

**LONDON GROVE TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
June 12, 2024 – 7:00 P.M.
Monthly Meeting**

MEMBERS PRESENT:

Stephen Zurl
Megan Mraz
David Connors
Christina Fanning
Michael Summerfield

STAFF PRESENT:

Ken Battin, Township Manager
Dawn Maciejczyk, Assistant Township Manager
Shane Kinsey, Director of Public Works

13 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 10, 2024 at 7:00 p.m., the meeting agenda deadline is July 3, 2024 at noon.

I. PUBLIC COMMENT

Mr. Zurl called for Public Comment on agenda items. Mr. DiFrancesco stated what is the, Co-Op Uniform Construction Code Board of Appeals about. I have had a bad experience with co-ops like this in the past. Mr. Zurl asked that Mr. DiFrancesco wait until that agenda item comes up to comment, this is a discussion topic this evening.

II. CORRECTION/APPROVAL OF MINUTES

The Board reviewed the meeting minutes of May 8, 2024. Mrs. Fanning made a motion to approve the meeting minutes of May 8, 2024, seconded by Mr. Connors and approved by a vote of 5-0.

III. REPORTS FOR MAY 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 for May, 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 May 2024, prepared by Mrs. Kellett. There were no questions from the Board. Mr. Connors made a motion to approve the May report, seconded by Mr. Summerfield and approved by a vote of 5-0.

Pennsylvania State Police Monthly Report

Mr. Zurl 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 May 2024. There were no questions from the Board.

Guy Swift Avondale Fire Company Quarterly Report-

This item was tabled until July. Mr. Swift will come and give a 6 month report opposed to a quarterly report.

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 May. There were none.

Right to Know Monthly Report

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

Boards and Commissions

Appointment of Robert Weer to the Uniform Construction Code Board of Appeals for an unexpired term of 1/1/24-12/31/26.

Mr. Connors made a motion to appoint Mr. Weer to the Uniform Construction Code Board of Appeals to fill the unexpired term of 1/1/24-12/31/26, seconded by Mrs. Fanning and approved by a vote of 5-0.

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.

Discussion about a Co-Op Uniform Construction Code Board of Appeals with the surrounding Townships.

Mr. Battin stated surrounding Townships are in the same boat as London Grove. Getting people to volunteer for Boards and Commissions is hard no one wants to do it, so there have been talks with other municipalities in the same boat to maybe bring a co-op for this Board so that there is an active Board. Fortunately, we have never had an appeal, but if we were to have an appeal and not have enough members on our committee to have a quorum then essentially they win. This Board is not an opinion Board, this is a technical Board, based on required codes. Right now the requirements for who is eligible to be a member is up to the Board of Supervisors but in the near future that will change and the requirements will come from the state, that there need to be ICC certifications to be a member. By appointing Mr. Weer above this now puts our Appeals Board with enough members for a quorum, but if one of them is unable to make the appeal meeting then we are back in the same boat and they appeal is essentially approved.

Mr. DiFrancesco commented, I would like the Board to think hard about this, I had an incident in another Township where I thought I was going to have to go in front of the appeals board, and everything was a mess. No one knew what papers, or forms to fill out and submit, they would tell me to schedule it with one township who would then turn and tell me to do it with a different place. There was no personal connection to your government as a co-op.

Mr. Connors stated my personal opinion would be to keep everything in house if possible, but if we are unable to do so then if we went the co-op route, we would need to make things as simple as possible. We don't want to lose that connection with our residents.

Mrs. Mraz stated, can we put together some sort of pool of people that if need be we can call on them to sit on the Board. Mr. Battin stated, we could but there would not be enough time.

We have 30 days to have a meeting after someone schedules an appeal. In that 30 days we would have to find someone and then the Board would have to appoint, them to the Board, which then might have to happen by special meeting and those meetings have advertisement constraints.

The Board agreed that their preference would be to have the London Grove Township Uniform Construction Code Board of Appeals, but if this is not possible then look into the Co-op further.

