

**LONDON GROVE TOWNSHIP  
BOARD OF SUPERVISORS  
MEETING MINUTES  
August 7, 2019 – 7:00 P.M.**

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**MEMBERS PRESENT:**

Richard Scott-Harper  
Dave Connors  
Stephen Zurl  
Thomas Szakas

**STAFF PRESENT:**

Ken Battin, Township Manager  
Shane Kinsey, Director of Public Works  
Dawn Maciejczyk, Township Secretary  
7 Audience Members

**PLEDGE OF ALLEGIANCE**

Mr. Scott-Harper led the audience in the pledge of allegiance.

**CALL TO ORDER:**

Mr. Scott-Harper called the meeting to order at 7:00 p.m. He announced that the next regular scheduled meeting will take place on Wednesday, September 4, 2019 beginning at 7:00 p.m., the deadline for agenda items is Wednesday, August 28, 2019 at noon.

**Avon Grove Library- Lori Schwabenbauer and Walter Borys**

Ms. Schwabenbauer, Avon Grove Library Director, presented that the library's vision is to foster lifelong learning and deliver enriching experiences in a safe, welcoming environment accessible to all. In 2018, Avon Grove Library was the only library in Chester County that had total attendance at all program for children and teens. They were also second to the County library in Exton, in the number of youth programs offered for the year.

Mr. Connors thanked Ms. Schwabenbauer and Mr. Borys for coming tonight, he said, personally he had some questions with some of the programs/events that are taking place at the library. He is trying to ensure that taxpayer money is not being used to run anything that could be remotely perceived as a political event. Ms. Schwabenbauer said, she would reach out and see what other libraries are doing. Mr. Zurl stated that it can be the purpose of the library to inform voters of deadlines and have forms for them, but not to take a political stance in anyway. Ms. Schwabenbauer agreed that the library should not take any political stance and she would look into the programs and events they have scheduled to make sure they have not crossed that line. Mr. Scott-Harper thanked them for coming.

**Sue Walker from Representative Chrissy Houlahan's office to introduce herself**

Ms. Walker thanked the Avon Grove Library for all that they do. Ms. Walker is the District Director for Representative Chrissy Houlahan's District 6, which serves all of Chester County. She gave some background of what has been accomplished thus far in the 7 months in office.

Mr. Scott-Harper stated that I'm not sure if you are aware but, Medicare/ALS/BLS cost are going up. Ms. Walker stated that healthcare is one of the biggest issues that Ms. Houlahan ran on. Mr. Scott-Harper stated that we, as a Township, reached out to Mr. Houlahan when she first went into office and we got no response. Ms. Walker apologized and said that she didn't know what happened there. Mr. Scott-Harper stated that representatives from this Board would like to sit down and have a closed-door discussion with Ms. Houlahan on issues we see as a community and how she can help us. Ms. Walker said she will see if she can make that happen. Ms. Houlahan is in Washington majority of the week. Mr. Connors stated he would be happy to drive to Washington to see her if that's what it would take.

**ANNOUNCEMENTS/PRESS RELEASES**

Mr. Scott-Harper announced that this year is the 10<sup>th</sup> Anniversary of Goddard Park and the Township is having a celebration on October 12, 2019 from 11:00 a.m. till 3:00 p.m. If you know

anyone that would like to donate for the celebration, please contact Dawn Maciejczyk at the Township Building.

**Boards and Commissions Vacancies**

Mr. Scott-Harper announced the following Boards and Commissions vacancies:

Inniscrone Golf Course Committee (1)

Township Board of Auditors (3)

Environmental Advisory Committee (4)

UCC Board of Appeals (2)

Zoning Hearing Board Alternate (1)

**I. PUBLIC COMMENT**

Mr. Scott-Harper called for Public Comment on agenda items. There was none.

**II. CORRECTION/APPROVAL OF MINUTES**

The meeting minutes of July 2, 2019 were reviewed by the Board. Mr. Szakas made a motion to approve the minutes as presented, seconded by Mr. Zurl and approved by a vote of 4-0.

The meeting minutes of July 16, 2019 were reviewed by the Board. Mr. Szakas made a motion to approve the minutes as presented, seconded by Mr. Zurl and approved by a vote of 4-0.

**III. REPORTS FOR JULY 2019**

**Inniscrone Golf Course**

Mr. Scott-Harper reviewed the monthly report prepared by Mr. Tom Bolko, General Manager of Inniscrone Golf Course. There were no questions from the Board.

