

**LONDON GROVE TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
November 12, 2025 – 7:00 P.M.
Monthly Meeting**

MEMBERS PRESENT:

Stephen Zurl
Christina Fanning
Michael Summerfield
Megan Mraz
Dave Conners

STAFF PRESENT:

Kenneth Battin, Township Manager
Dawn Maciejczyk, Asst. Township Manager
LaRain Catoia, Secretary
Shane Kinsey, Director of Public Works
Nate Hughes, Public Works Superintendent

31 Audience Members

CALL TO ORDER:

Mr. Zurl called the meeting to order at 7:03 p.m.

ANNOUNCEMENTS/PRESS RELEASES/FUTURE MEETINGS

Mr. Zurl announced that an executive meeting was held prior to tonight's meeting. Mr. Zurl also announced the next regularly scheduled meeting will take place on December 10, 2025 at 7:00 p.m., the meeting agenda deadline is December 3, 2025 at noon.

I. PUBLIC COMMENT

Mr. Zurl asked for public comment on the agenda items. Mary Schlachter spoke regarding the Cliff Anderson Dog Park facility. She expressed her concerns for this facility being a commercialized venue in an agriculture area. She does not feel 2 weeks from the Planning Commission's approval is enough time for a thorough review of the past and comparison of what has been presented for approval. She addressed Conditions 4 and 38. She also addressed the well and septic as to being in the correct location and installed correctly.

Mr. Bob Abernathy representing 411 Glen Willow Road addressed the Board to state he would like for the Boards help in stepping back and not opposing the 411 Glen Willow Rd Soccer facility. They are interested in working with the township on the conditions. He presented a letter from the Brandywine Conservancy stating that the activities that are ongoing are in compliance with the easements that are in place. He requested the Board vote No to oppose the zoning application.

Mr. Wayne DeFrancesco shared many concerns with the Board approving the Cliff Anderson project. He made references to the additional dog park area that was added after the conditional use hearing. He referenced the concerns with the size of the RV's that would be utilizing the facility. He mentioned his concerns regarding the no climb fencing. He mentioned the "fee in Lieu of" area that is being proposed and stated his concerns with opening a private property to the public and who would be responsible for the upkeep and maintenance.

Ms. Kristen Schlachter shared concerns with destroying the agricultural area that is the bases of that area in the community.

Mr. Kenneth Purinton who resides at 685 N. Gurnsey Rd expressed his concerns with the noise that the Cliff Anderson Dog Park Facility will produce. He is concerned that the trees that were added are not sufficient to keeping the noise under control especially when the leaves are off of the trees. He would like to make sure that all the conditions are looked at closely.

Ms. Lisa DeFrancesco stated she has ongoing concerns with the Cliff Anderson Dog Park Facility with regards to the traffic that the events will produce. The congestion on N. Guernsey Rd. due to the lack of passing and turning lanes will hinder the thru traffic.

Lieutenant Corporal Daniel Covert of the Avondale Police spoke with regards to the statistics in the area. He gave a quick explanation of how the State Police work with the community to create a safe community. Mr. DeFranchesco asked Lieutenant Corporal Covert his personal opinion of the Cliff Anderson Project to the community and the stress it would put on the State Troopers. Lieutenant Corporal Covert declined to give a personal response but indicated the State Police would not enforce township ordinances but they would respond to calls that came in.

II. CORRECTION/APPROVAL OF MINUTES

The Board reviewed the meeting minutes of October 8, 2025. Ms. Mraz made a motion to approve the meeting minutes of October 8, 2025, seconded by Mr. Connors and approved by a vote of 5-0.

III. REPORTS FOR OCTOBER 2025

Inniscrone Golf Course

Mr. Zurl reviewed the Golf Course report for October, prepared by Mr. Ward. Mr Zurl asked for concerns or comments. There were none.

Code Department

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

Public Works

Mr. Kinsey presented the Public Works Department report. Mr. Kinsey presented the Bridges report. It was discussed that the bridge on Rosehill Ave on the border of the West Grove Borough is 75% of the Borough's Bridge and 25% London Grove Township's. Mr. Battin has had discussions with West Grove Borough Manager with regards to the financial responsibilities and they are working on an agreement. There were no additional questions with regards to the reports.

Finance Department

Mr. Zurl reviewed the Financial Report for October 2025 prepared by Mrs. Kellett. A motion was made by Mr. Summerfield for approval of the October 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. Mr. Summerfield noted that the drug section was high. Mr. Zurl directed the concern to Lieutenant Corporal Covert. He stated that he was unaware of the incline in the numbers but would look into it.

