

**LONDON GROVE TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
April 8, 2026 – 7:00 P.M.
Monthly Meeting**

MEMBERS PRESENT:

Stephen Zurl
Christina Fanning
Dave Connors
Eric Sipple

STAFF PRESENT:

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

6 Audience Members

CALL TO ORDER:

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

ANNOUNCEMENTS/PRESS RELEASES/FUTURE MEETINGS

Mr. Zurl also announced the next regularly scheduled meeting will take place on Wednesday, May 13, 2026 at 7:00 p.m., the meeting agenda deadline is Wednesday May 6, 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 March 11, 2026. Ms. Fanning stated that she thought the March minutes had a mistake in the Public Works section regarding the Woodview Bridge. Mr. Zurl agreed. A motion was made by Mr. Connors to approve the minutes from March 11, 2026 with the corrections made in the Public Works section regarding the Woodview Bridge. A second was made by Mr. Sipple and passed with a vote of 4-0.

III. REPORTS FOR MARCH 2025

Inniscrone Golf Course

Mr. Zurl reviewed the Golf Course report for March 2026 prepared by Mr. Ward. Mr. Zurl noted the increase in golf memberships for this year. Mr. Zurl asked the Board if they had any questions. There were none.

Code Department

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

Public Works

Mr. Hughes presented the reports prepared by Mr. Kinsey. Mr. Zurl asked about the easements for the Glen Willow Bridge. Mr. Battin stated that two (2) of the three (3) landowners were talking with the township and are in the works. Mr. Sipple asked about a tree that is hanging over the road and hung on a utility wire. Mr. Hughes responded that it is a Verizon wire and multiple calls have been made to Verizon for the removal of the tree.

Finance Department

Mr. Zurl reviewed the Financial Report for March 2026 that was prepared by Mrs. Kellett. Mr. Sipple referred to the General Funds Revenues and asked if the "decrease" from February was a mistake, noting that the amount was an increase. Mr. Battin reviewed the memo and stated it was a clerical error. Mr. Connors made a motion to approve the Financial Report for March 2026 seconded by Mr. Sipple. Passing with a vote of 4-0. The 2025 Audit Report was reviewed. Mr. Zurl asked if there were any questions. There were none. Mr. Sipple made a motion to accept the 2025 Audit Report. A second was made by Mr. Connors and passed with a vote of 4-0.

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 March 2026. Mr. Zurl made note that Mr. Shannon had attended a class on the Lithium Ion and Energy Storage Systems. He is interested in learning more about the lithium batteries and how they are being disposed of. There were no additional comments from the Board.

Southern Chester County EMS Report

Mr. Zurl reviewed the March 2026 report. There were no additional comments from the Board.

DEP Odor Report

Mr. Zurl reviewed the DEP Odor report for the month of March. It was acknowledged that there were 3 calls for the month of March. There were no questions from the Board.

Right to Know Monthly Report

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

Boards and Commissions

Mr. Zurl reviewed the approved minutes for the Planning Commission dated February 25, 2026, there were no comments from the Board. The Inniscrone Golf Course Advisory Committee had an appointment of Mr. Ken Nuttal to fill the unexpired term of 1/1/2026-12/31/2027. Appointment of Mr. Alex Brown to fill the unexpired term of 1/1/2026-12/31/2027 and Mr. Christian Ruohonen to fill the unexpired term of 1/1/2026-12/31/2028. Mr. Connors made a motion to fill all three (3) of the appointments. Seconded by Ms. Fanning and passed with a vote of 4-0. It was asked why so many people are interested in the Golf Committee at this time. Ms. Maciejczyk stated that this group of men use the course and would like to get involved. Mr. Zurl would like an update on the research that the Girl Scouts did with regards to Solomon's Cemetery. Ms. Maciejczyk will contact the Girl Scouts for an update.

IV. HEARINGS

There are no hearings at this time.

V. FIRST BUSINESS

Hilton Road Guiderail Bid Award

Mr. Hughes reported that there were 2 bids that were received on April 6, 2026. The bid from Wm. Orr & Son's was lowest bid and Mr. Kinsey is recommending the award go to Wm. Orr & Son's. Ms. Fanning inquired as to why the 2 bids were so far apart in price. A motion was made by Ms. Fanning to approve awarding Wm. Orr & Son's for the Hilton Road Guiderail. A second was made by Mr. Connors and passed with a vote of 4-0.

Paving Bid Award

Mr. Hughes reported that Long's Asphalt was the low bidder once again for Southern Chester County Municipal Cooperative Program. He indicated that Long's has been a great company to work with throughout the years. A motion was made by Mr. Sipple to approve awarding the Paving Bid to Long's Asphalt. Seconded by Ms. Fanning and passing with a vote of 4-0.

VI. OLD BUSINESS

Route 41 and Route 841 Roundabouts Discussion

Mr. Zurl indicated he spoke with Mr. Lou Kaplan with regards to the 841 roundabout. Things are in process but it is a long way out. Mr. Zurl thanked Mr. Battin and Mr. Kaplan for their work on getting the grant application in so fast.