**Codes Department**

Mr. Scott-Harper reviewed the Codes Department report, prepared by Mrs. Zunino, Mr. White and Mr. Weer. There were no questions from the Board.

**Public Works Department**

Mr. Kinsey presented the Public Works Department report. There were no questions from the Board. Mr. Kinsey stated that he had an update on the Woodview Road Bridge. Conspan thinks that they can do a prefab which would significantly lower the bridge cost to approximately \$150,000, this is if we do some of the work in house. If we go outside and have others do the work, we are looking at in a 2 to 3 times the amount increase. Mr. Scott-Harper asked Mr. Battin to check with McMahon and Associates to see if they see a problem with this. Mr. Scott-Harper asked Mr. Kinsey is the Chatham Gateways were dedicated to the Township? Mr. Kinsey stated yes.

**Finance Department**

Mr. Scott-Harper reviewed the Financial Report, prepared by Ms. Guenther. There were no questions from the Board. Mr. Szakas made a motion to approve the finance report as presented, seconded by Mr. Connors and approved by a vote of 4-0.

**Pennsylvania State Police Report**

Mr. Scott-Harper reviewed the Pennsylvania State Police report. There were no questions from the Board.

**Monthly Emergency Services Report**

Mr. Scott-Harper reviewed the Monthly Services Report. There were no questions from the Board.

**Southern Chester County Emergency Medical Services Report**

Mr. Scott-Harper reviewed the Southern Chester County Emergency Medical Services

Report. There were no questions from the Board. Mr. Scott-Harper announced that on July 31<sup>st</sup> London Grove Township hosted a meeting for the 18 municipalities that are served by the SCCEMS Medic 94. 11 of the 13 communities that were present liked the funding formula. We will be setting up another meeting for some time in September.

**Monthly Right-to-Know Report**

Mr. Scott-Harper reviewed the monthly Right-to-Know report. There were no questions from the Board.

**DEP Odor Report**

Mr. Scott-Harper reviewed the monthly DEP Odor report. There were no questions from the Board.

**IV. FIRST BUSINESS**

**Ed Hatchigian Zoning Hearing Board Resignation**

Mr. Scott-Harper announced that Mr. Ed Hatchigian who has been a member of our Zoning Hearing Board for some time now is regrettably resigning from the position, because he is moving out of the Township. Mr. Connors made a motion to regrettably accept the resignation of Mr. Ed Hatchigian, seconded by Mr. Zurl and approved by a vote of 4-0.

**Bob Dando Zoning Hearing Board Appointment**

Mr. Scott-Harper stated that Mr. Dando has been the Alternate on the Zoning Hearing Board for the last couple of years, with Mr. Hatchigian stepping down the Zoning Hearing Board has recommended Mr. Dando to fill his position. Mr. Connors made a motion to approve the appointment of Mr. Dando to the Zoning Hearing Board, seconded by Mr. Zurl and approved by a vote of 4-0.

**V. OLD BUSINESS**

**AP Zoning Proposed Changes (meeting date)**

Mr. Scott-Harper explained that back last year the Board agreed to revisit the Zoning in the AP District. The Board finally has some wording that they think is more than fair and would like to discuss the changes with the community. The Board agreed upon the date of Thursday, August 29, 2019 at 6:00 p.m.

**VII. NEW BUSINESS**

**Disposal of Metal Folding Chairs through Muncibid**

Mr. Scott-Harper reviewed a memo from Mrs. Maciejczyk requesting the approval to sell the 41 metal folding chairs without cushions and the chair cart as well as the 33 folding metal chairs with cushions on muncibid. Mr. Szakas made a motion to approve the sale of the 41 metal folding chairs and chair cart as well as the 33 folding metal chairs with cushions on muncibid, seconded by Mr. Connors and approved by a vote of 3-1. (Mr. Scott-Harper voted nay)

**Boy Scout Recruitment Day Goddard Park September 15, 2019 from 1:00 p.m. till 4:00 p.m.**

Mr. Zurl made a motion to approve the application for the Boy Scout recruitment day on September 15, 2019 from 1:00 p.m. till 4:00 p.m. and to waive the application fee for Community Service in the park, seconded by Mr. Szakas and approved by a vote of 4-0.

**Hills of London Grove HOA Documents Amendment (Chad Hagar)**

Mr. Scott-Harper reviewed that the Hills of London Grove HOA has a couple of changes they would like to make to the HOA Documents so that they better suit their community. Mr. Connors made a motion to approve the HOA Document changes, seconded by Mr. Szakas and approved by a vote of 4-0.

