

**LONDON GROVE TOWNSHIP  
BOARD OF SUPERVISORS  
MEETING MINUTES  
March 13, 2024 – 7:00 P.M.  
Monthly Meeting**

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**MEMBERS PRESENT:**

Stephen Zurl  
Megan Mraz  
Michael Summerfield

**STAFF PRESENT:**

Ken Battin, Township Manager  
Dawn Maciejczyk, Assistant Township Manager  
Shane Kinsey, Director of Public Works  
9 Audience Members

**CALL TO ORDER:**

Mr. Zurl called the meeting to order at 7:01 p.m.

**ANNOUNCEMENTS/PRESS RELEASES/FUTURE MEETINGS**

Mr. Zurl announced the next regularly scheduled meeting will take place on April 10, 2024 at 7:00 p.m., the meeting agenda deadline is April 6, 2024 at noon. Mr. Zurl also announced the Board of Supervisors will hold the continued public conditional use hearing on Tuesday, March 26, 2024 at 6:00 p.m. for the London Grove West Property.

**I. PUBLIC COMMENT**

Mr. Zurl called for Public Comment on agenda items. There was none.

**II. CORRECTION/APPROVAL OF MINUTES**

The Board reviewed the meeting minutes of February 14, 2024. Mrs. Mraz made a motion to approve the meeting minutes of February 14, 2024, seconded by Mr. Summerfield and approved by a vote of 3-0.

**III. REPORTS FOR FEBRUARY 2024**

**Inniscrone Golf Course**

Mr. Zurl reviewed the Golf Course report, prepared by Mr. Ward. There were no questions from the Board. Mr. Battin stated that the Township has finalized an agreement with the caterer for the kitchen at Inniscrone. This will begin April 1, 2024.

**Code Department**

Mr. Zurl reviewed the Code Department report for February, 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. Mr. Summerfield stated that the Township is hosting a Trash and Recycling Day at SECCRA on April 6, 2024 from 1-4 p.m.

**Finance Department**

Mr. Zurl reviewed the Financial Report for February 2024, prepared by Mrs. Kellett. There were no questions from the Board. Mrs. Mraz made a motion to approve the February report, seconded by Mr. Summerfield and approved by a vote of 3-0.

**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 February 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 she was very happy to see that they were able to handle the extremely high call volume still with Jennersville Hospital still not open and the wait times at the other transporting hospitals.

### **DEP Odor Report**

Mr. Zurl reviewed the DEP Odor report for the month of February. There were none. Mr. Summerfield stated that New Garden Township is having an Air Quality Study Meeting at their Building on March 21, 2024 if you would like to attend you need to register online.

### **Right to Know Monthly Report**

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

### **Boards and Commissions**

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**

Mr. Zurl opened a hearing at 7:20 p.m. to discuss the 443 E. London Grove Road- Agricultural Conservation Easement. Mr. Summerfield asked what is the difference between this easement and the easement for 221 W. Woodview Road? Mr. Battin explained this one is a shared easement with the Chester County Agricultural Land Preservation Board, the one for 221 W. Woodview Road is a Township owned conservation easement. Mrs. Maciejczyk stated that there are 5 exhibits for this hearing. They are as follows:

T-1- Proof of publication on February 28, 2024 and March 6, 2024 in the Chester County Press

T-2- Affidavit of Posting

T-3- Email from the Open Space Committee endorsing this easement

T-4- Letter of Notification to the Hundts

T-5- County Agreement

There were no further questions from the Board. Mr. Zurl closed the hearing at 7:23 p.m.

## **V. FIRST BUSINESS**

### **Resolution 835-443 E. London Grove Road- Agricultural Conservation Easement**

Mrs. Mraz made a motion to approve Resolution 835- 443 E. London Grove Road- for the purchase of the Agricultural Easement, seconded by Mr. Summerfield and approved by a vote of 3-0.

### **221 West Woodview Road Grant of Conservation Easement**

Mr. Summerfield made a motion to approve the grant of the Conservation Easement for 221 West Woodview Road, seconded by Mrs. Mraz and approved by a vote of 3-0.

## **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. Last meeting there was a suggestion of a joint mission statement between the municipalities. We took that back to the engineer and they are working on that as well.

**Route 41 and Route 841 Roundabouts Discussion**

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

**VII. NEW BUISNESS**

**Endorse White Clay Creek Watershed Association Grant Proposal**

Mr. Battin presented a letter to the Board in support of the White Clay Creek grant for “Methodological approach for addressing flooding issues and climate resiliency in the White Clay Creek National Wild and Scenic Watershed using H&H modeling with PCSWMM and STELLA software.

Mrs. Mraz made a motion to approve the letter to endorse the White Clay Creek grant, seconded by Mr. Summerfield and approved by a vote of 3-0.

**VIII. LAND DEVELOPMENT**

**PLANS:**

**Cliff Anderson 90 day extension till June 11, 2024**

Mr. Summerfield made a motion to approve the 90 day extension of the Cliff Anderson Land Development Plan till June 11, 2024, seconded by Mrs. Mraz and approved by a vote of 3-0.

**X. EXTENSIONS  
NO ACTION NEEDED**

Development	Application	Date Received	90 Day Expiration	Planning Commission Approved
Barbara Yeatman	Preliminary/Final	October 1, 2018	June 6, 2024	
Needham Farms	Preliminary	March 15, 2005	April 22, 2024	
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	

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. Wayne DiFrancesco stated, thank you to the staff at London Grove for putting together the Trash Days and sending out the notifications. This is a wonderful thing for our residents.

Mr. DiFrancesco also stated, the free brush disposal permit that you can get right at the Township building for SECCRA is a great advantage for the residents to dispose of limbs and yard debris. The free permit covers up to 500 lbs. per trip anything over that you have to pay for. 500 lbs. is really a small amount, can the Township approach the landfill and have them increase the limit to 5,000 lbs.?

Mr. Zurl stated this is something we would go through our SECCRA Rep to find out if this is a feasible option. Mr. Battin stated he would contact Rich Scott-Harper our SECCRA Board Rep and have him reach out to SECCRA to see if this is something they would entertain. Mr. DiFrancesco thanked the Board and Staff.

Mr. Mark Schwadron, on behalf of the Links at Inniscrone HOA, stated that the balls are still hitting the houses and vehicles and causing damage. He stated I was here back in May and you were going to fix the issue then with replacing the net and extending it as well as stopping the use of woods. Nothing has changed. You also stated that you would look at this during budget season and I was at the October meeting and this was not discussed. Mr. Zurl commented I remember you coming in back in May and I believe we had found a solution then. Mr. Battin stated, we have not heard of this being an on-going issue since we made changes over at the golf course. We replaced the netting that was torn, as well as stopped the use of woods and we moved the driving range from the left side to the far right. The golf course staff also have been going out daily and there have been no balls past the fence. We have not been contacted by yourself or anyone else from the HOA to state that this is an ongoing issue still.

Mr. Schwadron, stated the net was not extended and there are balls there every day. You can go there right now and there are balls. Mr. Zurl stated all I can tell you right now is that we will look into this and we will also look at the netting. Once we have an update for you Mr. Battin the Township Manager will be in touch.

#### **ADJOURNMENT**

A motion was made by Mrs. Mraz to adjourn the meeting at 7:53 p.m., seconded by Mr. Summerfield and approved by a vote of 3-0.

Respectfully submitted,

Dawn Maciejczyk  
Township Secretary