

**LONDON GROVE TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
June 11, 2025 – 7:00 P.M.
Monthly Meeting**

MEMBERS PRESENT:

Stephen Zurl
Dave Connors
Michael Summerfield
Megan Mraz

STAFF PRESENT:

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

7 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 July 9, 2025 at 7:00 p.m., the meeting agenda deadline is July 2, 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 May 14, 2025. Mr. Summerfield made a motion to approve the meeting minutes of May 14, 2025, seconded by Mrs. Mraz and approved by a vote of 4-0.

III. REPORTS FOR MAY 2025

Inniscrone Golf Course

Mr. Zurl reviewed the Golf Course report for May, prepared by Mr. Ward. It was noted that the revenue was down and the rounds played was up. Mr. Battin explained the reason was due to rounds being previously bought and used at a later date. The weather was very rainy which also had an impact on the amount of revenue for the month.

Code Department

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

Public Works

Mr. Kinsey presented the Public Works Department report. Mr. Kinsey updated the Board on the bridges that are under construction and bridges that are in planning stages for construction. Mr. Kinsey noted that the Glen Willow Bridge has hit another snag with the seed mix. The Army Corp has rejected the submitted mix. Strauss and Associates is working on the revision of the seed mix to get approval from the Army Corp. Mr. Kinsey noted that multiple reports had come in regarding poison Hemlock at Goddard Park. He has evaluated and will mow the meadows to control the spread. Mr. Battin informed the Board of vandalism that has been a constant issue at the Goddard Park bathrooms. Over the past weekend dog and human feces were

smear on the walls and floor. A member of the Public Works team was able to clean and disinfect the bathroom. Many suggestions were made with regards to how to mitigate the situation. Mr. Connors would like Mr. Kinsey to get a price on cameras for the outside of the bathrooms and also the outside doors of the Township Building. It was also suggested to lock the bathrooms.

Finance Department

Mr. Zurl reviewed the Financial Report for May 2025 prepared by Mrs. Kellett. Mr. Connors made a motion to approve the May 2025 report, seconded by Mr. Summerfield and approved by a vote of 4-0. Mr. Battin presented a memo to the Board of Supervisors requesting permission for a partial fund transfer. He explained this would reduce the impact to the revenue stream. The Motion was made by Mr. Connors to grant the transfer request and a second was made by Mrs. Mraz. Vote 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.

Monthly Emergency Services/Fire Marshal Report

Mr. Zurl reviewed the Fire Marshal report for May 2025. There were no comments from the Board.

Southern Chester County EMS Report

Mr. Zurl reviewed the May 2024 Report. Mr. Connors is going to reach out to additional paying townships that may want to construct a letter to West Marlborough and other non-paying townships on their responsibilities pay their share of the funding. It was suggested that we talk with Rich Scott-Harper as he is the person that spear headed the formula for the amounts that each township should pay. Mr. Connors will reach out to Rich Scott-Harper.

DEP Odor Report

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

Right to Know Monthly Report

Mr. Zurl reviewed the Right-to-Know monthly report for May. There were no questions.

Boards and Commissions

Mr. Zurl reviewed the approved minutes for the Planning Commission dated May 28, 2025, there were no comments from the Board. The minutes from the Parks and Recreation Board dated March 19, 2025 were reviewed. There were no questions. Mr. Connors made a motion to appoint Kurt Engleman to the Parks and Recreation Board for the term of 1/1/2025-12/31/2029. Mrs. Mraz made the second and it passed with a vote of 4-0. The Historical Committee presented Robert Vanella as an appointment for the Committee. Ms. Mraz made a motion to appoint Mr. Vanella to the Committee. A second was made by Mr. Summerfield, passing with a vote of 4-0.

IV. HEARINGS

There are not hearings at this time.

V. FIRST BUSINESS

There was no First Business on the Agenda for this month.

VI. OLD BUSINESS

Route 41 and Route 841 Roundabouts Discussion

Mr. Zurl read an email from Steve Fellon. Mr. Kaplan made comments regarding the email. He suggested that Mark be used as a consultant to review the plans.

African Union Church (Solomon's Temple) –Press Release

A press release from Mrs. Dawn Maciejczyk was presented to the Board of Supervisors. This was a descriptive explanation of the history for the cemetery that the Township just took ownership of. The Historical Committee will be working with the Girl Scouts to try and restore the headstones.

