

**LONDON GROVE TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
April 10, 2024 – 7:00 P.M.
Monthly Meeting**

MEMBERS PRESENT:

Stephen Zurl
Megan Mraz
David Connors
Christina Fanning
Michael Summerfield

STAFF PRESENT:

Ken Battin, Township Manager
Dawn Maciejczyk, Assistant Township Manager
Shane Kinsey, Director of Public Works
20 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 May 8, 2024 at 7:00 p.m., the meeting agenda deadline is May 1, 2024 at noon.

I. PUBLIC COMMENT

Mr. Zurl called for Public Comment on agenda items. Mr. Kaplan stated in regards to the VPP Rt. 41 Study the Board of Supervisors have shown leadership in looking at all the issues along the Rt. 41 corridor. With the Conditional Use Hearing just closing last month and a decision being made next month, it will impact Rt. 41. Mr. Kaplan stated I just want to encourage you to continue to lead.

A resident stated that the traffic volume on Rt. 41 is a huge concern. Traffic backs up past their driveway towards Chatham. Mr. Zurl stated that as part of the conditional use process all of this is being considered.

A resident stated that I live on Rt. 41 the added congestion is a huge concern. The traffic is bad enough now and adding in more housing be it single family, townhomes, or apartments is going to add even more congestion.

A resident state I moved here from Delaware to get away from this problem. I live off of Woodview Road, I have a big concern with the volume of traffic.

A resident stated that in regards to the traffic study. The light at Hepburn and 41 if that is changed to 50/50 is not going to work. There is already too much traffic. The development by the police station should have never been approved years ago and this apartment complex on Hepburn should not be approved either.

Mr. Connors stated a majority of the Board of Supervisors comments and concerns are also traffic related. Our traffic engineer was here and was very spirited with this discussion. We have to look at and accommodate everyone.

Mrs. Fanning stated, we hear your concerns and also have many of the same concerns, but we cannot tell people they cannot build just because. We have to accommodate every zoning aspect. We are going to do our best to look out for the health, safety and welfare of all residents in the Township.

II. CORRECTION/APPROVAL OF MINUTES

The Board reviewed the meeting minutes of March 13, 2024. Mr. Connors made a motion to approve the meeting minutes of March 13, 2024, seconded by Mrs. Mraz and approved by a vote of 5-0.

The Board reviewed the meeting minutes of March 26, 2024. Mrs. Fanning made a motion to approve the meeting minutes of March 26, 2024, seconded by Mr. Summerfield and approved by a vote of 5-0.

III. REPORTS FOR MARCH 2024

Inniscrone Golf Course

Mr. Zurl reviewed the Golf Course report, prepared by Mr. Ward. There were no questions from the Board. Mr. Zurl announced there will be plans coming out soon to celebrate the 10 year anniversary of Inniscrone Golf Course. Mr. Battin stated as far as the driving range issue that has been brought up, we do not think all the balls are coming from the driving range. We think some may be coming from hole 1. We are also having a lot of walk-ons to the course in that areas and those people are hitting the balls in that direction, we are doing our best to chase those people out. We are looking into putting netting between the driving range and the hole 1 fairway.

Code Department

Mr. Zurl reviewed the Code Department report for March, prepared by Mr. Elwood. There were no questions from the Board.

Public Works

Mr. Kinsey presented the Public Works Department report. There were no questions from the Board.

Finance Department

Mr. Zurl reviewed the Financial Report for March 2024, prepared by Mrs. Kellett. There were no questions from the Board. Mrs. Fanning made a motion to approve the March report, seconded by Mr. Summerfield and approved by a vote of 5-0.

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 report for March 2024. There were no questions from the Board.

Southern Chester County EMS Report

Mr. Zurl reviewed the Southern Chester County EMS Report. There were no questions from the Board. Mrs. Mraz commented that the latest she has heard is that the micro-hospital is looking at an opening date of March 2025.

DEP Odor Report

Mr. Zurl reviewed the DEP Odor report for the month of March. There were none.