Monthly Emergency Services/Fire Marshal Report

Mr. Zurl reviewed the Fire Marshal report for October 2025. There was a question regarding the CCIU fire calls. Mr. Tim Shannon responded and indicated they were not truly “fire” calls. They were false pulls from students. Those students were removed from the school and additional action has been taken by the CCIU.

Southern Chester County EMS Report

Mr. Zurl reviewed October 2025 EMS report. There were no additional questions from the Board.

DEP Odor Report

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

Right to Know Monthly Report

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

Boards and Commissions

Mr. Zurl reviewed the approved minutes for the Planning Commission dated September 24, 2025, there were no comments from the Board. There were no minutes from the Open Space Committee to be reviewed. The minutes from the Parks & Recreation Committee dated August 22, 2025 were reviewed with no additional questions. A motion was made by Mr. Connors to appoint Mr. Alan Dopf to fill an open term (1/1/2023 – 12/31/2026). Ms. Mraz seconded the motion and it passed with a vote of 5-0.

IV. HEARINGS

There are no hearings at this time.

V. FIRST BUSINESS

2026 Preliminary Budget Approval

Mr. Battin explained the differences between the printed budget that was given to the Board of Supervisors compared to the emailed version that was previously sent to the Board of Supervisors. He indicated some of the general budget item numbers had changed due to updated pricing, i.e. insurance premiums. Mr. Zurl indicated a \$7.149 million balanced budget was being presented for approval. Ms. Fanning made a motion to approve the \$7.149 million balanced budget for the 2026 year. A second was made by Ms. Mraz and passed with a vote of 5-0. Ms. Fanning thanked Mr. Battin for all of his hard work to get the budget balanced year to year.

Approval to Advertise the 2026 Preliminary Budget

Mr. Connors made a motion to advertise the 2026 preliminary budget as presented. A second was made by Ms. Mraz and passed with a vote of 5-0.

Hilton Road Bridge Precast Purchase

Mr. Kinsey explained the advanced purchase of the precast material for the Hilton Road Bridge Project. The production will take approximately 25 weeks. This will put the delivery date close to the projected start date of April 2026. A motion was made by Ms. Mraz to approve the precast purchase for the Hilton Road Bridge and a second was made by Ms. Fanning. Passing with a vote of 5-0.

2025/2026 Salt Bid Reward

Mr. Kinsey explained the bids that came in for the 2025-2026 season for Rock Salt and Solar Salt. He requested using Eastern Salt Co. Inc. as they are the low bidder. A motion was

made by Mr. Connors to approve the motion to use Eastern Salt Co. for Rock Salt and Solar Salt and a second was made by Mr. Summerfield. Passing with a vote of 5-0.

352 Howell Moore Road – ZHB – Date 12/9/2025 @ 6PM Party Status

Mr. Matt McKeown representing the applicant spoke indicating the applicate would like to turn one of the already standing barns into a living facility. The footprint would remain the same and no additional structures would be added to the property. The project will be presented to the Zoning Hearing Board on December 9, 2025. After minimal discussion the Board voted NO to party status at this hearing. The Board does not oppose this as nothing is changing within the property footprint.

Tax Collector

Mr. Battin explained that in the absence of an elected Tax Collector he would recommend the Board appoint Chester County as the Property Tax Collector for London Grove Township. Mr. Connors made the motion to have Chester County as the new property tax collector and a second was made by Mr. Summerfield. Passing with a vote of 5-0.

Resolution 861 – PECO Green Region Grant

Mr. Battin explained the PECO Green Region Grant. This would be a two part grant. One for a solar aeration system for the Goddard Park Pond and the second for additional trees and shrubs along the trail near the parking area. Mr. Summerfield made a motion to approve Resolution 861 and a second was made by Mr. Connors. Passing with a vote of 5-0.

VI. OLD BUSINESS

Route 41 and Route 841 Roundabouts Discussion

All of the information that was requested from Representative Houlihan's office from a previous meeting was submitted by Mr. Battin. There is someone assigned to the project to investigate the National Park Service's delays. This work has been on hold due to the government shut down. Once everyone is back to work we should hear more as far as the progress of the findings. Regarding the 841 Roundabout, Mr. Zurl noted that an email was received that noted the archeological digs were continuing and being logged and researched. We should expect the reports by mid-January.

