35.

V. FIRST BUSINESS

Webb Property- Resolution 880

Mr. Sipple made a motion to approve the purchase of the Webb Property located at 21 Ellicott Rd and 490 Indian Run Road. A second was made by Mr. Summerfield and passed with a vote of 5-0.

Verizon Cable Franchise Agreement – Ordinance 229

A motion was made by Mr. Connors to approve Ordinance 229 regarding the Verizon Cable Franchise Agreement. 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 recognized Mr. Lou Kaplan with regards to the 841 roundabout. Mr. Kaplan gave an update that there has not been a lot of progress made. Mr. Sipple gave a quick update with regards to a multi-municipal meeting that was held in February to get all the municipals updated with the upcoming road upgrades for Rt. 41.

Chester Water Authority – Water Issues

Mr. Kinsey updated the Board on the water pump issues. He indicated that the Sullivan Station upgrades are moving forward and had been put out to bid.

America 250

Ms. Maciejczyk stated that with the Historical Commission not being able to hold a quorum. She would be taking over the America 250 planning. Ms. Schlachter would be helping her as she moves forward.

Fire Company Merger Discussion

Mr. Zurl asked if there was any updated information on the merger. Mr. Connors indicated he was putting together some information to send out to the attendees of the meeting so they could review how other municipalities had performed a similar merger.

Phorid Fly Discussion

Mr. Zurl asked Mr. Connors to update on where he was with the research. He indicated that he had discovered a couple of grants that might help the farmers. The questions was asked as to “what” would the grant money be helping the famers for? What did the farmers need help with? Mr. Connors would like to meet with some of the farmers and get details as to how the Township can help.

VII. NEW BUSINESS

Hilton Road Bridge Guiderail – Authorization to Bid

Mr. Zurl asked Mr. Kinsey to give a brief update regarding the Memo. Mr. Kinsey stated this would be the authorization to start the bidding process for the guiderail portion of the bridge. The bid would open April 6, 2026. A motion was made by Mr. Sipple to authorize the bidding process for the guiderail. A second was made by Ms. Fanning and passed with a vote of 5-0.

Material Bid Award

Mr. Kinsey informed the Board that this was a materials bid award for Fuel and Road Oils. Line Painting and Asphalt Materials did not receive bidders therefore they will be rebid. The low bidder for fuel was Dixie Land Energy from Rising Sun Maryland and the low bidder for Road Oils was Asphalt Maintenance Solutions from Center Valley PA. A motion was made by Mr. Connors to approve the low bidder awards for the fuel and asphalt materials. A second was made by Mr. Sipple and passed with a vote of 5-0.

Hooklift Replacement

Mr. Kinsey explained in detail the reasoning he is requesting to replace the hooklift truck. The repair cost would be in excess of \$40,000. Due to the multiple reported ongoing issues with this motor Mr. Kinsey was able to show a revised equipment replacement modification option that would allow for the purchase of a new hooklift truck. He stress the importance of this truck to his operation and indicated this lead time would be a year out. There was discussion amongst the board members with regards to buying used trucks. A motion was made by Mr. Connors to buy to purchase a 2026 Peterbuilt Chassis along with the vehicle uplift. A second was made by Mr. Sipple and passed with a vote of 5-0.

Surplus Equipment Sale

Mr. Zurl explained the listing of equipment that Mr. Kinsey would like to sell on Municibid platform. A motion was made by Ms. Fanning to allow Mr. Kinsey to sell these items on the Municibid platform. A second was made by Mr. Summerfield and passed with a vote of 5-0.

Avon Grove Middle School – Zone Discussion

Mr. Kinsey explained that the school zone lighting was budgeted for 2026 in the amount of \$45,000. The figure was based on quotes received in 2025. In January of 2026 PennDOT adopted 2023 MUTCD. Based on the new regulations the cost would be in the range of \$300,000 - \$350,000. Mr. Kinsey researched to find there are no documented incidents related to school zones and the lights we currently have are up to code so he recommended we do nothing until the budget allows. It will be discussed for 2027.

Grant Application, Delaware Valley Regional Planning Commission (DVRPC), Transportation & Community Development Initiative (TCDI)

Mr. Battin stated that he and Mr. Kaplan had worked to get the information for the grant together. He was requesting the permission of the board to submit within the next couple of days. A motion was made by Mr. Sipple for the submission of the grant application, seconded by Ms. Fanning and passed with a vote of 5-0.

VII. LAND DEVELOPMENT PLANS

532 East Baltimore Pike – Bright Property – 90 Day Extension

Mr. Fritz spoke representing the Bright Property land development plan. He indicated a review from the Township Engineers had just been returned and they were working on the minor changes. They might be ready to present to the Planning Commission for preliminary approval next month. A motion was made by Mr. Summerfield to approve the 90 day extension seconded by Mr. Connors and passed with a vote of 5-0.

530 East Baltimore Pike – HiMedia Labs – Preliminary Approval

Mr. Fritz, representing the HiMedia Labs project, gave a quick description of the project. He showed how the owner was working together with the owner of 532 East Baltimore Pike (Bright Project) and the Municipal Authority to make the appropriate water sewer expansion for that area. He stated that on February 25, 2026 the Planning Commission granted Preliminary approval and he requested the Board of Supervisors give the same approval. A motion was made by Mr. Connors to grant preliminary approval for the 530 East Baltimore Pike Land Development Project. A second was made by Ms. Fanning and passed with a vote of 5-0.

Ha Place – 90 Day Extension

Mr. Zurl stated that a request was being made for a 90 day extension for the Ha Place Land Development Project. A motion was made by Mr. Connors to grant the 90 day extension, seconded by Mr. Summerfield and passed with a vote of 5-0.

Needham Farms Presentation

Mr. Zurl stated the project has been withdrawn.

Kaolin Farms Presentation

Ms. Catoia informed the Board she received an email stating the representative had a scheduling conflict and would not be able to present an update at this meeting. After discussion from the board a motion was made by Mr. Sipple to grant a 30 day extension to allow for an in person update at the next board meeting scheduled for April 8, 2026. A second was made by Ms. Fanning and passed with a vote of 5-0.

**IX. EXTENSIONS
NO ACTION NEEDED**

Development	Application	Date Received	Extension Expires	NOTES	Update
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		
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		

Development	Applications	Date Received	5 Year Expiration	Planning Commission Approved	Board of Supervisors Approved
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
Cliff Anderson	Preliminary	6/30/2021	12/10/2030	10/29/2025	12/10/2025
Moxley Rd. Subdivision	Preliminary / Final	9/24/2025	12/10/2030	11/26/2026	12/10/2025
304 Valley Road	Preliminary/Final	1/31/2025	12/10/2030	11/23/2025	12/10/2025
1204 Gap Newport Pike – Sheetz	Preliminary	2/26/2025	12/10/2030	11/23/2025	12/10/2025

XII. PUBLIC NON-AGENDA ITEMS

Mr. Zurl asked for public comment of non-agenda items. James Petedemange questioned what “withdrawn” meant for the Needham Farms Project. It was explained that the owner was withdrawing the project from the Township. Wayne DeFranchesco requested the office staff make a public announcement on the social media outlets to inform the residents to change the batteries in their smoke detectors.

ADJOURNMENT

A motion was made by Mr. Summerfield to adjourn the meeting at 9:15 p.m., seconded by Ms. Fanning and approved by a vote of 5-0.

Respectfully Submitted,

LaRain Catoia
Township Secretary