

**LONDON GROVE TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
August 13, 2025 – 7:00 P.M.
Monthly Meeting**

MEMBERS PRESENT:

Stephen Zurl
Dave Connors
Michael Summerfield
Megan Mraz
Christina Fanning - Phone

STAFF PRESENT:

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

20 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 September 10, 2025 at 7:00 p.m., the meeting agenda deadline is September 3, 2025 at noon.

I. PUBLIC COMMENT

Mr. Zurl asked for public comment on the agenda items. Mr. Denis Newbold requested a time to discuss the Clay Creek Mitigation. Ms. Mary Schlachter requested to be able to speak regarding the Cliff Anderson land development project.

II. CORRECTION/APPROVAL OF MINUTES

The Board reviewed the meeting minutes of July 9, 2025. Mr. Connors made a motion to approve the meeting minutes of July 9, 2025, seconded by Ms. Mraz and approved by a vote of 5-0.

III. REPORTS FOR July 2025

Inniscrone Golf Course

Mr. Zurl reviewed the Golf Course report for July, prepared by Mr. Ward. It was noted that the replacement netting has been delivered. There were no other questions or comments.

Code Department

Mr. Zurl reviewed the Code Department reports for July 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. He commented that the Glen Willow Bridge and the Hilton Road Bridge were finally approved and work would begin in 2026. He was able to update the Board of Supervisors regarding the water pressure issue that is a Chester Water Authority issue. Mr. Kinsey is monitoring the issue closely. Mr. Lou Kaplan asked Mr. Kinsey if he felt all the agencies that need to approve these bridges were able to work together. Mr. Kinsey did not have

an answer due to the requirements consistently changing. Mr. Zurl stated that he would like to take this issue higher as we (London Grove Township) have been struggling with all the different groups handling these issues sequentially and not concurrently. The Federal offices are holding us up. We need to reach out to our Federal representatives and get some help to move our projects along. Mr. George Hundt asked for specifics as to what he should be requesting when he reaches out to the Federal Representatives. Mr. Zurl stated that we needed a clear direction to be as to what can be built.

Finance Department

Mr. Zurl reviewed the Financial Report for July 2025 prepared by Mrs. Kellett. A motion was made by Mr. Summerfield for approval of the July 2025 Financial Report. A second was made by Mr. Connors, passing with a vote of 5-0.

Pennsylvania State Police Monthly Report

Mr. Zurl reviewed the State Police monthly report. Mr. Tim Frazier questioned the increasing amount of drunk driving accidents that have taken place on Spencer Rd. Ms. Mraz explained that our report is only through June and we would see those updates next month, she also stated that the reports we get do not show specifics of where things are happening but rather the number of incidents that are happening in the Township as a whole. Mr. Frazier explained that the telephone pole and his fences are being destroyed over and over again.

Monthly Emergency Services/Fire Marshal Report

Mr. Zurl reviewed the Fire Marshal report for July 2025. Mr. Zurl asked Mr. Shannon to explain the progress of SECCRA with the lithium battery disposal. Mr. Shannon that SECCRA was working with Sycamore (local company) to get a program up and running. There were no other comments.

Southern Chester County EMS Report

Mr. Zurl reviewed the 2024 Annual Report 2025 Report. Mr. Zurl gave a quick review of the Annual Board Meeting July 24, 2025. Mr. Zurl noted that he was disappointed in the lack of interest from the surrounding areas. There were no comments from the Board.

DEP Odor Report

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

Right to Know Monthly Report

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

Boards and Commissions

Mr. Zurl reviewed the approved minutes for the Planning Commission dated June 25, 2025, there were no comments from the Board. The minutes from the Open Space Committee dated June 12, 2025 were reviewed. The minutes from the Parks & Recreation minutes from May 21, 2025 were reviewed with no comments. The Municipal Authority minutes were reviewed from April 28, 2025 with no comments. Mr. Zurl announced that Mr. Brad Erdmann would be resigning from the Zoning Hearing Board. There were no additional comments.

IV. HEARINGS

There are not hearings at this time.

V. FIRST BUSINESS

David Payne – Avon Grove Library Statistical Mid-Year Report

Mr. Payne along with Mr. Walter Borys gave a brief summary of how the library has grown throughout the first half of the year. He stated he attributes the growth to the newly hired staff and promoting the events and programs. Mr. Borys and Mr. Payne thanked the Board of Supervisors for their continued support.