Ms. Schlachter commented what other townships would this be with?

Mr. Battin stated nothing is set in stone, there were just several asking at this time.

IV. HEARINGS

V. FIRST BUSINESS

Authorize Bid for Woodview Road Bridge Project

Mr. Kinsey stated in your packets you received a precast authorization to bid memo with the specs. We are finally to the point that we can put this out to bid and hopefully have a bid in front of the Board by the July meeting.

Mr. Connors made a motion to authorize the bid for the Woodview Road Bridge Project, seconded by Mrs. Mraz and approved by a vote of 5-0.

Avon Grove Library Proposed Backpack Project- David Payne

Mr. Payne, Avon Grove Library, presented to the Board of Supervisors that the library is working on a project aimed at encouraging the use of, and interest in the wonderful parks that are located in the local municipalities. They will buy and supply the backpacks and fill them with various tools, bug catchers, magnifying glasses, binoculars, etc. What he is asking for from the municipality is any items that the Township would like to include in them, such as maps, tri-folds, and any other information about the Township Park. The backpacks would be made available for loan from the Avon Grove Library for anyone with a library card.

The Board of Supervisors loved the idea and asked Mrs. Maciejczyk to come up with some items for the backpacks.

Resolution 836 Yeatman Tract Sewage Planning Module

Mr. Battin explained that this item needs to be tabled till July, the developer missed a advertising requirement.

VI. OLD BUSINESS

Solomon's Temple Union American Cemetery Guernsey Road Discussion

Mr. Zurl explained that last month we had a Girl Scout troop come in front of the Board with a fantastic presentation and ask for permission to restore the cemetery, unfortunately the Township is not the owners of the land, so they cannot give that permission at this time. The Township Solicitor did some digging and we are able to bring it through the court system to rightfully retain the land and be able to give permission to this Girl Scout group and any other in the future. Mr. Zurl asked Mr. Kinsey from a maintenance perspective what do you see for long term financial. Mr. Kinsey stated he didn't feel it would be much more than we are paying now. In 1965 a judge ordered the Township to maintain the abandoned cemetery but not to exceed a cost of \$200.00 (annually) to do so. The Township has been cutting the grass there. There are some hazardous trees on the property that need to come down among a lot of other things that need to happen, to restore. Mr. Battin stated that a benefit to owning the cemetery would be we could apply for grants to keep up with the maintenance and hopefully repair and replace some of the headstones. The Girl Scouts that presented last month had a great plan in place and even had a headstone expert that is going to work with them.

Mr. Connors made a motion to have the Township Solicitor petition the courts to legally obtain the cemetery with an amount not to exceed \$15,000 to do so, seconded by Mrs. Mraz and approved by a vote of 5-0.

A resident asked can donations be made to care for or help with the purchase of the cemetery. Mr. Battin stated yes, donations can be made.

VPP Grant Route 41 Discussion

Mr. Battin stated they have had their final group meeting and the grant period is coming to an end. Hopefully at the July meeting we should be able to report the findings.

Route 41 and Route 841 Roundabouts Discussion

Mr. Zurl reviewed a letter from Mr. Lou Kaplan in regards to S.A.V.E. engaging Toole Design, Inc. at S.A.V.E.'s expense, to perform a peer review of the Chatham streetscape concept generated by the Planning Commission and Bowman, Inc. Mr. Kaplan stated Lucy Gibson, P.E., has committed to do the review expeditiously so as not to overly delay the process, and to do so in a collaborative and constructive way. The agreement by the Board of Supervisors to the peer review of the Chatham streetscape concept by Toole Design would represent a non-contractual private/public partnership of S.A.V.E. and London Grove Township with the Board of Supervisors retaining full control of the concept that is forwarded to Penn DOT. After some discussion the Board agreed to the partnership and Mr. Battin stated that he would send the information over to Mr. Kaplan.

