

**LONDON GROVE TOWNSHIP  
BOARD OF SUPERVISORS  
MEETING MINUTES  
June 14, 2023 – 7:00 P.M.  
Monthly Meeting**

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**MEMBERS PRESENT:**

Stephen Zurl  
Dave Connors  
Lee Irwin  
Kevin Runey  
Christina Fanning- PHONE

**STAFF PRESENT:**

Ken Battin, Township Manager  
Dawn Maciejczyk, Township Secretary  
Shane Kinsey, Director of Public Works  
11 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 July 12, 2023 at 7:00 p.m., the meeting agenda deadline is July 5, 2023 at noon.

**I. PUBLIC COMMENT**

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

**Elliot McLean Eagle Scout Project**

Elliot McLean, Troop 62, presented to the Board his proposal for the Goddard Park Mile/Trail Markers. This project will involve replacing both destroyed mile markers at Goddard Park and adding new ones to applicable areas. Many of the existing mile markers are severely damaged, with their labels ripped off and missing, and some parts of the trails do not have mile markers at all. Mr. McLean stated that this is a much needed update to the trail system at Goddard Park, and by adding these mile markers, more people will be able to enjoy and safely walk the trails for much longer to come.

Mr. Runey made a motion to approve the Eagle Scout Project at Goddard Park as presented, seconded by Mr. Irwin and approved by a vote of 5-0.

**II. CORRECTION/APPROVAL OF MINUTES**

The Board reviewed the meeting minutes of May 10, 2023. Mr. Connors made a motion to approve the meeting minutes of May 10, 2023 as presented, seconded by Mr. Runey and approved by a vote of 5-0.

**V. REPORTS FOR MAY 2023**

**Inniscrone Golf Course**

Mr. Zurl reviewed the May report for Inniscrone Golf Course. There were no questions from the Board. Mr. Battin stated he would like to ask the Board for an emergency purchase to replace the 4 stolen golf carts. He stated all that are available right now are 2 new and 2 used for a total of \$21,000.00. Insurance money will offset the cost.

Mr. Connors made a motion to approve the purchase of the 2 new and 2 used golf carts for a total of \$21,000.00, seconded by Mr. Irwin and approved by a vote of 5-0.

**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.

**Finance Department**

Mr. Zurl reviewed the Financial Report for May 2023, prepared by Mrs. Kellett. Mr. Runey made a motion to approve the May 2023 report as presented, seconded by Mr. Irwin and approved by a vote of 5-0.

**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.

**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**

**Community Day/300<sup>th</sup> Anniversary**

Mr. Battin stated that the Parks and Recreation Committee is on track for the Community Day Celebration with an event date of October 21, 2023 from 1-5 p.m. Mr. Connors stated things are on track, the PECO grant is in for the event and there is some money that was left over from last year to use as well. Food trucks have been secured and some vendors have also committed. Mr. Battin stated they are looking for a formal approval tonight to continue securing things such as parking for the event.

Mr. Connors made a motion to approve the Community Day/300<sup>th</sup> Anniversary Event for October 21, 2023 from 1-5 p.m., seconded by Mr. Irwin and approved by a vote of 5-0.

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**

**VII. FIRST BUSINESS**

**MA Employees that are now LGT Employees as of January 2021- Tracy Kellett, Richard Mattson and Michael Hughes**

Mr. Zurl explained that this is something we have not done in the past, but from recommendation from our auditors we are announcing that the old Municipal Authority Employees, Tracy Kellett, Richard Mattson and Michael Hughes, became London Grove Township Employees as of January 2021.

Mr. Connors made a motion to accept the above named employees as Township Employees as of January 2021, seconded by Mr. Irwin and approved by a vote of 5-0.

**Appointment of Kenneth Battin as the Chief Administrator**

Mr. Connors made a motion to appoint Mr. Kenneth Battin as the Chief Administrator of London Grove Township, seconded by Mr. Irwin and approved by a vote of 5-0.

**Appointment of Tracy Kellett as the Township Treasurer**

Mr. Connors made a motion to appoint Mrs. Tracy Kellett as the Township Treasurer of London Grove Township, seconded by Mr. Irwin and approved by a vote of 5-0.

