

**LONDON GROVE TOWNSHIP  
BOARD OF SUPERVISORS  
MEETING MINUTES  
July 10, 2024 – 7:00 P.M.  
Monthly Meeting**

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**MEMBERS PRESENT:**

Stephen Zurl  
Megan Mraz  
David Connors  
Christina Fanning  
Michael Summerfield- PHONE

**STAFF PRESENT:**

Dawn Maciejczyk, Assistant Township Manager  
Shane Kinsey, Director of Public Works  
14 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 August 14, 2024 at 7:00 p.m., the meeting agenda deadline is August 7, 2024 at noon. After the June 12<sup>th</sup> meeting the Board held an Executive Session to discuss legal matters and real estate.

**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 June 12, 2024. Mr. Connors made a motion to approve the meeting minutes of June 12, 2024, seconded by Mrs. Fanning and approved by a vote of 5-0.

**III. REPORTS FOR JUNE 2024**

**Inniscrone Golf Course**

Mr. Zurl reviewed the Golf Course report, prepared by Mr. Ward. There were no questions from the Board.

**Code Department**

Mr. Zurl reviewed the Code Department report, 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.

**Finance Department**

Mr. Zurl reviewed the Financial Report for June 2024, prepared by Mrs. Kellett. There were no questions from the Board. Mr. Connors made a motion to approve the June report, seconded by Mrs. Mraz and approved by a vote of 5-0.

**Pennsylvania State Police Monthly Report**

Lt. Daniel Steele, Pennsylvania State Police 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 June 2024. There were no questions from the Board.

### **Guy Swift Avondale Fire Company Quarterly Report-**

Mr. Guy Swift, Avondale Fire Company, reviewed the call logs for London Grove Township as well as different grants and projects they have been working on.

### **Southern Chester County EMS Report**

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

### **DEP Odor Report**

Mr. Zurl reviewed the DEP Odor report for the month of June. There were no questions from the Board.

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

Mr. Zurl reviewed the Right-to-Know monthly report for June. 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 Mrs. Maciejczyk at the Township to discuss volunteering.

## **IV. HEARINGS**

### **V. FIRST BUSINESS**

#### **Solicitation Ordinance Curfew Discussion**

The Board of Supervisors were made aware of a challenge on the curfew of 4 p.m. After much discussion the Board had agreed that at this time no change is necessary to the Ordinance.

#### **Ordinance 227 Goddard Park Parking lots**

Mrs. Mraz made a motion to approve Ordinance 227 Goddard Park Parking Lots banning commercial vehicles and buses, seconded by Mr. Summerfield and approved by a vote of 5-0.

#### **Woodview Road Precast Award- Shane Kinsey**

Mr. Kinsey reviewed his memo dated 7/3/2024 stating that they opened a bid July 2, 2024 for the Woodview Road Bridge precast. There was only one bid, ConTech Engineered Solutions in the amount of \$325,000.00. Mr. Kinsey recommends a motion to award the fabricating and delivery of the precast components to ConTech.

Mrs. Fanning made a motion to award the fabricating and delivery of the precast components to ConTech as outlined in Mr. Kinsey's memo, seconded by Mrs. Mraz and approved by a vote of 5-0.

## **VI. OLD BUSINESS**

### **VPP Grant Route 41 Discussion/Presentation John Yurick**

Mr. Yurick, Bowman Engineers, provided a brief summary presentation of the study. The presentation will highlight potential improvements relative to safety, congestion, bicycle and pedestrian access, and truck movements on the corridor.

Mr. Connors asked when the Board will have a draft of the study. Mr. Yurick stated that they have another presentation in New Garden Township on the 15<sup>th</sup> of July, and then there are

still some little things to work out. Once the report is complete it will be distributed to the committee and the committee will share that with the Township Officials at that time.

#### **Route 41 and Route 841 Roundabouts Discussion**

Mr. Kaplan stated that Toole Design has completed their peer review of the Route 41 and Route 841 Roundabout. Mr. Kaplan reviewed that review with the Board of Supervisors. The Board thanked Mr. Kaplan for the review.

#### **Goddard Memorial August 2024**

Mrs. Maciejczyk stated that Marna's sister will be in town for the weekend. The Parks and Recreation Chairman had suggested a possible date change from the 16<sup>th</sup> till the 17<sup>th</sup> so that more people are able to make it being a Saturday. The Board agreed that would be more beneficial for everyone. At this time Parks and Recreation are still working on a time and the outline of the dedication.

#### **221 W. Woodview Road Update**

The property will be listed this week for sale by bid. The bid opening for the property will take place during the regular scheduled meeting of September 11, 2024.

