

**LONDON GROVE TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
April 12, 2023 – 7:00 P.M.
Monthly Meeting**

MEMBERS PRESENT:

Stephen Zurl
Dave Connors
Lee Irwin

STAFF PRESENT:

Ken Battin, Township Manager
Robert Weer, Twp. Assistant Manager
Dawn Maciejczyk, Township Secretary
Shane Kinsey, Director of Public Works
5 Audience Members

CALL TO ORDER:

Mr. Zurl called the meeting to order at 7:05 p.m.

ANNOUNCEMENTS/PRESS RELEASES/FUTURE MEETINGS

Mr. Zurl announced the next regularly scheduled meeting will take place on May 10, 2023 at 7:00 p.m., the meeting agenda deadline is May 3, 2023 at noon.

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 March 8, 2023. Mr. Irwin made a motion to approve the meeting minutes of March 8, 2023, seconded by Mr. Connors and approved by a vote of 3-0.

V. REPORTS FOR MARCH 2023

Inniscrone Golf Course

Mr. Zurl reviewed the March report for Inniscrone Golf Course. There were no questions from the Board.

Code Department

Mr. Zurl reviewed the Codes Department report, prepared by Mr. White. 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. Kinsey stated that due to the on-going break in as well as the associated safety concerns he would like to demo the Goddard House and Barn structures in the near future. The estimated costs associated with this would be between \$13-15,000.00. It is absolutely a safety issue. The Board agreed that yes, it is time to come down given the safety issues.

Finance Department

Mr. Zurl reviewed the Financial Report for March 2023, prepared by Mrs. Kellett. Mr. Connors made a motion to approve the March 2023 report as presented, seconded by Mr. Irwin and approved by a vote of 3-0.

Pennsylvania State Police Report

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

Monthly Emergency Services Report

Mr. Zurl reviewed the Monthly Emergency Services Report. There were no questions from the Board.

Mr. Eric Felker- WGFD Discussion

Mr. Felker, Fire Chief, West Grove Fire Department came to introduce himself to the Board. He stated that he feels it is important to have open communication with the Townships. Mr. Weer provides the monthly report of the stats and the coverage has been very good. Mr. Zurl stated that one thing that we did notice is the temporary surcharge due to the Jennersville hospital shutdown is now lumped into the overall budget, creating a new higher baseline. Mr. Felker stated that is no problem they will break the money out for the Township to see. It helps with all 7 municipalities to send out that way for contract form, but we will be happy to break that out for you.

Southern Chester County EMS Report

Mr. Zurl reviewed the Southern Chester County EMS Report. There were no questions from the Board.

Monthly Right-to-Know Report

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

DEP Odor Report

Mr. Zurl reviewed the DEP Odor report. There were no questions from the Board.

Boards and Commissions

Mr. Zurl announced the vacancies on several Boards and Commissions.

Inniscrone Golf Course Advisory Committee (5), Township Auditors (3), Environmental Advisory Board (3), Tree Committee (4), Historical Commission (2), Agricultural Security Area (2), Uniform Construction Code Board of Appeals (3), Uniform Construction Code Board of Appeals Alternate (2), Planning Commission (1)

VI. HEARINGS

Stormwater Management Ordinance No. 223

Mr. Zurl opened the hearing at 7:35 p.m... Mr. Battin entered two exhibits into evidence, T1- Proof of Publication, T2- Proof of the Chester County Law Library. Mr. Battin explained that there have been very little changes since the last time that the document was in front of the Board. Mr. Zurl closed the meeting at 7:37 p.m.

VII. FIRST BUSINESS

Approval of Stormwater Management Ordinance No. 223

Mr. Connors made a motion to approve the Stormwater Management Ordinance No. 223 as presented, seconded by Mr. Irwin and approve by a vote of 3-0.

MS4 Discussion

Mr. Battin explained the background on this. The DEP has relinquished control and the EPA now has control again. Mr. Ragan is working on this. There is 85,000lbs of solids that we need to remediate.