Right to Know Monthly Report

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

Boards and Commissions

Appointment of Michael Summerfield to the Historical Commission for an unexpired term of 1/1/23-12/31/25.

Mrs. Mraz made a motion to appoint Mr. Summerfield to the Historical Commission to fill the unexpired term of 1/1/23-12/31/25, seconded by Mr. Connors and approved by a vote of 5-0.

Mr. Summerfield stated that he has been working with Russ Phiffer on the EAC Committee and he believes they have 4 or 5 people that would like to sign on to be on the

committee. Mr. Zurl stated have them submit their volunteer forms to Mrs. Maciejczyk and we will get them on the next Board of Supervisors Meeting.

Mr. Zurl announced that there are still many openings for volunteers on several Boards and Commissions. For a complete list please see the Township Website or call the Township to discuss volunteering.

IV. HEARINGS

V. FIRST BUSINESS

Materials Bid- Shane Kinsey

Mr. Kinsey reviewed his memo dated April 1, 2024. Mr. Kinsey stated that the results of the spring materials and supplies bid through the Southern Chester County Cooperative. These bids address the standard materials and supplies used by the Public Works Department, in addition to fuel used by the Inniscrone Golf Course. Additionally, we can purchase in categories for which we did not specify quantities, however, were competitively bid by the co-op.

Asphalt- There was no bid received for asphalt this year, and the co-op will not be rebidding for this item. We will address this issue by using multiple suppliers and purchasing through the State Contract.

Stone- The only stone bid received had to be disqualified as the bidder utilized incorrect quantities in their bid submittal. The Co-op is planning to rebid this in April in conjunction with the annual paving/surface treatment bid.

Line Painting- There were no bids received for line painting, the co-op is planning to rebid this in April in conjunction with the annual paving/surface treatment bid.

Mr. Kinsey stated that he is recommending a motion to accept the low bids for each category as specified.

Road Oil- AMS, Center Valley, PA – RC 250 Road Oil- \$6.23 per gal.

Fuel- Dixie Land Energy, Rising Sun, MD (approx.. 2% increase in rack differential over 2023)

Gasoline- 87 Octane (3,000 gal. bid LG, 29,290 Gal. bid total) .38 Rack Differential (\$2.2140 at time of bid)

Diesel Fuel- Low Sulfur w/additive (7,000 gal. bid LG, 49,870 gal. bid total) .38 Rack Differential (\$2.7116 at time of bid)

Diesel Fuel- Off Road Use (1,000 gal. bid LG 1,727 gal. bid total) .38 Rack Differential (\$2.7091 at time of bid)

Heating Oil #2 – (2Gal. bid LG, 3,000 Gal bid total) .38 Rack Differential (\$2.6425 at time of bid)

Mrs. Mraz made a motion to award the bids as outlined in Mr. Kinsey's memo dated April 1, 2024, seconded by Mr. Summerfield and approved by a vote of 5-0.

2023 Township Audit

Mr. Zurl reviewed the 2023 Township Audit report with the Board. It was a clean audit. The Board thanked Mr. Battin and township staff for the hard work they put in to make sure everything goes smooth.

Mr. Connors made a motion to accept the 2023 Township Audit as presented, seconded by Mrs. Fanning and approved by a vote of 5-0.

VI. OLD BUSINESS

VPP Grant Route 41 Discussion

Mr. Battin stated that there has been nothing new since the virtual meeting, they are still progressing and the comment period is continuing at this time.

Route 41 and Route 841 Roundabouts Discussion

Mr. Zurl reviewed an email from PennDOT regarding this roundabout. They are considering an early summer virtual project presentation meeting.

VII. NEW BUISNESS

Avon Grove Charter School Appeal Building Permit Fees

Mrs. Mraz commended the Avon Grove Charter School on being awarded the highest FDA Grant ever that is a great achievement and good to see going to something to help benefit our community. Mr. Battin stated when the School District came in for reduced fees the Board agreed to a .0025 as a multiplier. I think it would be a good idea for us to do it across the Board for the Charter School as well. This would bring the cost of the permit to \$115,241.00.