### **Inniscrone Authorization for Net Repair**

Mr. Battin explained this net protects the Townhouses from the golf balls and there is a 50 x 100-foot section that needs to be replaced as well as cross braces added to prevent it from happening again. Mr. Scott-Harper explained that this net was completed 8-10 years ago. Mr. Zurl asked where would the money come from for the repair? Mr. Battin explained that the operations for the Golf Club, the money in that account would be used. Mr. Zurl asked where does the money for the lease for the golf carts come from? Mr. Battin answered for 2019 it was the Capital Fund and for 2020 it will be the Golf Course Equipment Replacement Fund. Mr. Connors asked about a warranty and the legal contract language. He would like to have a 30-year warranty on the net. Mr. Szakas asked if this would be a project that would get bid? Mr. Battin stated no. Mr. Scott-Harper said we have to use the same company that installed the net because there is a patent. Mr. Battin explained other companies will not repair other peoples work and they can't because there is a patent. Mr. Connors said he would like to see pricing to replace the whole net. Mr. Scott-Harper asked that Mr. Bolko come to discuss this. Mr. Connors stated that this is throwing good money after something bad in his opinion, he would like to get a price to replace this net with a better system. Mr. Scott-Harper recommended tabling this item until they have more information and the Board agreed.

## **VIII. LAND DEVELOPMENT**

### **PLANS:**

#### **Hy-Tech Mushrooms Preliminary/Final Plan Approval**

Mr. Bill Fredericks reviewed the preliminary/final plan for Hy-Tech Mushrooms. He explained that they are asking for the following four (4) waivers:

1. 22-601.3- Sidewalks
2. 24-02.2E- Stormwater
3. 22-612.1.1- Roadways
4. 22-402.B2- Preliminary/Final Plan Combination

Mr. Zurl made a motion to approve the Preliminary/Final Land Development Plan as well as the four (4) waivers listed above, seconded by Mr. Szakas and approved by a vote of 4-0.

#### **Lopez/Llewelyn Preliminary/Final Plan Approval**

Mr. Szakas made a motion to approve the Lopez/Llewelyn Preliminary/Final Plan as presented, seconded by Mr. Zurl and approved by a vote of 4-0.

#### **Hills of London Grove Phase 3A Release #13**

Mr. Szakas made a motion to approve Phase 3A escrow release #13, seconded by Mr. Connors and approved by a vote of 4-0.

#### **Hills of London Grove Phase 3B Release #11**

Mr. Connors made a motion to approve Phase 3B escrow release #11, seconded by Mr. Szakas and approved by a vote of 4-0.

#### **Hills of London Grove Phase 4 Release #9**

Mr. Connors made a motion to approve Phase 4 escrow release #9, seconded by Mr. Szakas and approved by a vote of 4-0.

**IX. EXTENSIONS- NO ACTION NEEDED**

Development	Application	Date Received	90 Day Expiration	Planning Commission Approved
Needham Farms	Preliminary	March 15, 2005	August 18, 2019	
Barbara Yeatman	Preliminary/Final Plan	October 1, 2018	September 26, 2019	
Hy-Tech Mushrooms	Preliminary/Final Plan	February 27, 2019	August 26, 2019	July 31, 2019
426 W. Baltimore Pike	Preliminary/Final Plan	May 29, 2019	August 7, 2019	June 19, 2019
Lopez/Llewellyn	Preliminary/Final Plan	June 19, 2019	September 17, 2019	July 31, 2019

Mr. Zurl made a motion to approve the 90-day extension for the Needham Farms project, seconded by Mr. Szakas and approved by a vote of 4-0.

Development	Application	Date Received	5 Year Expiration	Planning Commission Approved	Board of Supervisors Approved
London Grove West	Approved Final	December 22, 2010	May 25, 2019	April 27, 2011	August 10, 2011
Taco Bell	Preliminary /Final	April 26, 2018	November 7, 2023	September 6, 2018	November 7, 2018

**X. PUBLIC COMMENT NON-AGENDA ITEMS**

Mr. Scott-Harper called for public comment on non-agenda items. There was none.

**ADJOURNMENT**

A motion was made by Mr. Zurl to adjourn the meeting at 8:17 p.m., seconded by Mr. Szakas and approved by a vote of 4-0.

Respectfully submitted,

Dawn Maciejczyk  
Township Secretary