Clay Creek MOU

Mr. Battin explained that this project will help us gain a credit for approximately

75,000lbs of soils. Mr. Connors made a motion to approve the Clay Creek MOU as presented, seconded by Mr. Irwin and approved by a vote of 3-0.

ZHB Decision Appeal

Mr. Battin explained that the Sullivan Station HOA went in front of the Zoning Hearing Board in regards to the development sign. The property owner filed an appeal on the decision. Mr. Battin asked if the Board of Supervisors would like to be involved at this time. The Board agreed to let the Zoning Hearing Board handle it at this time.

VIII. OLD BUSINESS

AP and Apartment Ordinance Update and Approval to Move Forward

Mr. Battin explained that the AP and Apartment Ordinances have been in front of the Chester County Planning Commission as well as the Township Planning Commission. At this time we feel it is ready to move forward for hearing. Mr. Connors made a motion to approve these ordinances to move forward, seconded by Mr. Irwin and approved by a vote of 3-0.

Goddard Memorial Discussion/Update/Direction

Mr. Zurl explained that with the Goddard Memorial the Parks and Recreation Board are upset with the change in location. They prefer it to be in the original location. Mr. Connors stated that he will be attending the Parks and Recreation Board meeting this month to discuss the 300th Anniversary.

IX. NEW BUSINESS

2022 Financial Audit

The Board of Supervisors reviewed the 2022 Financial Audit performed by Barbacane Thornton & Company. The Township had a clean audit.

ZHB Robert Ricci, 574 E. State Road

The Board of Supervisors chose not to be a party to the Zoning Hearing.

Materials Bid Award 2023 Shane Kinsey

Mr. Kinsey, in his memo dated April 3, 2023 stated that he is recommending a motion to except the low bids for each category as specified below;

STONE

New Enterprise Stone & Lime Co, Inc. East Earl Pa, 17519

(Approximately 5% decrease from 2022)

- | | |
|-------------------------------------|---|
| ○ 1/4" Rice - \$31.15 per ton | (0 tons bid London Grove, 40 tons bid total) |
| ○ 5/16" Rice - \$32.85 per ton | (0 tons bid London Grove, 440 tons bid total) |
| ○ AASHTO No. 8 - \$30.25 per ton | (0 tons bid London Grove, 240 tons bid total) |
| ○ AASHTO No. 57 - \$26.65 per ton | (200 tons bid London Grove, 570 tons bid total) |
| ○ PA-2A Subbase - \$21.60 per ton | (800 tons bid London Grove, 3,480 tons bid total) |
| ○ AASHTO No. 67 - \$26.65 per ton | (0 tons bid London Grove, 140 tons bid total) |
| ○ PA-3A Subbase - \$18.85 per ton | (0 tons bid London Grove, 100 tons bid total) |
| ○ AASHTO No. 3 - \$26.65 per ton | (0 tons bid London Grove, 140 tons bid total) |
| ○ AASHTO No. 1 - \$26.65 per ton | (300 tons bid London Grove, 780 tons bid total) |
| ○ PA Anti-Skid II - \$28.82 per ton | (0 tons bid London Grove, 600 tons bid total) |
| ○ Screenings - \$23.70 per ton | (50 tons bid London Grove, 210 tons bid total) |
| ○ #3 Rip Rap - \$27.75 per ton | (0 tons bid London Grove, 60 tons bid total) |
| ○ #4 Rip Rap - \$28.75 per ton | (150 tons bid London Grove, 580 tons bid total) |
| ○ #5 Rip Rap - \$43.45 per ton | (100 tons bid London Grove 310 tons bid total) |
| ○ #6 Rip Rap - \$43.45 per ton | (50 tons bid London Grove, 90 tons bid total) |

- #7 Rip Rap - \$45.45 per ton (50 tons bid London Grove, 90 tons bid total)

