

**LONDON GROVE TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
July 9, 2025 – 7:00 P.M.
Monthly Meeting**

MEMBERS PRESENT:

Stephen Zurl
Dave Connors
Michael Summerfield
Megan Mraz
Christina Fanning

STAFF PRESENT:

Ken Battin; Township Manager
Dawn Maciejczyk, Asst. Township Manager
LaRain Catoia, Secretary
Shane Kinsey, Director of Public Works

22 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 13, 2025 at 7:00 p.m., the meeting agenda deadline is August 6, 2025 at noon.

I. PUBLIC COMMENT

Mr. Zurl asked for public comment on the agenda items. There were none.

II. CORRECTION/APPROVAL OF MINUTES

The Board reviewed the meeting minutes of June 11, 2025. Ms. Mraz made a motion to approve the meeting minutes of June 11, 2025, seconded by Mr. Connors and approved by a vote of 5-0.

III. REPORTS FOR JUNE 2025

Inniscrone Golf Course

Mr. Zurl reviewed the Golf Course report for June, prepared by Mr. Ward. It was noted that they are awaiting parts before the repair to the fencing can take place. There were no other comments or concerns.

Code Department

Mr. Zurl reviewed the Code Department reports for June prepared by Mr. Elwood. There for no questions or concerns from the Board.

Public Works

Mr. Kinsey presented the Public Works Department report. Mr. Kinsey updated the Board on the bridges that are under construction and bridges that are in planning stages for construction. Mr. Zurl mentioned that the paving being done on the PENNDOT roads in our area is not the quality that the London Grove Public Works Department produces. He is hoping that our Public Works is not accused of that work. Ms. Victoria Lilly of 984 Glen Willow Road questioned the status of the Glen Willow Bridge and the delay of the construction. Mr. Kinsey

gave a detailed update of that bridge and the status of where it is in the permit process. It was also explained to Ms. Lilly that the bridge had to have federal approvals as well as the typical PENNDOT approvals.

Resolution 857 David Sweet Retirement Recognition

Mr. Zurl read Resolution 857 to the audience and thanked Mr. Sweet for his years of service. Mr. Sweet accepted the Resolution and thanked the Open Space Committee for working with him and volunteering their time. Pictures were taken. A motion was made by Mr. Connors to accept Resolution 857. A second was made by Ms. Fanning and passed with a vote of 5-0.

Finance Department

Mr. Zurl reviewed the Financial Report for June 2025 prepared by Mrs. Kellett. Mr. Summerfield questioned some of the funds that were deposited. It was explained that the monies came from the VPP Grant reimbursement. A motion was made by Mr. Summerfield for approve the June 2025 Financial Report. A second was made by Ms. Fanning, passing with a vote of 5-0.

Pennsylvania State Police Monthly Report

Mr. Zurl reviewed the State Police monthly report. There were no comments from the Board.

Monthly Emergency Services/Fire Marshal Report

Mr. Zurl reviewed the Fire Marshal report for June 2025. There were no comments from the Board.

Southern Chester County EMS Report

Mr. Zurl reviewed the June 2025 Report. There were no comments 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.

Boards and Commissions

Mr. Zurl reviewed the approved minutes for the Planning Commission dated May 28, 2025, there were no comments from the Board. The minutes from the Open Space Committee dated May 8, 2025 were reviewed. Ms. Maciejczyk mentioned that the Historical Committee received word that the 250 Anniversary parade that was being planned for 2026 will not be happening. They are going another direction for the celebration. There were no questions or concerns.

IV. HEARINGS

There are not hearings at this time.

V. FIRST BUSINESS

Coventry Reserve Bond Release

Mr. Zurl asked Mr. Battin to explain the two different memos. Mr. Battin explained that our solicitor and Engineer held different opinions regarding releasing the bond. He explained both sides to the Board. After discussion there was no motion brought to release the bond. Mr. Connors brought a motion NOT to release the bond. It was seconded by Ms. Mraz and passed with a vote of 5-0 NOT to release the bond.

VI. OLD BUSINESS

Route 41 and Route 841 Roundabouts Discussion

Mr. Zurl asked the Board if there was anything new that needed to be discussed with regards to the email that was sent. There was nothing.