Chester Water Authority – Water Issues

Mr. Hughes updated the Board on the water pump issues. He indicated that the Sullivan Station upgrades are moving forward with permits.

America 250

Ms. Maciejczyk stated that she will be starting to work on America 250. 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 has the first meeting scheduled for April 16, 2026 and the last meeting on July 14, 2026. He would like to have an agreed upon outline by the last meeting.

Phorid Fly Discussion

Mr. Zurl asked Mr. Connors to update on where he was with the research. He indicated that he has met with 8-10 of the growers from the London Grove Area. He has determined that most of the growers are already taking precautions that the state is recommending for the control of the Phorid Flies. He asked Mr. Zurl for another 30 days to gather more information. Mr. Zurl and the Board agreed for additional time.

VII. NEW BUSINESS

Avon Grove Baseball Opening Day Parade

Mr. Zurl inquired about the exact date and time for the parade as it was not listed on the permit application. Ms. Maciejczyk was able to inform the Board of the correct date of April 18, 2026 and time of 9:00 AM. A motion was made by Ms. Fanning to approve the Road Closure Request and seconded by Mr. Sipple. Passing with a vote of 4-0.

VII. LAND DEVELOPMENT PLANS

532 East Baltimore Pike – Bright Property – Waiver Approval

Mr. Fritsch spoke representing the Bright Property land development plan. He asked for a waiver approval for Section 22-606.4 – requiring a minimum of 35' radius of curb return. Mr. Fritsch explained that the site will not be served with tractor trailers and Penn DOT has already issued a permit for the driveway. The Planning Commission approves of this waiver. A motion was made by Mr. Connors to approve the Waiver Request. Seconded by Ms. Fanning and passed with a vote of 4-0.

532 East Baltimore Pike – Bright Property – Preliminary Approval

Mr. Fritsch, representing the Bright Property project, gave a quick description of the project. He wanted to address a couple of the comments from Dan Daley's review letter dated March 9, 2026. Item 4 Section 205 – Pedestrian and Equestrian Circulation. The sidewalk has been added to the plans and will be installed. Item 5 – Section 615 – Park and Recreation Lands and Facilities. Mr. Fritz requested that due to the minimal size of this building and the cost that has been associated with the expansion of the water and sewer lines he requested his client be relieved of the fee in lieu of for the Park and Recreations Lands and Facilities. Mr. Sipple would like to maintain the fee in lieu of as a standard for others that are coming into the township with land developments. Mr. Connors questioned the test pits. Mr. Fritsch stated the test pits would be done as per instructed by the soil engineer. After discussion and comments from both the Board Members, Mr. Battin and Mr. Fritz a motion was made by Ms. Fanning to approve the Bright Property Preliminary Land Development Project including Item 4 Section 205 pedestrian sidewalks will be added as stated in Dan Daley's review letter of March 9, 2025 and Item 5 Section 615 to include the fee in lieu of for the Park and Recreation Lands and Facilities in the amount of \$3,600. At the final submission of the landscape plan the owner will reduce \$3,600 worth of trees from the already approved landscape plan. The Fee in lieu of will be due at building permit time. This motion will also include all the third party engineer requests to be fulfilled. A second was made by Mr. Connors and approved by 4-0.

Stormwater Management Escrow Application

A motion was made by Mr. Sipple to open an escrow account for the Twin Pines Sewage Treatment Plan. A second was made by Ms. Fanning and passed with a vote of 4-0.

Kaolin Mushroom Land Development Presentation

Mr. Joe Scalise, representing the Kaolin Mushroom Land Development Project gave a quick explanation of the reasoning behind the company's decision to hold off on building. He explained that the fresh mushroom sales was down lower than the 2020 COVID numbers. This low demand has the project on hold until sales rise.

Kaolin Mushroom Land Development 3 Year Extension

After the presentation from Mr. Scalise, Mr. Connors made a motion to grant a 3 year extension for the approved land development. Seconded by Ms. Fanning and passed with a vote of 4-0.

**IX. EXTENSIONS
NO ACTION NEEDED**

Development	Application	Date Received	Extension Expires	NOTES	Update
524 Gap Newport Pike (Dillon Property)	Preliminary/Final	5/31/2023	6/25/2026		Still new No Update Needed at this time.
Ha's Place Center	Preliminary/Final	1/31/2024	6/10/2026		
532 East Baltimore Pike	Preliminary	3/21/2025	6/10/2026		
500 & 516 Hepburn London Grove West Apts	Preliminary	4/30/2025	8/12/2026		
WAGA SECCRA	Preliminary / Final	2/25/2026	5/26/2026		

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
HI Media Labs	Preliminary	5/25/2023	2/8/2031	2/25/2026	3/11/2026

XII. PUBLIC NON-AGENDA ITEMS

Mr. Zurl asked for public comment of non-agenda items. There were none

ADJOURNMENT

A motion was made by Ms. Fanning to adjourn the meeting at 8:12 p.m., seconded by Mr. Sipple and approved by a vote of 4-0.

Respectfully Submitted,



LaRain Catoia
Township Secretary