ROAD OIL

AMS, Center Valley, Pa
(Approximate 5% increase over 2022)

- RC 250 Road Oil - \$6.23 per Gal. (0 Gal. bid LG, 4,100 Gal. bid total)

LINE PAINTING

Alpha Space Control Co., Inc.
(Slight increase over 2022)

- Double Yellow CL - \$0.18 plf (600,500 bid LG, 919,500 bid total)
- White EL - \$0.09 plf (610,000 bid LG, 915,000 bid total)
- 24" Stop Bar -Paint - \$3.25 lf (0 bid LG, 980 bid total)
- Turning Arrow - Paint - \$65.00 (0 bid LG, 63 bid total)
- "Only" legend - Paint - \$75.00 (0 bid LG, 75 bid total)
- "School" legend - Paint - \$125.00 (0 bid LG, 7 bid total)
- "Slow" legend - Paint - \$75.00 (0 bid LG, 3 bid total)
- "Yield" legend - Paint - \$75.00 (0 bid LG, 3 bid total)
- 24" Stop & Gore Bars - \$3.25 lf (0 bid LG, 3,000 bid total)
- Railroad Crossing - Paint - \$200.00 (0 bid LG, 6 bid total)
- Cross Walk 6" Paint - \$2.50 lf (0 bid LG, 1,500 bid total)
- Cross Walk Piano - Paint - \$1.63 sf (0 bid LG, 6,000 bid total)
- "Ahead" legend paint - \$100.00 (0 bid LG, 6 bid total)
- Sharks teeth paint - \$12.00 (0 bid LG, 18 bid total)
- Single 6" white hash lines - \$0.11 lf (0 bid LG, 9,000 bid total)
- Turning Arrows Wht. Thermo -\$200.00 (9 bid LG, 9 bid total)
- "Only" legend Wht. Thermo - \$235.00 (6 bid LG, 6 bid total)
- RR Crossing Wht. Thermo - \$850.00 (3 bid LG, 3 bid total)
- CW single 4" Wht Thermo -\$2.00 lf (150 bid LG, 150 bid total)
- "Stop" legend Wht. Thermo - \$235.00 (1 bid LG, 1 bid total)
- "Ahead" legend Wht. Thermo - \$300.00 (1 bid LG, 1 bid total)
- 24" GORE - Wht. Thermo - \$10.00 lf (300 bid LG, 300 bid total)
- 24" GORE - Yellow Thermo - \$10.00 lf (150 bid LG, 150 bid total)
- 24" Stop Bar - Wht. Thermo - \$10.00 lf (120 bid LG, 120 bid total)

FUEL

Dixie Land Energy, Rising Sun MD
(Approximate 2% decrease in rack differential over 2022)

- Gasoline - 87 Octane (3,000 Gal. bid LG, 29,500 Gal. bid total)
 .37 Rack Differential (\$2.7105 at time of Bid)
- Diesel Fuel - Low Sulfur w/additive (7,000 Gal. bid LG, 39,500 Gal. bid total)

- .37 Rack Differential (\$3.2817 at time of Bid)
- Diesel Fuel – Off Road Use (1,000 Gal. bid LG, 2,000 Gal. bid total)
- .37 Rack Differential (\$3.2849 at time of Bid)
- Heating Oil #2 (0 Gal. bid LG, 6,000 Gal. bid total)
- .37 Rack Differential (\$3.1024 at time of Bid)

Mr. Connors made a motion to accept the low bids as recommend by Mr. Kinsey in his memo dated April 4, 2023, seconded by Mr. Irwin and approved by a vote of 3-0.

Green Region Grant Approval

Mr. Battin explained that London Grove Township has received Green Region Grant Approval. There will be a presentation from PECO at a later date to be determined.

X. LAND DEVELOPMENT

PLANS:

Needham Farms 90-Day Extension till July 27, 2023

Mr. Connors made a motion to approve the Needham Farms 90 day extension till July 27, 2023, seconded by Irwin and approved by a vote of 3-0.