David Manley – Water / Sewer Adjustment Request

Mr. Zurl asked the other members of the Board if they understood the memo that was written and if anyone had any questions. Mr. Connors wanted to clarify his understanding and why we would not help with the sewer portion of the bill since sewer was not used. It was determined that the sewer was through West Grove Borough and we would have to pay that portion to the Borough. It would be the responsibility of the township to cover the additional cost. A motion was made by Ms. Mraz to offer Mr. Manley a payment plan that would be beneficial to him to help him get through this large payment. A second was made by Mr. Summerfield and passed with a vote of 5-0.

VI. OLD BUSINESS

Route 41 and Route 841 Roundabouts Discussion

Lou Kaplan explained that at this time they are doing the archeological digs and then they can finalize the exact location of the roundabout. Mr. Zurl asked Mr. Kaplan if he was aware of a new regulation that entailed putting walking trails into PENNDOT easements. Mr. Zurl would like to look into the validity of this.

Clay Creek Road Flood Mitigation Project - Update

Mr. Battin gave an update on the latest progress that has been made with the Clay Creek Rd. Flood Mitigation Project. He stated that in mid July the agencies had a meeting to discuss the progress. It was stated that the National Parks Service still has issues. The National Parks service has come back and asked for more soil surveys. The contractor that is working for the Township is working to satisfy the demands of the National Parks. Unfortunately there is nothing standard written that the contractors need to adhere to. We are unclear as to what the problems are. We are using this project to meet our MS4 credits. We have to have this corrected within the next 4 years to meet these requirements. Mr. Newbold from Penn Township spoke regarding the health of the stream and indicated that without the mitigation the stream is very healthy and he does not feel the mitigation will be helpful and help the current ecosystem in the stream.

VII. NEW BUSINESS

Removal of the White Clay Creek from the Wild & Scenic River System

Mr. Zurl indicated that he is frustrated with trying to keep the residents of the township updated with the status of the bridges. He feels it is time to try and get Federal help to get answers to move forward with these projects. There were many comments from the audience that supported the Water Shed and being a part of the Wild and Scenic River System. Mr. Stephen Rifici presented the Board with an overview of why the Wild and Scenic Rivers Program matters to the London Grove Community, (to view the exhibit visit the Township Building). Mr. Jerry Yeatman indicated he was struggling with the length of time the bridge has been closed and the impact it was having on his business and transportation to detour to his location. Mr. Zurl also indicated the impact it has had on the school bus routes and all emergency services (ambulance, fire trucks and volunteers). Mr. Connor's indicated that we need to suggest removing ourselves from the Wild and Scenic Program to protect the safety and wellbeing of our residents. Mr. Zurl asked for help from the residents to reach out to our Federal representatives and stress the importance of needing answers to help move these projects forward. Mr. Connors was very vocal in getting answers so we can accommodate the water shed requirements and get the bridges

completed within a timely manner. He indicated that we have more bridges that need to be replaced and the delay time is costing substantial money for the taxpayers.

VIII. LAND DEVELOPMENT PLANS: PLANS:

645 N. Guernsey Rd – Cliff Anderson 90 Day Extension Request

Mr. Zurl asked for Ms. Schlachter for her comments. She indicated that she has been following this project for the entire length of time the project has been in for land development as well as when it previously was in for Conditional Use. She asked that all board members be brought up to speed on the numerous changes that have been made throughout the project duration (approximately 5 years). Mr. Zurl asked Mr. Battin if this project was moving forward. He indicated the last plans review was submitted in June 2024. A motion was made by Mr. Connors to grant a final 90 day extension that will expire on December 3, 2025. The plan is expected to be presented to the Planning Commission on October 29, 2025 for recommendation to the Board of Supervisors on November 12, 2025 for final consideration. A second was made by Ms. Mraz and passed with a vote of 5-0.

Barbara Yeatman - 180 Day Extension Request

A motion was made by Mr. Connors to accept the 180 day extension request for the Barbara Yeatman Development Project. It was seconded by Mr. Summerfield and passed with a vote of 5-0.