VII. NEW BUISNESS

There is no new business at this time.

**VIII. LAND DEVELOPMENT PLANS:
PLANS:**

805 Wickerton - Gimache – 1 Year Extension Request

Mr. Connors made a motion to approve the 1 year extension request for 805 Wickerton Road. A second was made by Ms. Fanning and approved 5-0.

500 & 516 Hepbrun London Grove West Apartments- 180 Day Extension Request

Mr. Summerfield made a motion to approve the 180 day extension for the London Grove West Apartments. A second was made by Mr. Connors and passed with a vote of 5-0.

530 E. Baltimore Pike – Hi Media Lab – 180 Day Extension Request

Mr. Connors made a motion to approve the 180 Day extension request for 530 E. Baltimore Pike. A second was made by Ms. Mraz and passed with a vote of 5-0.

304 Valley Rd – Caleb Franks – 90 Day Extension Request

A motion was made by Mr. Connors to accept the 304 Valley Rd 90 Day Extension Request. A second was made by Mr. Summerfield and passed with a vote of 5-0.

Needham Farms – 180 Day Extension Request

Ms. Fanning made a motion to accept the 180 Day extension request for the Needham Farms project. It was seconded by Mr. Connors and passed with a vote of 5-0.

Avon Grove Charter School Café Project – Final Land Development Approval.

A motion was made by Ms. Fanning to accept the Planning Commission's recommendation for the Final Land Development Approval. Mr. Connors seconded the motion and it passed with a vote of 5-0. Ms. Donna Archer from Avon Grove Charter School thanked the Board for their help with the project and working with the Charter School and the Engineers to have a smooth process.

314 Schoolhouse Road – Stormwater O&M Agreement

A motion was made by Mr. Connors to accept the Stormwater O&M Agreement. A second was made by Ms. Mraz and it passed with a vote of 5-0.

Hi-Media Labs – Waiver Request Approval

Mr. Johnathon Armondo, Regester Associates, presented the waivers for the Hi-Media Labs project. The recommendations from the Municipal Authority were reviewed and then discussed amongst the Board Members. It was then decided to vote for each waiver individually.

- Waiver 1 Section 22-502.5.CC(1) Denied by a vote of 5-0.
- Waiver 2 Section 22-502.5.DD(1) Denied by a vote of 5-0.

- Waiver 33-502.7.D Motion was made by Mr. Connors to approve this waiver and seconded by Mrs. Mraz and passed by a vote of 5-0 with the condition of working with our Engineers to get to the final plan.
- Waiver 4 Section 22-502.10.A Denied with vote of 5-0.
- Waiver 5 22-613.9.A Denied by a vote of 5-0.

A letter will be sent to the developer with the approvals and denials in the morning.

Yeatman Tract – 30 Day Extension Request

Mr. Connors made a motion to accept the 30 day extension for the Yeatman Tract Project. A second was made by Ms. Mraz and it passed with a vote of 5-0.

Yeatman Tract - Waiver Request Approval

Ms. Alyson Zarro presented the following requested waivers to the Board of Supervisors. After the review of the letter from the Planning Commission Mr. Zurl asked for any questions or comments from the Board. A motion was made by Ms. Fanning to approve the following waivers.

- Waiver; 4 Section 22-612.3.B(1) and a second was made by Mr. Connors. This waiver passed with a vote of 5-0. A motion was made by Mr. Connors to approve
- Waiver 7; Section 22-502.9.H(2). A second was made by Ms. Fanning and passed with a vote of 4-1. Ms. Mraz was a Ney.

A letter will be sent to the developer with the approvals in the morning.

Traffic Signal Easement Agreement between London Grove North & London Grove Township

Ms. Alyson Zarro explained that the easement agreements that were being voted on were for signage at the intersection. She explained that all property owners were on board and working together to get traffic signage and signals compliant and approved. A motion was made by Mr. Connors and a second was made by Mr. Summerfield. Passing with a vote of 5-0.

Traffic Signal Easement Agreement between Nancy Truitt & London Grove Township

A motion was made by Mr. Connors to accept the easement agreement as presented. A second was made by Ms. Fanning and passed with a vote of 5-0.

