

**LONDON GROVE TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
September 10, 2025 – 7:00 P.M.
Monthly Meeting**

MEMBERS PRESENT:

Stephen Zurl
Christina Fanning
Michael Summerfield - Phone
Megan Mraz

STAFF PRESENT:

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

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 on September 9, 2025 after the budget meeting. Mr. Zurl announced the next regularly scheduled meeting will take place on October 8, 2025 at 7:00 p.m., the meeting agenda deadline is October 1, 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 August 13, 2025. Ms. Mraz made a motion to approve the meeting minutes of August 13, 2025, seconded by Ms. Fanning and approved by a vote of 4-0.

III. REPORTS FOR July 2025

Inniscrone Golf Course

Mr. Zurl reviewed the Golf Course report for August, prepared by Mr. Ward. Mr. Zurl asked if the Township Office had received any new complaints since the new fencing has been installed. Ms. Maciejczyk let him know that we had not received any.

Code Department

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

Public Works

Mr. Kinsey presented the Public Works Department report. Mr. Zurl mentioned that he had been in written contact with Christy Houlahan's office regarding the Bridges. He made contact with her office on August 18, 2025. He is trying to get a meeting with State Representatives as well as Christy Houlahan. He will keep everyone posted on the status of the meeting but let us know that the timing of the meeting is tough. Mr. Zurl asked for an update on the 479 State Rd property. Mr. Kinsey stated that the cleanup had been completed. It was 5 dumpster loads of vegetative debris. The Public Works department will maintain the grounds weekly and send a bill to the lawyers to be processed as they see fit.

Finance Department

Mr. Zurl reviewed the Financial Report for August 2025 prepared by Mrs. Kellett. A motion was made by Ms. Fanning for approval of the August 2025 Financial Report. A second was made by Ms. Mraz, passing with a vote of 4-0.

Pennsylvania State Police Monthly Report

Mr. Zurl reviewed the State Police monthly report. Mr. Summerfield asked where the reports were for the DUI's that were reported on Spencer Rd. He did not see them reflected in the report. Ms. Maciejczyk explained that the report was from July and the DUI's were not specific to one street. It was also noted that the accidents that took place on Spencer Road were within a year and a half.

Monthly Emergency Services/Fire Marshal Report

Mr. Zurl reviewed the Fire Marshal report for August 2025. Mr. Summerfield inquired about what is the difference between a site violation and a site inspection. Mr. Tim Shannon explained the site violations could be a call in for high grass, as an example. Although it might not be "fire related" he would still inspect and wrote the violation if needed. There were no other comments.

Southern Chester County EMS Report

Mr. Zurl reviewed August 2025 EMS report. Mr. Summerfield noted the SCC held a Blood Drive. He would like to try and get the notifications for the Blood Drives and have them put on Face Book to have the public aware. Ms. Maciejczyk replied to let him know that we can post if we are made aware. We hold a Blood Drive within the Township and we do advertise for that event. There were no additional comments from the Board Members.

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.

Boards and Commissions

Mr. Zurl reviewed the approved minutes for the Planning Commission dated July 30, 2025, there were no comments from the Board. The minutes from the Open Space Committee dated July 17, 2025 were reviewed. It was explained that the Open Space Committee has revised the By-Laws in order to update the language. Mr. Summerfield requested to see a "red line" copy of the By-Laws to show the changes. The Board agreed to review the "red line" version and vote on it at the October meeting. The minutes from the Parks & Recreation minutes from July 16, 2025 were reviewed with no comments. The Municipal Authority had no minutes to review. Mr. Zurl indicated there were no minutes from the Historical Commission. Mr. Summerfield asked if the Historical Commission had a chance to look at the structure that was being left up on the Yeatman Development. Ms. Mary Schlachter a member of the Historical Commission stated that they had not had a chance to discuss that building. She stated they were researching the building on 200 E. Avondale Rd. Mr. Zurl announced that there were 3 applications for the Zoning Hearing open positions. He indicated that there was one application for the Alternate Appointment Position that was to fill the Unexpired Term from 1/1/2023-12/31/2025. The Board reviewed the application of Mr. Robert Weer. A motion was made by Ms. Mraz to appoint Mr. Weer as the Alternate Appointment for the Zoning Hearing Board. A second was made by Ms. Fanning. Passing with a vote of 4-0. The Term of 1/1/2024-12/31/20265 was being sought after

by 2 candidates, Mr. Joey Nash and Mr. Timothy Frazier. After discussion from the Board that both were highly qualified and vested in the best interest of the community. A motion was made by Ms. Fanning to appoint Mr. Joey Nash to fill the open Term of 1/1/2024-12/31/2026 due to the fact that Mr. Nash submitted his application first. Ms. Mraz seconded the motion and it passed with a vote of 4-0. Mr. Zurl suggested calling Mr. Frazier and trying to get him to join another committee.

IV. HEARINGS

805 Wickerton Rd (59-11-20) Open Space Land Purchase

Mr. Zurl opened the hearing at 7:26. Ms. Maciejczyk explained the reasoning for the purchase of the property. The owner was subdividing her property in order for the township to have connection to properties that were already owned by London Grove Township. The price was still to be determined as the appraisal had not been completed but the township was only able to pay appraisal price. The property will be purchased with Open Space Earned Income Tax monies.