Sheetz – 60 Day Extension Request

Mr. Connors made a motion to accept the 60 Day Extension request for the Sheetz Development Project. A second was made by Ms. Mraz. It passed with a vote of 5-0.

Yeatman Tract Planning Commission Waiver Recommendation

The Township Solicitor Ms. Kristen Camp took charge of the Yeatman Tract waivers and explained to the Board that the Waivers had been added to Resolution 859 which would be Granting Final Land Development Approval for the Yeatman Tract Project.

Yeatman Tract Modification to Amended Settlement Agreement

Ms. Zarro explained the settlement agreement originally required 10 ft. high estate fencing that was to be installed along the portion of the property line. Ms. Truitt would like the language to be revised so that she has the discretion to install the fencing and decide on the height of the fencing if installed. A motion was made by Mr. Connors to approve the first amendment and it was seconded by Mr. Summerfield. Passing with a vote of 5-0.

Resolution 859 Yeatman Tract Preliminary / Final Approval

Ms. Zarro and Ms. Camp were instrumental in clarifying all waivers and outstanding issues that are still listed on Dan Daley's review letter dated July 28, 2025. There were multiple questions from the Board Members with regards to the dedication of Moxley Road property. Ms. Nancy Truitt indicated that she has been working with all parties involved to finalize an easement agreement. She assured the Board that the easement agreement would be available prior to the release of the Plans for recording. There is concern with the historic home that remains on the property and how this will be incorporated into the community. At this time there is no design for the Board to review. Mr. Connors wanted to make sure that it was stated in the Resolution that the historic home would be maintained by the HOA. The conversation detoured back to the stormwater basin on the Moxley Rd Property that is owned by Ms. Truitt. The stormwater basin is affected by the placement of the road. Mr. Daley indicated in his July 28, 2025 review letter that he does not have enough information to review this portion of the project. Ms. Zarro stated

this would be handled in the agreement between Ms. Truitt and Mr. Moser. It was stated by Mr. Ken Battin that all of these partials are intertwined and affect each other. Ms. Camp summarized to the Board that she felt comfortable with the way Resolution 859 was written and with the changes that she will incorporate before being executed. She will draft a redline version for everyone to review before executing. Mr. Connors made the motion to move to approve Resolution 859 to include the additional edits discussed in the meeting. A second was made by Mr. Summerfield and it passed by a vote of 5-0.

146 Garden Station Road Escrow Release # 2

Mr. Zurl asked Mr. Battin if the work was done with regards to the monies the release was requesting. Mr. Battin stated it was completed. Mr. Connors made a motion to approve the escrow release. I second was made by Mr. Summerfield 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	2/2/2026		Jerry updated the BOS at 6/2024 BOS meeting
Cliff Anderson	Preliminary	6/30/2021	12/3/2025	Last 90 day extension	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.
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	10/24/2025		
532 East Baltimore Pike	Preliminary	3/21/2025	9/17/2025		
500 & 516 Hepburn London Grove West Apts	Preliminary	4/30/2025	1/25/2026		

Development	Applications	Date Received	5 Year Expiration	Planning Commission Approved	Board of Supervisor s 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
Yeatman Tract	Preliminary/Final	8/30/2023	8/14/2030	7/30/2025	8/14/2025

XII. PUBLIC NON-AGENDA ITEMS

Mr. Steven Daugherty of 15 Chartwell Road and Mr. Joe Nash of 16 Chartwell Road indicated they have had major water issues from the basin located on Arbor Court in the Heather Grove Community. With the heavy rains we have been experiencing they have had major washing and flooding due to the basin. They would like to see if the Board could help to get the HOA for the Heather Grove Community to take action on correcting the basin. Mr. Kinsey stated he looked at that over 20 years ago. He stated it was an HOA issue. Mr. Batting stated that the HOA was to come up with a fix. Mr. Connors stated that he would like to see if we can see where the HOA is in correcting the issue. If we can't get a response get the solicitor involved if needed.

ADJOURNMENT

Mr. Zurl stated that he would like to have a 2 minute executive meeting following the close of the Board Meeting. A motion was made by Mr. Summerfield to adjourn the meeting at 10:03 p.m., seconded by Ms. Marz and approved by a vote of 5-0.

Respectfully submitted,

LaRain Catoia
Township Secretary