

**LONDON GROVE TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
May 13, 2026 – 7:00 P.M.
Monthly Meeting**

MEMBERS PRESENT:

Stephen Zurl
Christina Fanning
Dave Connors
Michael Summerfield

STAFF PRESENT:

Kenneth Battin, Township Manager
Dawn Maciejczyk, Asst. Township Manager
LaRain Catoia, Secretary
Shane Kinsey, 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, June 10, 2026 at 7:00 p.m., the meeting agenda deadline is Wednesday June 3, 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 April 8, 2026. There was a motion made by Ms. Fanning to approve the minutes of April 8, 2026. Seconded by Mr. Connors and passed with a vote of 4-0.

III. REPORTS FOR APRIL 2026

Inniscrone Golf Course

Mr. Zurl reviewed the Golf Course report for April 2026 prepared by Mr. Ward. Mr. Connors asked Mr. Battin if he felt the Golf Course would surpass the 2025 rounds of golf played. Mr. Battin stated he felt it would definitely pass the 2025 rounds. Mr. Zurl asked the Board if they had any questions. There were none.

Code Department

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

Public Works

Mr. Kinsey reviewed his report as presented. Ms. Fanning requested the status of the easements that have been in the works. Mr. Battin stated that they are moving but slowly. They have reached out to all of the land owners once again. One of the land owners has stated they will come and sign the documents. The other 2 are in the lawyers hands. Ms. Fanning stated "so am I correct that this has delayed the project another year?" Mr. Battin confirmed. There were no additional questions or comments.

Finance Department

Mr. Zurl reviewed the Financial Report for April 2026 that was prepared by Mrs. Kellett. Mr. Connors inquired about the amount of money that is in the Open Space account. He would like to take a look at the money that is funding that account and look at how much money is really needed. Mr. Battin stated this was going to be addressed in budget planning.

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 April 2026. There were no additional comments from the Board.

Southern Chester County EMS Report

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

DEP Odor Report

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

Right to Know Monthly Report

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

Boards and Commissions

Mr. Zurl reviewed the approved minutes for the Planning Commission dated March 25, 2026. The Board of Supervisors reviewed the approved minutes for the Open Space Committee dated February 10, 2026. Mr. Zurl reviewed the Parks and Recreation approved minutes from February 10, 2026. Mr. Zurl inquired about the plant sale and how they were advertising for it. Ms. Maciejczyk stated the signs were hung at the park and through our social media outlets. The Municipal Authority minutes for March 2, 2026 were reviewed. Mr. Zurl would like to offer a tour of the water / sewer facilities for those that might be interested. It was suggested that it be scheduled on a Wednesday night prior to the Board meeting.

IV. HEARINGS

There are no hearings at this time.

V. FIRST BUSINESS

Surplus Sale Auction Award

Mr. Zurl read the multiple items that were auctioned off. A motion was made by Mr. Connors to accept the successful bids and deposit the proceeds into the Equipment Replacement Fund. A second was made by Ms. Fanning and passed with a vote of 4-0.

VI. OLD BUSINESS

Route 41 and Route 841 Roundabouts Discussion

Mr. Zurl indicated the archeology report should be submitted by May. Mr. George Hundt spoke with regards to the left turn lane. He stated that he felt Mr. Mark Johnson would be able to do a quick review. Mr. Connors would like to take the additional look at the left turn lane as long as it does not slow down the project. Mr. Hundt also stated that White Clay Point has been

pushed through to the final approval. He felt there are many traffic issues that will have an impact on our township. Mr. Connors suggested writing a letter to New Garden Township and sharing our concerns.

Chester Water Authority – Water Issues

Mr. Kinsey reported there has been no new information. The new pumps should be installed around the September time frame.

America 250

Ms. Maciejczyk stated that she has been working on a project outing to help the residents learn more about the history of London Grove Township. She would like to incorporate the history with a community picnic at Goddard Park along with America 250 celebrations.

Fire Company Merger Discussion

Mr. Connors gave a update of the ad hoc meetings. Mr. Connors goal is to establish the agreement of the management structure as this merger is moving forward. Mr. Wayne Defranchesco questioned the increase that would come about with this merger. Mr. Connors suggested it would be about 10%.

Phorid Fly Discussion

Mr. Connors updated the Board on the information that he had accumulated over the past couple of months. After a brief discussion it was decided that he would complete the report and it would be made public by forwarding to the elected officials.

TCDI Grant

London Grove Township was approved for this grant. Mr. George Hundt spoke and indicated that the funding had been increased by 33% as to what was expected. This grant would be used to include five municipalities and help improve the Route 41 corridor.

Green Region Grant

Mr. Battin stated that he was notified that the PECO / Green Region Open Space grand application was unable to be funded.

VII. NEW BUSINESS

Settlement Agreement with former Township Employee

A motion was made by Mr. Summerfield to approve the settlement between our insurance carrier (Travelers) and a former employee. A second was made by Mr. Connors and passes with a vote of 4-0. With this approval by the Board of Supervisors the Township is being released from liability.

VII. LAND DEVELOPMENT PLANS

WAGA Energy 15 day extension

Mr. Battin explained that they would like to have an answer from the Board of Supervisors by the next Board of Supervisors Meeting, scheduled for June 10, 2026. A motion was made by Ms. Fanning to approve the 15 day extension. Seconded by Mr. Connors and passed with a vote of 4-0.

London Grove West - 3 Year Extension

Mr. Zurl explained that this was the “old” office / condo plan that has already been approved. As soon as the new plan for apartments is approved this plan will be retracted. A

motion was made by Mr. Summerfield to grant the 3 year extension. A second was made by Ms. Fanning and passed with a vote of 4-0.

Coventry Reserve – Bond Release and Maintenance Agreement

Mr. Battin explained that the developer has completed all of the work for the Coventry Reserve project. They would like to release the bond and enter into a maintenance agreement. A motion was made by Mr. Connors and seconded by Ms. Fanning. Passing with a vote of 4-0.

Coventry Reserve – Road Dedication Resolution 881

A motion was made by Ms. Fanning to accept Resolution 881 to accept the Deed of Dedication for Autumn Blaze Lane additional right of way of Woodview Rd. A second was made by Mr. Connors and passed with a vote of 4-0.

**IX. EXTENSIONS
NO ACTION NEEDED**

Development	Application	Date Received	Extension Expires	NOTES	Update
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	6/10/2026		

Development	Applications	Date Received	5 Year Expiration	Planning Commission Approved	Board of Supervisors Approved
London Grove West	Approved Final Plan	12/22/2010	5/25/2029	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 8:14 p.m., seconded by Mr. Connors and approved by a vote of 4-0.

Respectfully Submitted,

LaRain Catoia
Township Secretary