**VIII. OLD BUSINESS**

**VPP Route 41 Grant Status**

Mr. Battin reviewed that the kick off meeting for the grant has taken place, this is a multi-municipal grant for Route 41. It's a transportation study, corridor study. The Township has created a page on the website to keep the public informed. McMahon is our Engineer for the project and is leading the project. They are going through existing conditions now so they are getting a lot of the background information. At this point very little work was done from the committee. Mr. Kaplan asked that a minimum he would like to observe the task force meetings. Mr. Battin state I don't see an issue with that.

**IX. NEW BUSINESS**

**Conservation Easement Terms**

Mr. Battin reviewed that several years ago the Open Space Committee was tasked with developing guidelines for conservation easements. They have completed the first draft and submitted it to you for review. Open Space is not looking for any action tonight. After the Board has had time to review and make comments then it will be sent to the Township Solicitor for review.

**X. LAND DEVELOPMENT**

**PLANS:**

**Hundt Open Space Easement**

Mr. Battin explained that the Hundt family is working with the Chester County Challenge Grant on an agricultural easement for their 45 acre property located at 439 E. London Grove Road. Since more than 15% of the property is considered to have significant woodland, the County reduces the appraised value by 10%. The Hundt's are requesting that the Township use Open Space funds to reimburse the loss of the 10%. In order for the County to move forward they need to know if the Township will agree to cover the 10% reduction. If the reduction is approved, the County will draft the agreement and then the easement will be back in front of the BOS for formal approval. The offset of the 10% reduction would be \$26,353.50.

Mr. Connors made a motion to approve the 10% reduction of \$26,353.50 as outlined in Mr. Battin's memo dated June 5, 2023, seconded by Mr. Irwin and approved by a vote of 5-0.

**Anderson 90 Day Extension till September 17, 2023**

Mr. Connors made a motion to approve the 90 day extension for the Anderson Land Development till September 17, 2023, seconded by Mr. Irwin and approved by a vote of 5-0.

**Coventry Reserve Escrow Release**

Mr. Battin reviewed Mr. Ragan's memo dated June 8, 2023. Coventry Reserve requested an escrow release of \$24,127.00 for work completed on site. Mr. Ragan stated based on the inspections and improvements he suggests a release that is slightly less than what is requested. The basis for the recommendation for the reduction is the condition (size & health) of the trees. Mr. Ragan is recommending a release of \$18,321.60.

Mr. Irwin made a motion to approve escrow release 3 as outlined in Mr. Ragan’s memo dated June 8, 2023, seconded by Mr. Runey and approved by a vote of 5-0.

**XI. EXTENSIONS  
NO ACTION NEEDED**

Development	Application	Date Received	90 Day Expiration	Planning Commission Approved
Barbara Yeatman	Preliminary/Final	October 1, 2018	September 5, 2023	
Needham Farms	Preliminary	March 15, 2005	July 27, 2023	
Cliff Anderson	Preliminary	June 30, 2021	June 19, 2023	90-day extension above
HI Media Labs	Preliminary	May 25, 2023	August 23, 2023	
524 Gap Newport Pike (Dillon Property)	Preliminary/Final	May 31, 2023	August 29, 2023	

Development	Application	Date Received	5 Year Expiration	Planning Commission Approved	Board of Supervisors Approved
London Grove West	Approved Final	December 22, 2010	May 25, 2024	April 27, 2011	August 10, 2011
Kaolin Mushrooms	Approved Final Plan	December 11, 2018	April 4, 2026	February 28, 2018	April 4, 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
Avon Grove Charter School	Preliminary /Final	November 30, 2022	May 10, 2028	April 26, 2023	May 10, 2023

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

Mr. Zurl asked for public comment on non-agenda items. Mr. Zurl stated in regards to the Route 41 and Route 841 project, that he wanted to give an update, he spoke with Steve Fellin, Penn DOT, and the update still stands from last month as moving along sideways. Everything still seems to be back and forth with central office.

Mr. Stephen Rifici, Open Space Committee, shared that he was at a county meeting and they mentioned about easing the maximum # of acres in the Township. There are alternate funding opportunities available. If the Township would be interested in that. Mr. Connors stated personally I think that it is a good thing and am defiantly interested in it. The rest of the Board agreed.

**ADJOURNMENT**

A motion was made by Mr. Irwin to adjourn the meeting at 8:04 p.m., seconded by Mr. Runey and approved by a vote of 5-0.

Respectfully submitted,  
Dawn Maciejczyk  
Township Secretary