LONDON GROVE TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
March 12, 2025 – 7:00 P.M.
Monthly Meeting

MEMBERS PRESENT:	**STAFF PRESENT:**
Stephen Zurl	Ken Battin, Township Manager
Dave Connors	Dawn Maciejczyk, Assistant Township Manager
Michael Summerfield	LaRain Catoia, Secretary
Megan Mraz	Shane Kinsey, Director of Public Works
	Nate Hughes, Public Works Superintendent
	10 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 April 9, 2025 at 7:00 p.m., the meeting agenda deadline is April 2, 2024 at noon.

Mr. Zurl announced that the Township website has been updated to include the latest bridge information.

I. PUBLIC COMMENT

Mr. Zurl asked for public comment on the agenda items. Wayne DeFrancesco stated that he felt the tonnage of debris that was allowed per resident should be increased. Mr. Battin explained that to his knowledge SECCRA has never charged or turned anyone away that has exceeded the limit. Mr. DeFrancesco requested that the limit be increased and a letter written stating they would not charge if the resident was over the limit be issues. Mr. Battin will inquire with SECCRA about this.

II. CORRECTION/APPROVAL OF MINUTES

The Board reviewed the meeting minutes of February 12, 2025. Mr. Connors made a motion to approve the meeting minutes of February 12, 2025, seconded by Mr. Summerfield and approved by a vote of 4-0.

III. REPORTS FOR DECEMBER 2024 & JANUARY 2024

Inniscrone Golf Course
Mr. Zurl reviewed the Golf Course report for February, prepared by Mr. Ward. There were no questions from the Board.

Code Department
Mr. Zurl reviewed the Code Department reports for February 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 requested that a special Board of Supervisors meeting be held to award the Bid for the Guiderail. The Board agreed that the meeting would be held on March 18, 2025 at 8:00 AM. There were no questions from the Board.

Finance Department

Mr. Zurl reviewed the Financial Report for February 2025 prepared by Mrs. Kellett. There were no questions from the Board. Ms. Mraz made a motion to approve the February report, seconded by Mr. Summerfield and approved by a vote of 4-0.

Pennsylvania State Police Monthly Report

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

Monthly Emergency Services/Fire Marshal Report

Mr. Zurl reviewed the Fire Marshal reports for February 2025. Mr. Connors inquired if there was a way for the public to be notified of emergencies within a specific radius of the incident. Mr. Battin stated that this was done through the County but it was the responsibility of the resident to register their number so they would receive the notifications.

Southern Chester County EMS Report

There was not a Southern Chester County EMS Report for February.

DEP Odor Report

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

Right to Know Monthly Report

Mr. Zurl reviewed the Right-to-Know monthly report for February. Mr. Connors inquired about the same person making the same requests multiple times. Mrs. Maciejczyk explained the reasoning and also explained the amount of time that is required to produce the information that has been requested.

Boards and Commissions

Mr. Zurl reviewed the approved minutes from the Planning Commission for January 29, 2025 and Approved Minutes from the Municipal Authority of January 6. 2025. Mr. Battin explained the Grants that the Parks and Recreation Committee will be applying for. Ms. Lichman explained the plans for the Easter Egg Hunt that will be held on April 12, 2025.

IV. HEARINGS

There are no hearings at this time.

V. FIRST BUSINESS

Ordinance No. 228 – Compensation for Township Supervisors.

Mr. Connors made a motion to approve Ordinance No. 228. A second was made by Mrs. Mraz. It was approved by a vote of 4-0.

Avon Grove Little League Road Closure – Opening Day Parade.

Mr. Zurl explained that the Avon Grove Little League would like to close a small portion of Schoolhouse Road on Saturday April 12, 2025. Mr. Zurl requested that this closure be advertised and signs be put out to inform the residents of the closure. A motion was made by Mrs. Mraz to accept the Avon Grove Little League Road Closure for the Opening Day Parade. Mr. Summerfield seconded the motion and it passed with a vote of 4-0.

Sign Permit- Advertising Road Cleanup

Mr. Zurl explained that a sign permit was being requested to be put on Township property to advertise for a cleanup day for London Grove Township as well as adjoining Townships. The cleanup day will be held on April 5, 2025. The motion was made by Mrs. Mraz to allow the placement of the sign and the second was made by Mr. Summerfield. It passed by a vote of 4-0.

VI. OLD BUSINESS

VPP Grant Route 41 Discussion

Mr. Zurl asked for comments from the Board and the floor. Mr. Kaplan made comments regarding his understandings and concerns of the report. He offered his expertise to help Mr. Battin apply for a grant.

