

RESOLUTION NO. 883 - 2026
LONDON GROVE TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LONDON GROVE TOWNSHIP GRANTING CONDITIONAL APPROVAL OF THE PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FILED BY WAGA ENERGY, INC. FOR PROPERTY OWNED BY SOUTHEASTERN CHESTER COUNTY REFUSE AUTHORITY ("SECCRA") LOCATED AT 219 STREET ROAD, LONDON GROVE TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, CHESTER COUNTY TAX PARCEL NOS. 59-1-3 AND 59-1-6.3A.

The Board of Supervisors of London Grove Township (the "Board") approves this Resolution granting conditional approval of the Preliminary/Final Land Development Plan filed by WAGA Energy, Inc. ("Applicant"). Applicant intends to lease a portion of property owned by the Southeastern Chester County Refuse Authority ("SECCRA") located at 219 Street Road, London Grove Township, identified as Chester County Tax Parcel Nos. 59-1-3 and 59-1-6.3A to install various equipment which will be used to convert landfill gas into renewable energy gas (RNG).

RECITALS

SECCRA owns and operates a municipal landfill site on approximately 196.64 acres (the "Overall Property"), primarily located in London Grove Township, pursuant to a permit dated October 4, 2019, modified May 28, 2021 (the "Existing Permit") issued by the Pennsylvania Department of Environmental Protection ("PaDEP") under the Pennsylvania Solid Waste Management Act, 35 P.S. 6018.101 *et seq.* (the "Act"). As part of the existing landfill use, SECCRA produces landfill gas from the waste byproduct generated from the landfill. Applicant intends to lease an approximately 71,675 square-foot portion of the Overall Property (the "Project Area") from SECCRA and install equipment which will purify the landfill gas into RNG (the "Proposed Development"). The Overall Property and Project Area are located in the Township's Industrial Special Use (ISU) Zoning District. The Township has agreed that the Proposed Development is an accessory use to the landfill which is a permitted use on the Overall Property. Applicant filed preliminary/final land development plans titled, "Preliminary/Final Land Development Plan for WAGABOX – SECCRA," prepared by Mainstay Engineering Group, Inc., dated January 30, 2026, last revised June 17, 2026, consisting of 11 sheets (the "Plans").

The Overall Development also includes the demolition of an existing single-family dwelling, shed, and driveway located at 205 Mosquito Lane, as well as the clearing of

approximately 58,321 square feet of wooded area. Construction access is proposed to be internal to the site, with no direct access from Mosquito Lane.

Applicant seeks a waiver from Section 22-402(B)(2) of the Township's Subdivision and Land Development Ordinance ("SALDO") to allow the Plans to be approved as preliminary/final subdivision and land development plans.

The Township Engineer reviewed the Plans and issued a review letter dated June 22, 2026 (the "Review Letter").

At its meeting on June 24, 2026, the Township Planning Commission recommended that the Board grant approval of the Plans subject to Applicant complying with all outstanding issues in the Review Letter and obtaining the approval of the PaDEP for a further modification of the Existing Permit.

DECISION

AND NOW, this 8th day of July 2026, the London Grove Township Board of Supervisors hereby GRANTS conditional preliminary/final approval of the Plans and a waiver from Section 22-402(B)(2) of the SALDO as outlined above.

The Board's conditional approval of the Plans is subject to Applicant's compliance with all Notes on the Plans and the following conditions:

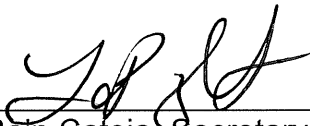
1. Prior to the release of the Plans for recording, Applicant shall comply with all comments and conditions outlined in the Review Letter to the satisfaction of the Township and the Township engineer.
2. Prior to commencement of construction, Applicant shall revise the Geotechnical Engineering Study to address comments contained in the Review Letter to the satisfaction of the Township and the Township engineer.
3. Applicant shall obtain all necessary outside agency permits and approvals to develop the Proposed Improvements in accordance with the Plans, including but not limited to approval from PaDEP for a modification to the Existing Permit.
4. Prior to the release of the Plans for recording, Applicant shall execute a Land Development Agreement in form approved by the Township.
5. Prior to the release of the Plans for recording, Applicant shall reimburse the Township for all outstanding engineering, administrative, legal and other

review fees associated with the Township's review of the Plans for the Property.

6. The Plans shall be recorded at the Chester County Recorder of Deeds at Applicant's expense.
7. To the extent that any of the above conditions are determined to be invalid, the invalid condition(s) are severable and the invalidity shall not affect the validity of the remaining conditions imposed.
8. This Decision and conditions contained herein are binding on Applicant, its successors and assigns, for the benefit of the Township.

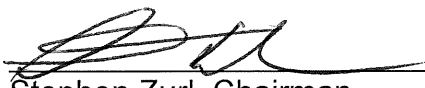
RESOLVED AND ADOPTED this 8 day of July, 2026.

ATTEST:



Rain Catoia, Secretary

**BOARD OF SUPERVISORS OF
LONDON GROVE TOWNSHIP**

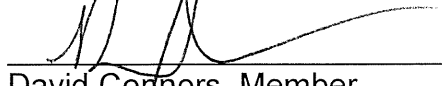
BY: 

Stephen Zurl, Chairman

Christina Fanning, Vice Chair



Eric Sipple, Member



David Cornors, Member

Michael Summerfield, Member