Avon Grove Charter School 60-Day Extension till June 27, 2023

Mr. Connors made a motion to approve the Avon Grove Charter School 60 day extension till June 27, 2023, seconded by Mr. Irwin and approved by a vote of 3-0.

Mark Properties Escrow Release # 2

Mr. Connors made a motion to approve the Mark Properties escrow release #2 as outlined in Mr. Ragan’s memo dated March 27, 2023, seconded by Mr. Irwin and approved by a vote of 3-0.

Hy-Tech Letter of Credit Reduction

Mr. Connors made a motion to approve the Hy-Tech Letter of Credit Reduction as outlined in Mr. Ragan’s memo dated April 6, 2023, seconded by Mr. Irwin and approved by a vote of 3-0.

XI. EXTENSIONS

NO ACTION NEEDED

Development	Application	Date Received	90 Day Expiration	Planning Commission Approved
Barbara Yeatman	Preliminary/Final	October 1, 2018	June 7, 2023	
Needham Farms	Preliminary	March 15, 2005	April 28, 2023	90 day request above
Cliff Anderson	Preliminary	June 30, 2021	June 19, 2023	
Avon Grove Charter School	Preliminary/Final	November 30, 2022	April 28, 2023	60 day extension above

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	Approved	December 11,	April 4, 2026	February 28,	April 4, 2018

Mushrooms	Final Plan	2018		2018	
Marks Properties	Approved Final	February 26, 2020	December 2, 2025	November 18, 2020	December 2, 2020
Sycamore	Approved Preliminary /Final	May 25, 2022	July 13, 2027	June 29, 2022	July 13, 2022
David O'Neill	Approved Preliminary /Final	September 29, 2021	November 10, 2026	October 27, 2021	November 10, 2021

XII. PUBLIC COMMENT NON-AGENDA ITEMS

Mr. Zurl stated that he received an email from Steve Fellin, Penn DOT in regards to the Route 841/Route 41 intersection project. In summary, the project is moving and there has been forward progress.

Mr. Connors stated that PA41.com has been updated and Penn DOT is going to put plans out to the public once they have something to put out. Mr. Connors would like to request that the Township Officials be able to view, and give to the Township engineers before having a public meeting. This would give us an opportunity to comment before they release them.

Mr. Zurl stated that Mr. Kaplan would like to be appointed as a non-voting member of the Route 41 task force. Mr. Zurl gave Mr. Kaplan’s background and what he can bring to the table. Mr. Zurl stated that he doesn’t see a problem with it but would like to have the kick off meeting first and then see how they go about appointing members. Mr. Connors stated that he is a little leery of having too many stake holders. The more people you have the slower it goes.

Mr. Battin stated we should hold off on appointing anyone until we have the kick off meeting with all the municipalities, and decided at that meeting how many representative we want to have as voting members or even non-voting members. The first meeting will be a formation meeting to set the ground rules and such. The Board agreed.

Mr. Connors commented that he would like to see something included in the newsletter about the basins in the HOA’s. This way when there is work happening in them, the community is aware. With the Medford Farms community, he has had many questions in regards to what is happening with the basins over there. Mr. Weer commented that he has spoken to a handful of people so far, but we will definitely get something out.

Mr. DiFrancesco asked if there was a spring SECCRA Recycling and Trash Day for the community residents. Mrs. Maciejczyk commented that yes, it is on April 29, 2023 for the spring and again on October 14, 2023 from 1-4 p.m. It is listed on the Township Website as well as the Township Facebook page. Mr. DiFrancesco asked that we send it out to the residents again.

ADJOURNMENT

A motion was made by Mr. Irwin to adjourn the meeting at 8:22 p.m., seconded by Mr. Connors and approved by a vote of 3-0.

Respectfully submitted,

Dawn Maciejczyk
Township Secretary