Route 41 and Route 841 Roundabouts Discussion

Mr. Kaplan made comments regarding his understandings of how the roundabouts will be constructed.

VII. NEW BUISNESS

Outdoor Lighting Ordinance Discussion

Mr. Zurl mentioned that he felt the Outdoor Lighting Ordinance was outdated and should be reviewed. Mr. Summerfield showed pictures of a mushroom facility that operates during the night hours. Mr. Connors stated that these facilities are protected the Acre Law. Mr. Summerfield expressed concerns regarding the lighting and the need for the light pollution throughout the night. Mr. Connors suggested talking to the owner of the facility privately. After discussion amongst the Board Members it was decided that the Ordinance would be sent to the Planning Commission to review and update.

London Grove Township Newsletter Printing / Distribution

Mary Schlatner indicated to the Board that the quarterly newsletter was full of helpful information for the community and she would like to make this available via printed copy for more residents. Ms. Maciejczyk researched and communicated the cost of printing the newsletter for the residents and/or distribution to local businesses. Ms. Maciejczyk also informed the Board that the monies for this printing had not been budgeted for this year. It was agreed that an addition 12 copies would be placed in the Avon Grove Library for the residents and a text and email would be sent to the phone numbers and email addresses that are available, informing the residents that the newsletter is available on the website.

Speakman Property

Mr. Zurl stated that there was a meeting with SECCRA next week and he would like to discuss this issue after the meeting.

Heather Rose – Riparian Buffer along Clay Creek

Ms. Rose was unable to attend the meeting. It was discussed by the Board that upon the start of this work within our community we will need to inform the residents of what the work will entail. The information that is presented will come from the company that has proposed the work to be completed.

VIII. LAND DEVELOPMENT PLANS:

524 Gap Newport Pike – Dillion Property 90 day Extension Request –

Mr. Summerfield made a motion to approve the 90 Day extension of the 524 Gap Newport Pike Property till the date of August 31, 2025, seconded by Mr. Summerfield and approved by a vote of 4-0.

Ha's Place – 90 Day Extension Request

Mr. Connors made a motion to approve the 90 Day extension of the Ha's Place Project till the date of June 27, 2025, seconded by Mrs. Mraz and approved by a vote of 4-0.

1204 Gap Newport Pike – Convenience Store with Drive Thru

Mr. Connors made a motion to accept the escrow agreement for the property of 1204 Gap Newport Pike Development. Seconded by Mrs. Mraz and approved by a vote of 4-0.

532 East Baltimore Pike – Review and Processing Escrow Agreement

Mrs. Mraz made a motion to accept the escrow agreement for the property of 532 East Baltimore Pike. Seconded by Mr. Connors and approved by 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	6/6/2025	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	6/30/2025		Still new No Update Needed at this time.
Yeatman Tract	Preliminary	8/30/2023	4/20/2025	Planning Commission Recommended Approval of 5 out of 6 waivers	Gave update to the Planning Commission 7/31/2024- Requested Waivers
Ha's Place Center	Preliminary/Final	1/31/2024	6/27/2025		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	4/29/2025		
1204 Gap Newport Pike – Convenience Store w/ Drive Thru	Preliminary	2/26/2025	5/27/2025		
532 East Baltimore Pike	Preliminary	3/21/2025	6/19/2025		

Development	Applications	Date Received	5 Year Expiration	Planning Commission Approved	Board of Supervisors Approved
London Grove West	Approved Final Plan	12/22/2010	5/25/2025	4/27/2011	8/10/2011
Kaolin Mushrooms	Approved Final Plan	12/11/2018	4/4/2026	2/28/2018	4/4/2018
Marks Properties	Approved Final Plan	2/26/2020	12/2/2025	11/18/2020	12/2/2020
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
Hoopes Property	Preliminary / Final	10/20/2024	11/13/2029	10/30/2024	11/13/2024
London Way – Butler Property	Preliminary / Final	9/25/2024	12/11/2029		

XII. PUBLIC COMMENT NON-AGENDA ITEMS

Mr. Zurl called for Public Comment on non-agenda items. Ms. Schlachter inquired about the status of the Cemetery. Mr. Battin commented that the Township was going to acquire the property. A resident commented that the road crews have done a great job in this township keeping the roads clean.

ADJOURNMENT

A motion was made by Mrs. Mraz to adjourn the meeting at 8:28 p.m., seconded by Mr. Summerfield and approved by a vote of 4-0.

Respectfully submitted,

LaRain Catoia
Township Secretary