Hearing closed at 7:29 PM.

V. FIRST BUSINESS

Resolution 860 Purchase of Land 805 Wickerton Rd.

A motion was made by Ms. Fanning to accept Resolution 860 for the purchase of Land 805 Wickerton Rd for the appraisal price. A second was made by Mr. Summerfield and passed with a vote of 4-0.

E-Bike & Motorized Scooters utilizing Sidewalks and Goddard Park Walking Paths

Mr. Zurl asked the Board Members if they had any questions or comments with regards to the E-Bikes or Scooters that were being mentioned. Mr. Zurl suggested putting a message on social media regarding sharing the road. He asked for other suggestions. Mr. Summerfield suggested writing an ordinance or putting signs up to keep the bikes off of the paths and sidewalks. Ms. Maciejczyk explained that if we were to write an ordinance or post signs to keep the bikes off of the trails that would entail all bikes with pedals. Ms. Mraz indicated that she felt that children deserved to have that area and space to learn how to ride their bikes. Mr. Kinsey indicated the cost of the signs and the amount of signs that would need to be placed throughout the trail system would be substantial. It would also entail the Home Owners Associations that are responsible for certain portions of the trail system erect the signs as well. It was decided to monitor the situation and see if we get additional complaints from residents. When the call comes in we need to direct them to call the State Police to report the incident. Mr. Zurl also asked that a post be made on social media and the website. He also asked that we pass this information along to the Parks and Recreation Committee and look for their suggestions.

Street Road Speed Notification

Mr. Zurl acknowledged the tragic accident that happened on Street Road and the email that was sent. Mr. Zurl indicated that Street Rd is a PennDOT Road. He also expressed his condolences to the family for their loss.

VI. OLD BUSINESS

Route 41 and Route 841 Roundabouts Discussion

Lou Kaplan explained that at this time they are continuing with the archeological digs and logging and researching the 3500 items that have been found. PennDOT will not do anything to move forward until the artifacts are researched. Mr. Kaplan also mentioned a SAVE meeting that will take place on October 21, 2025. The keynote speaker will be Lucy Gibson, PE.

Clay Creek Road Flood Mitigation Project - Update

Mr. Zurl stated that this project is mentioned in the letter that he sent to Christy Houlihan's office. It was turned down and we would like to get an answer on why it was turned down.

Chester Water Authority – Water Issues

Mr. Kinsey was asked by Mr. Zurl to explain why the Township was experiencing so many water issues. He explained that Chester Water Authority has pumps that are not working correctly. On Labor Day the pumps went down. There are 3 pumps. 1 of the 3 pumps is not repairable. The fix is being engineered at this time. It will be going out to bid in January. There are other fixes / upgrades that we are doing to try and alleviate the pressure issues and water outages.

VII. NEW BUSINESS

Zoning Hearing – 411 Glen Willow Rd – Hearing Date TBD – Status

Ms. Maciejczyk explained that the owner and the owner's lawyer would be attending the Planning Commission meeting on September 24, 2025. They would also be at the Board of Supervisors Meeting on October 8, 2025. After discussion the motion was made by Mr. Summerfield to have party status at the hearing. A second was made by Ms. Mraz and passed with a vote of 4-0.

VIII. LAND DEVELOPMENT PLANS: PLANS:

T-Ha – 90 Day Extension Request

Ms. Mraz made a motion to grant a 90 day extension for the T-Ha Development. A second was made by Ms. Fanning and passed with a vote of 4-0.

532 E. Baltimore Pike – Bright Development – 90 Day Extension Request

Ms. Mraz made a motion to grant a 90 day extension for the 532 E. Baltimore Pike, Bright Land Development Project. A second was made by Ms. Fanning and passed with a vote of 4-0.

Moxley Road Subdivision – Escrow Agreement

A motion was made by Ms. Fanning to accept the Moxley Rd Subdivision Escrow Agreement. A second was made by Ms. Mraz and passed with a vote of 4-0.

Sheetz – Planning Commission Waiver

Ms. Maciejczyk stated that this agenda item will be postponed until the October meeting.

Action on Sheetz Preliminary / Final Plan

Ms. Maciejczyk stated that this agenda item will be postponed until the October meeting.

304 Valley Road – Sewage Facilities Planning Module

Ms. Maciejczyk explained that the planning module is an explanation for the Board as to what the development will be utilizing for this project. It was noted and recognized.

805 Wickerton Rd – Subdivision Land Development Approval

A motion was made by Mr. Summerfield to approve the 805 Wickerton Rd subdivision. A second was made by Ms. Mraz and it passed with a vote of 4-0.

**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	12/24/2025		
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	12/16/2025		
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 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
Yeatman Tract	Preliminary/Final	8/30/2023	8/14/2030	7/30/2025	8/14/2025
Gamache Property	Preliminary/Final	7/31/2024	7/31/2026	7/31/2031	9/10/2025

XII. PUBLIC NON-AGENDA ITEMS

Mr. Wayne DeFranchesco noted that the London Grove Township Trash Day a SECCRA is coming up in October.

ADJOURNMENT

A motion was made by Ms. Mraz to adjourn the meeting at 8:25 p.m., seconded by Ms. Fanning and approved by a vote of 4-0.

Respectfully Submitted,

LaRain Catoia
Township Secretary