### **VII. NEW BUISNESS**

#### **Goddard Park Parking Lot Paving bid- Shane Kinsey**

Mr. Kinsey reviewed a memo to the Board dated 5/23/2024 in regards to the Goddard Park Parking Lot Paving Bid. June 11<sup>th</sup> bids were opened and the Township received only one bid from Longs Asphalt for \$68,186.00.

Mr. Kinsey stated that this was \$20,186.00 over the initial anticipated costs due to the change in design from 3" of 9.5 mm asphalt in a single lift, to 2" of 19 mm and 1.5" of 9.55 mm asphalt in 2 separate lifts. This change is highly recommended due to unanticipated wear on the existing surface over the last year from buses and commercial vehicles. \$48,000 was budgeted for this project in the park capital. The additional costs over this would be covered out of the Park Capital Maintenance and Repair Fund.

Mr. Connors made a motion to approve the Goddard Park Parking Lot Paving Bid to Longs Asphalt as outlined in Mr. Kinsey's memo dated May 23, 2024, seconded by Mrs. Fanning and approved by a vote of 5-0.

#### **Goddard Park Electric/Solar- Shane Kinsey**

Mr. Kinsey reviewed a memo dated 7/1/2024 in regards to Park Electric. Mr. Kinsey stated over the past year we have been having on-going and worsening problems with the solar system that serves the Goddard Park Comfort Station. When we have overcast days we often have to run a generator to supplement the solar energy in order to keep the fans serving the composting system and lighting working. Additionally, the system fails to keep the fan system operational overnight which has led to increase odors, as well as a reduction in the amount of waste composted. Mr. Kinsey stated we are looking for approval tonight to move forward with switching the Comfort Station from a Solar System to PECO Electric.

Mr. Connors made a motion to approve switching the Comfort Station to electric as outlined in Mr. Kinsey's memo dated 7/1/2024, seconded by Mr. Summerfield and approved by a vote of 5-0.

#### **Zoning Hearing Board 520 East Baltimore Pike Flores Property Party Status**

Mrs. Maciejczyk stated that at this time we need to table this item. The applicant has requested to do an amendment of the application.

#### **Approval to seek a US Fish and Wildlife Grant- Safe Passage of Fish (Bridges)**

Mrs. Maciejczyk stated this is a grant that Mr. Battin is looking into. If eligible we could

get anywhere from \$100,000 to a million. Mr. Battin is working on setting up a pre-conference to make sure we are eligible before we apply. The Board all agreed yes, to continue moving forward with this process.

**VIII. LAND DEVELOPMENT**

**PLANS:**

**Needham Farms extension till October 19, 2024**

Mr. Connors made a motion to approve the extension for Needham Farms till October 19, 2024, seconded by Mr. Zurl and approved by a vote of 3-0. Mrs. Fanning and Mrs. Mraz voted nay.

**Yeatman Tract Extension till October 20, 2024**

Mr. Connors made a motion to approve the extension for the Yeatman Tract Land Development till October 20, 2024, seconded by Mr. Fanning and approved by a vote of 5-0.

**X. EXTENSIONS**

**NO ACTION NEEDED**

Development	Application	Date Received	Expiration	Planning Commission Approved	Notes
Barbara Yeatman	Preliminary/Final	October 1, 2018	9/4/2024		Updated the BOS 6/2024
Needham Farms	Preliminary	March 15, 2005	10/19/2024		Will present an update at the September BOS meeting.
Cliff Anderson	Preliminary	June 30, 2021	9/9/2024		Updated the BOS 6/2024
Hi Media Labs	Preliminary	May 25, 2023	8/17/2024		
Dillon Property 524 Gap Newport Pike	Preliminary/Final	May 31, 2023	8/25/2024		
Yeatman Tract	Preliminary	August 30, 2023	10/20/2024		Updating the Planning Commission on 7/31/2024
Ha's Place Center	Preliminary/Final	January 31, 2024	12/29/2024		
146 Garden Station Road	Preliminary/Final	March 24, 2024	9/12/2024		Presenting to the Planning Commission 7/31/24

Development	Application	Date Received	5 Year Expiration	Planning Commission Approved	Board of Supervisors Approved
London Grove West	Approved Final	December 22, 2010	November 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
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. There was none.

**ADJOURNMENT**

A motion was made by Mrs. Fanning to adjourn the meeting at 9:30 p.m., seconded by Mr. Summerfield and approved by a vote of 5-0.

Respectfully submitted,

Dawn Maciejczyk  
Township Secretary