Mrs. Fanning made a motion to approve the reduction in the permit fee and use the multiplier of .0025 to make a total cost of \$115,241.00, seconded by Mr. Summerfield and approved by a vote of 5-0.

London Grove Celebrates PA Local Government Week April 8-14th.

Mr. Zurl announced that London Grove Township is proud to join communities across the state in recognizing the critical role that local government plays in the lives of our residents and businesses. The Board agreed.

VIII. LAND DEVELOPMENT

PLANS:

Needham Farms 90-day extension till July 21, 2024

Mrs. Mraz made a motion to approve the Needham Farms 90 day extension till July 21, 2024, seconded by Mrs. Fanning and approved by a vote of 5-0.

Yeatman Tract 90-day extension till July 22, 2024

Mr. Connors made a motion to approve the Yeatman Tract 90 day extension till July 22, 2024, seconded by Mrs. Fanning and approved by a vote of 5-0.

Ha’s Place Center 90-day extension till June 29, 2024

Mr. Connors made a motion to approve the Ha’s Place Center 90 day extension till June 29, 2024, seconded by Mrs. Fanning and approved by a vote of 5-0.

X. EXTENSIONS

NO ACTION NEEDED

Development	Application	Date Received	90 Day Expiration	Planning Commission Approved	Notes
Barbara Yeatman	Preliminary/Final	October 1, 2018	June 6, 2024		
Needham Farms	Preliminary	March 15, 2005	April 22, 2024		90 day approved above
Cliff Anderson	Preliminary	June 30, 2021	June 11, 2024		
Hi Media Labs	Preliminary	May 25, 2023	May 19, 2024		
Dillon Property 524 Gap Newport Pike	Preliminary/Final	May 31, 2023	May 25, 2024		
Yeatman Tract	Preliminary	August 30, 2023	April 23, 2024		90 day approved above
Ha’s Place Center	Preliminary/Final	January 31, 2024	April 30, 2024		90 day approved above
146 Garden Station Road	Preliminary/Final	March 24, 2024	June 22, 2024		

Development	Application	Date Received	5 Year Expiration	Planning Commission Approved	Board of Supervisors Approved
London Grove West	Approved Final	December 22, 2010	May 25, 2023	April 27, 2011	August 10, 2011
Kaolin Mushrooms	Approved Final Plan	December 11, 2018	April 4, 2023	February 28, 2018	April 4, 2018
Marks Properties	Approved Final	February 26, 2020	December 2, 2025	November 18, 2020	December 2, 2020
AG Charter School	Approved Preliminary /Final	November 30, 2022	May 10, 2028	April 26, 2023	May 10, 2023

XI. PUBLIC COMMENT NON-AGENDA ITEMS

Mr. Zurl called for Public Comment on non-agenda items. Mr. Kaplan stated I want to thank you all for your service. The Board of Supervisors has done a great job with financial stability. There is a Traffic Impact Fees Study/analysis that can help the Township recoup adequate impact fees.

Mr. Connors stated we looked into that 10 years ago and it would have costed \$30-50,000 for the study then and the conclusion was it was not worth it. Mr. Kaplan stated a similar thing was done decades ago and they had the same conclusion. Mr. Zurl asked can you do an impact fee on a state road. Mr. Kaplan stated yes. Mr. Connors stated working with Penn DOT and seeing what kind of cooperation we can get is more important to me than getting a check.

A resident stated I live on Woodview Road and last week a tree fell across the road, and with the bridge being out we were trapped. I want to say thank you to the Public Works Department for getting PECO moving and getting us out. We really appreciate it.

ADJOURNMENT

A motion was made by Mr. Connors to adjourn the meeting at 8:14 p.m., seconded by Mrs. Fanning and approved by a vote of 5-0.

Respectfully submitted,

Dawn Maciejczyk
Township Secretary