

**LONDON GROVE TOWNSHIP  
BOARD OF SUPERVISORS  
CONDITIONAL USE HEARING  
MEETING MINUTES  
November 8, 2023– 6:00 P.M.**

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**MEMBERS PRESENT:**

Stephen Zurl  
David Connors  
Christina Fanning  
Megan Mraz  
Lee Irwin

**STAFF PRESENT:**

Ken Battin, Township Manager  
Dawn Maciejczyk, Assistant Township Manager  
Kristin Camp, Township Solicitor  
Ron Ragan, Township Engineer  
13 Audience Members

**CALL TO ORDER:**

Mr. Zurl opened the hearing at 6:00 p.m. and turned it over to Ms. Camp to explain this evening's procedure.

Ms. Camp explained how the hearing works and what will take place at the hearing. She explained that this is a continuance of the hearing that took place on October 18, 2023 at 6:00 p.m.

Ms. Camp gave an overview of what took place at the last hearing and discussed what would take place at this hearing. .

MS. Camp reviewed an additional 6 Board exhibits being entered into the record.

B-12: 2002 Existing Condition Exhibit dated 5/18/2023, last revised 6/6/2023

B-13: Existing Condition Plan dated 5/18/2023, last revised 6/6/2023

B-14: Conditional Use Site Plan dated 8/17/2023, last revised 11/3/2023

B-15: Conditional Use Concept Landscape Plan dated 8/15/2022

B-16: Letter dated November 3, 2023 from Traffic Planning and Design, Inc.

B-17: E-Memorandum from Landscape Architect, Straus Associates dated November 7, 2023

Ms. Camp explained that at the end of the hearing this evening, it will be continued to another hearing which will take place on December 13, 2023 at 6:00 p.m.

Ms. Andrea Finerosky, Pettinaro Associates, explained that they just received the comments from the traffic engineer and the do not have answers yet, because they have not had time to review them and make any necessary changes. She also explained that she just received the review from the Landscape Engineer this morning and has not had time to review them and make necessary changes to that as well. Ms. Finerosky, asked the Board that since the steep slopes are manmade from when they built the shopping center would it be a problem for them to remove them. The Board did not have any issues with that. (Please see the official transcripts for a word for word account of the hearing).

The hearing was kept open and continue to December 13, 2023 at 6:00 p.m. This will allow the Board the necessary time to review all the information including the traffic studies. Ms. Camp announced that on December 13, 2023 the hearing can only run from 6-7 p.m. due to the Board having their regular scheduled monthly meeting that night at 7:00 p.m. The Board and the applicant agreed on the date and time.

Respectfully submitted,

Dawn Maciejczyk  
Township Secretary