VII. NEW BUSINESS

Zoning Hearing - 605 State Rd – Hearing date 6.24.2025

After discussion from the Board Members, it was determined that there were numerous questions that were not answered in the application. They would like to gain party status for this. A motion was made by Mr. Connors and was seconded by Mr. Summerfield. Passing with a vote of 4-0.

Zoning Hearing – 641 Coatesville Rd. – Hearing date 7.10.2025

After discussion the Board of Supervisors declined to take party status.

VIII. LAND DEVELOPMENT

PLANS:

558 E. Baltimore Pike – T-Ha Place – 90 Day Extension Request

Mr. Summerfield made a motion to approve the 90 Day extension of the 558 E. Baltimore Pike Property till the date of September 25, 2025, seconded by Mr. Connors and approved by a vote of 4-0.

110 State Rd – Avon Grove Charter Cafeteria Expansion- 90 Day Extension Request

Mr. Connors made a motion to approve the 90 day extension request for the 110 State Rd, Avon Grove Charter Cafeteria Project. Seconded by Mrs. Mraz and approved by a vote of 4-0.

532 East Baltimore Pike – Bright Land Development – 90 Day Extension Request

Mr. Connors made a motion to approve the 90 day extension request for the 532 E. Baltimore Pike Project until the date of September 17, 2025. A second was made by Mrs. Mraz and passed with a vote of 4-0.

Yeatman Tract – July 15, 2025 Extension Request

Mr. Connors made a motion to approve the July 15, 2025 extension request. A Second was made by Mr. Summerfield, passing with a vote of 4-0.

Dillon Property – 180 Day Extension Request

Mr. Connors inquired as to why the request was for 180 days. Mr. Battin explained that this was in PENNDOT's hands and it was moving forward but not at a quick pace. Mr. Connors made a motion to accept the extension request and Mr. Summerfield seconded. Passing with a vote of 4-0.

Marks Property - Final Escrow Release

Mr. Zurl reviewed the final recommendation to release retainage from Ron Ragan of

Ragan Engineering. A motion was made to release the retainage by Mrs. Mraz seconded by Mr. Connors. Passing with a vote of 4-0.

**IX. EXTENSIONS
NO ACTION NEEDED**

Development	Application	Date Received	Extension Expires	NOTES	Update
Needham Farms	Preliminary	3/15/2005	7/21/2025		Updated 9/11/2024
Barbara Yeatman	Preliminary/Final	10/1/2018	8/31/2025		Jerry updated the BOS at 6/2024 BOS meeting
Cliff Anderson	Preliminary	6/30/2021	9/4/2025	Received updated plans 8/6/2024	Cliff updated the BOS at 6/2024 BOS meeting
HI Media Labs	Preliminary	5/25/2023	8/12/2025		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.
Yeatman Tract	Preliminary	8/30/2023	7/15/2025	Planning Commission Recommended Approval of 5 out of 6 waivers	
Ha's Place Center	Preliminary/Final	1/31/2024	9/25/2025		Still new. No Update Needed at this time.
Gamache Property	Preliminary/Final	7/31/2024	7/31/2025		Still new. No Update Needed at this time.
304 Valley Road	Preliminary/Final	1/31/2025	7/28/2025		
1204 Gap Newport Pike – Sheetz	Preliminary	2/26/2025	8/25/2025		
532 East Baltimore Pike	Preliminary	3/21/2025	9/17/2025		
110 State Rd Avon Grove Charter Cafeteria	Preliminary	4/1/2025	9/28/2025		
500 & 516 Hepbron London Grove West Apts	Preliminary	4/30/2025	7/29/2025		

Development	Applications	Date Received	5 Year Expiration	Planning Commission Approved	Board of Supervisor s 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
London Way – Butler Property	Preliminary / Final	9/25/2024	12/11/2029		

XII. PUBLIC NON-AGENDA ITEMS

Mr. Lou Kaplan made comment that Public Works Department had done a wonderful job on the Woodview Road Bridge.

ADJOURNMENT

A motion was made by Mrs. Mrax to adjourn the meeting at 8:25 p.m., seconded by Mr. Summerfield and approved by a vote of 4-0.

Respectfully submitted,

LaRain Catoia
Township Secretary