Traffic Signal Easement Agreement Between 1056 Gap Newport Pike LLC & London Grove Township

A motion was made by Mr. Connors to accept the easement agreement. A second was made by Ms. Fanning. Passing with a vote of 5-0.

Resolution 858 Traffic Signal Maintenance Agreement

A motion was made by Mr. Summerfield to approve Resolution 858 for the Traffic Signal Maintenance Agreement. A second was made by Ms. Mraz and passed with a vote of 5-0.

**IX. EXTENSIONS
NO ACTION NEEDED**

Development	Application	Date Received	Extension Expires	NOTES	Update
Needham Farms	Preliminary	3/15/2005	1/17/2026		Updated 9/11/2024
Barbara Yeatman	Preliminary/Final	10/1/2018	8/31/2025		Jerry updated the BOS at 6/2024 BOS meeting
Cliff Anderson	Preliminary	6/30/2021	9/4/2025	Received updated plans 8/6/2024	Cliff updated the BOS at 6/2024 BOS meeting
HI Media Labs	Preliminary	5/25/2023	2/8/2026		Still new No Updated Needed at this time.
524 Gap Newport Pike (Dillon Property)	Preliminary/Final	5/31/2023	12/27/2025		Still new No Update Needed at this time.
Yeatman Tract	Preliminary	8/30/2023	8/15/2025		
Ha's Place Center	Preliminary/Final	1/31/2024	9/25/2025		
Gamache Property	Preliminary/Final	7/31/2024	7/31/2026		Still new. No Update Needed at this time.
304 Valley Road	Preliminary/Final	1/31/2025	10/26/25		
1204 Gap Newport Pike – Sheetz	Preliminary	2/26/2025	8/25/2025		
532 East Baltimore Pike	Preliminary	3/21/2025	9/17/2025		
500 & 516 Hepburn London Grove West Apts	Preliminary	4/30/2025	10/27/25		

Development	Applications	Date Received	5 Year Expiration	Planning Commission Approved	Board of Supervisors Approved
London Grove West	Approved Final Plan	12/22/2010	5/25/2026	4/27/2011	8/10/2011
Kaolin Mushrooms	Approved Final Plan	12/11/2018	4/4/2026	2/28/2018	4/4/2018
AG Charter School	Preliminary/Final	11/30/2022	5/10/2028	4/26/2023	5/10/2023
Campbell 146 Garden Station	Preliminary/Final	3/24/2024	8/14/2029	7/31/2024	8/14/2024
110 State Rd. AG Charter Café	Preliminary / Final	4/1/2025	7/9/2026	6/25/2025	7/9/2025

XII. PUBLIC NON-AGENDA ITEMS

Mr. Edward Dougherty of West Chester questioned the Board on how the Solomon's Cemetery was being restored. He aggressively approached the Board demanding answers on how the tombstones were being restored and fixed. Ms. Fanning asked Mr. Dougherty what his questions were and how he would like the Board to help him. Mr. Dougherty presented no resolution and continued to be irate and making accusations. Mr. Zurl noted that his comments were made and that the Board was going to move on.

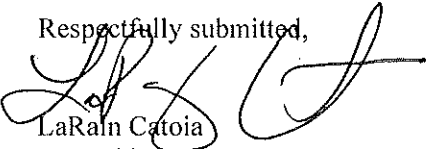
Ms. Eyelyn Spencer brought to the Boards attention that 400 & 411 Glen Willow Road (soccer fields) were causing issues with traffic while the fields were being used. The cars were not using the parking lots but parking along the road making it dangerous to pass through. It was also noted that lights were being used for events that were not approved. Mr. Zurl thanked Ms. Spencer for notifying the Board and let her know the Board would look into it.

Mr. Dougherty once again spoke out of turn without being called upon to express his frustration with the Solomon's Cemetery. Demanding answers from the Board. Mr. Zurl once again noted that he was out of line. Mr. Dougherty stated he will be back as he was walking out the door.

ADJOURNMENT

A motion was made by Mr. Connors to adjourn the meeting at 8:20 p.m., seconded by Ms. Fanning and approved by a vote of 5-0.

Respectfully submitted,



LaRae Catoia
Township Secretary