VII. NEW BUISNESS

Paving bid- Shane Kinsey

Mr. Kinsey reviewed a memo to the Board dated 5/23/2024 in regards to the Paving Bid. Mr. Kinsey stated that the Southern Chester County Co-Op opened bids for paving in place and surface treatment at the London Grove Township Public Works Facility. The low bidder for the paving in place was Longs Asphalt of Quarryville, PA. Long's has been the low bidder for several years and we have been happy with their work. This is a unit price bid with the following costs:

9.5 mm 1.5" overlay- \$11.25 per square- approx.. 22,500 Sq.

9.5 mm leveling @ 1" (+/-) - \$124.90 per ton- approx.. 1,400 tons.

Milling @ 1.5" prior paving- \$2.55 per square- approx.. 21,500 Sq.

MPV-600 Paving Fabric- \$3.60 per square- approx.. 21,500 Sq.

19 mm leveling @ 2.5" (+/-)- \$131.60 per ton- approx.. 500 tons.

The total cost approximately \$626,010.00, which is approximately 1% over anticipated costs.

Mrs. Mraz made a motion to approve the paving bid being awarded to Long's Asphalt, as outlined in Mr. Kinsey's memo dated 5/23/2024, seconded by Mrs. Fanning and approved by a vote of 5-0.

August 16, 2024 Dedication of the Goddard's Memorial Garden

Mrs. Fanning made a motion to approve the date of August 16, 2024 for the dedication of the Goddard's Memorial Garden, seconded by Mr. Summerfield and approved by a vote of 5-0.

Zoning Hearing Board 916 Walter Road Party Status

The Board agreed that they do not want to be a party to this hearing.

VIII. LAND DEVELOPMENT

PLANS:

Ha's Place Center 6 month Extension till December 29, 2024

Mrs. Fanning made a motion to approve the Ha's Place Center 6 month extension till December 29, 2024, seconded by Mr. Connors and approved by a vote of 5-0.

146 Garden Station Road Extension till September 12, 2024

Mrs. Fanning made a motion to approve the 146 Garden Station Road extension till

September 12, 2024, seconded by Mr. Summerfield and approved by a vote of 5-0.

Barbara Yeatman Subdivision Project Update and Project timeline

Mr. Gerry Yeatman gave the Board a background on the project as well as an update. He is working with Penn DOT, when Route 1 was added there was some splitting of property. This property is all on one side but there is confusion on where the line would be. The subdivision started off as three parcels but he thinks more realistically it will be two parcels. He hopes to have an updated plan to the Board in the near future.

Cliff Anderson Land Development Plan Update and Timeline.

Mr. Jim Fritsch, Register and Associates, gave background of the project. He explained that the plan has remained the same from conditional use approval, but they will be doing it in two phases. Mr. Fritsch stated that the first phase will be the main arena and the entry way. The second phase will be the double arena. The well was installed approximately 6 months ago. He is hoping to have revised updated plans in before the August meeting.

**X. EXTENSIONS
NO ACTION NEEDED**

Development	Application	Date Received	Expiration	Planning Commission Approved	Notes
Barbara Yeatman	Preliminary/Final	October 1, 2018	September 4, 2024		
Needham Farms	Preliminary	March 15, 2005	July 21, 2024		
Cliff Anderson	Preliminary	June 30, 2021	September 9, 2024		
Hi Media Labs	Preliminary	May 25, 2023	August 17, 2024		
Dillon Property 524 Gap Newport Pike	Preliminary/Final	May 31, 2023	August 25, 2024		
Yeatman Tract	Preliminary	August 30, 2023	July 22, 2024		
Ha's Place Center	Preliminary/Final	January 31, 2024	June 29, 2024		Extension approved above
146 Garden Station Road	Preliminary/Final	March 24, 2024	June 22, 2024		Extension approved above.

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 9:06 p.m., seconded by Mr. Summerfield and approved by a vote of 5-0.

Respectfully submitted,

Dawn Maciejczyk
Township Secretary