

**LONDON GROVE TOWNSHIP  
BOARD OF SUPERVISORS  
MEETING MINUTES  
September 11, 2024 – 7:00 P.M.  
Monthly Meeting**

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**MEMBERS PRESENT:**

Stephen Zurl  
Megan Mraz  
Christina Fanning  
Dave Connors  
Michael Summerfield

**STAFF PRESENT:**

Ken Battin, Township Manager  
Dawn Maciejczyk, Assistant Township Manager  
Shane Kinsey, Director of Public Works  
LaRain Catoia, Township Secretary  
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 that an Executive Session was held prior to the meeting tonight and the next regularly scheduled meeting will take place on October 9, 2024 at 7:00 p.m., the meeting agenda deadline is October 2, 2024 at noon. Mr. Zurl announced that Inniscrone Golf Course is having a Charity Golf Outing on September 26 for their 25<sup>th</sup> anniversary. All proceeds will benefit the Friends of the Park. There will also be a Budget Meeting starting at 5:30 p.m. on October 9, 2024

**I. PUBLIC COMMENT**

Mr. Zurl called for Public Comment on agenda items. **Mr. Fred Daddario** would like to speak regarding the Estates of London Grove DEED Dedication. **Ms. Mary Schlachter**, questioned the status of the Cliff Anderson Development, Ms. Maciejczyk stated it has always been Preliminary.

**II. TMDL - Review**

Mr. Ragan presented a packet with detailed requirements / plans that London Grove Township will need to comply with PADEP. He answered questions from the board and after discussion asked for a motion to submit the application to the PADEP for renewal. Motion was made by Mr. Summerfield to submit the application and seconded by Mr. Connors. Approved by a vote of 5-0.

**III. CORRECTION/APPROVAL OF MINUTES**

The Board reviewed the meeting minutes of August 14, 2024. Mr. Summerfield made a motion to approve the meeting minutes of August 14, 2024, seconded by Ms. Mraz and approved by a vote of 5-0.

**IV. REPORTS FOR JULY 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. Mr. Connors asked if it was time to start sending letters to our Federal Representatives as to the status of the Woodview Bridge. Mr. Kinsey stated that he would like to have this conversation at the October 9, 2024 meeting. He is expecting some answers this month. Mr. Rifici questioned the size of the bridge and compared it to the State Bridge Woodbridge. Mr. Kinsey stated it was not the same size. Ms. Schlachter, commented about the closure of 41 and the danger of tractor trailers on Hilton Rd. Mr. Kinsey will let the State know of the concerns of the traffic on Hilton Rd.

#### **Finance Department**

Mr. Zurl reviewed the Financial Report for August 2024, prepared by Mrs. Kellett. There were no questions from the Board. Mr. Connors made a motion to approve the August report, seconded by Ms. Fanning 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 August 2024. 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.

#### **DEP Odor Report**

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

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

Mr. Zurl reviewed the Right-to-Know monthly report for August. 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.

### **V. HEARINGS**

#### **VI. FIRST BUSINESS**

##### **Township Secretary Appointment**

The Motion was made by Mr. Connors as to the appointment of Rain Catoia as the Township Secretary. It was seconded by Ms. Fanning and approved by a vote of 5-0.

##### **221 W. Woodview Road, Sales Transaction**

There were 2 bids that were submitted for the 221 W. Woodview Rd Property. Both of the bids were read and discussed. The highest bid of \$1,402,000.00 was accepted. Mr. Connors made the motion to accept the offer and Ms. Fanning seconded with a vote of 5-0.

**VII. OLD BUSINESS**

**VPP Grant Route 41**

Mr. Battin stated we are waiting for final documents.

**Route 41 and Route 841 Roundabouts Discussion**

Mr. Battin stated that everything has been submitted and it will take a long time for the approvals.

**VIII. NEW BUISNESS**

**New Vehicle for Office**

Ms. Mraz made a motion to purchase a 2024 Bronco Sport for the price of \$29,995.00. It was seconded by Mr. Connors and approved with a vote of 5-0.

**IX. LAND DEVELOPMENT**

**PLANS:**

**Needham Farms Update**

Mr. Needham stated that the mushroom industry is down 10-15%. He is waiting on recovery from the industry so he can move forward with his project.

**Estates of London Grove – DEED of Dedication**

Patrick Blair representing Mr. Don Pusey stated there were issues but they have been resolved. He emailed final paperwork Wednesday September 11, 2024 for review and approval of the Board of Supervisors. The motion was made by Mr. Connors to accept, contingent upon the review and acceptance of our Solicitor and Engineer. It was seconded by Ms. 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	3/4/2025		Updated the BOS 6/2024
Needham Farms	Preliminary	March 15, 2005	1/21/2025		
Cliff Anderson	Preliminary	June 30, 2021	12/8/2024		Updated the BOS 6/2024
Hi Media Labs	Preliminary	May 25, 2023	2/13/2025		
Dillon Property 524 Gap Newport Pike	Preliminary/Final	May 31, 2023	10/29/2024		
Yeatman Tract	Preliminary	August 30, 2023	10/20/2024		Updated the Planning Commission on 7/31/2024
Ha’s Place Center	Preliminary/Final	January 31, 2024	12/29/2024		
Gamache Property	Preliminary/Final	July 31, 2024	7/31/2025		Still new. No update needed at this time.
London Way	Preliminary/Final	September 25,	12/24/2024		Sent to Mr. Ragan

Subdivision - Butler Property		2024			and County for review.
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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
146 Garden Station Road	Preliminary /Final	March 24, 2024	9/12/2024	Planning Commission approval 7/31/2024	August 14, 2024

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

Mr. Zurl called for Public Comment on non-agenda items. **Mr. Fred Daddario commented** about the auto repair shop on Old Baltimore Pike across from Wawa. He inquired about the ordinances of blocking sidewalks and cleaning up the property. Mr. Battin will pass this along to the codes department for them to follow up.

**ADJOURNMENT**

A motion was made by Mrs. Mraz to adjourn the meeting at 8:06 p.m., seconded by Mr. Summerfield and approved by a vote of 5-0.

Respectfully submitted,

LaRain Catoia  
Township Secretary