Chester Water Authority – Water Issues

Mr. Kinsey updated the Board on the meeting that was held with Chester Water Authority. Public Works is in the process of making the updates for our water pumps.

UPDATE: 411 Glen Willow Rd – ZHB Hearing Set 12/9/2025@6PM – Already selected Party Status of YES

Mr. Zurl stated that the Board is not in favor of this. This is outside the current zoning of the property. Mr. Zurl asked for additional comments from the Board. Mr. Connors stated he has concerns with safety with the parking and the set backs off the road for the playing fields. He also has concerns with the bathrooms. Ms. Fanning stated that she wanted the Zoning Hearing Board to do their job. All Board Members were in favor of this.

VII. NEW BUSINESS

Phorid Fly Discussion

Ms. Mraz spoke to the audience regarding the phorid flies that are in our area. She stated that there is research being done to find ways to prevent the breeding of these flies. The Department of Agriculture is working with some of the mushroom grow rooms to find ways to control the eggs and the flies themselves.

Jahaco – Memorial & Dedication Bench Program

Ms. Maciejczyk gave a brief description of the Bench Program and explained the company used recycled plastic bags to create memorial benches for parks. The township would only need to put the buyer of the memorial bench in touch with Jahaco. Ms. Maciejczyk indicated she had been in contact with other municipalities that were using this program and they were very pleased. The board would like to participate with the Bench Program if anyone is looking to dedicate one to our parks.

Brian Campbell – Water/Sewer Adjustment Request

Mr. Zurl asked if the Board had read the letter written by Mr. Campbell. He stated he had completed heavy lawn repairs and watering. This caused a dramatically large increase in his water bill. He was looking for some assistance with his water bill. A motion was made by Ms. Fanning to dismiss the sewer portion of the bill only. The water should be paid as it stands for the usage. The sewer should be adjusted as the sewer was not used while watering the lawn. This motion was seconded by Mr. Connors and passed with a vote of 5-0.

Jose Sabastro – Water/Sewer Adjustment Request

Mr. Zurl reviewed the letter written by Mr. Sabastro regarding an unusual high water bill due to a leak that was found in the house. Mr. Connors made a motion that the Board of Supervisors would not give a break due to the water and water treatment being used and the township incurred a cost for both water and water treatment. A second was made by Mr. Summerfield and passed with a vote of 5-0. Mr. Zurl did suggest that if needed a payment plan be established to help Mr. Sabastro with the increased bill.

VIII. LAND DEVELOPMENT PLANS: PLANS:

Cliff Anderson – Preliminary Land Development Approval

Mr. Zurl stated that he felt there were a lot of open questions that he would like to get answered. Mr. Jim Fritz spoke on behalf of Mr. Cliff Anderson. He reviewed the review letter from Mr. Dan Daley dated October 27, 2025. In his explanation of the letter he indicated that there were multiple items that were out of the control of the owner and engineer. He indicated that all the revisions had been made and were shown on the preliminary land development plans. Mr. Fritz stated that in his professional opinion all of the adjustments have been made to the plans that he has with him tonight and he would like to request the Board of Supervisors approval of the preliminary land development. Mr. Charlie Gerbron legal representation for Mr. Cliff Anderson interjected and wanted to make notes so that the focus was on the approval of the preliminary plan. He indicated that the use of the property was decided 5 years ago at a court hearing. He understands there are people that have strong feeling regarding the use of the property but he wanted to point out that Mr. Anderson is doing what is asked by the township engineers to adhere to the ordinances and conditions that are put in place. Mr. Connors asked what changes had been made since the conditional use hearing. He indicated that he would like to verify that all the conditions were met and put on the plans. Mr. Connors is concerned that Mr. Anderson is failing to adhere to the conditions that were set in place with the first phase and would like to know how that will transform into the second phase. He gave an example of proposing to have RV's overnight. He would like to know how they propose to monitor all the ordinances so there are no complaints due to our township not having a local police to enforce the complaints. An overnight employee with quarters was a condition and he was not sure that was being met. Mr. Fritz indicated that this is only preliminary approval and not the building approval. The quarters for an overnight employee would be shown on building plans. After much back and forth discussion Ms. Fanning spoke up and interjected with the comment of sympathy for the adjoining neighbors

but expressed that Mr. Anderson is within his rights of what he can do on his property. He is abiding by the law and the ordinances the township has set up and he can do it. She stated that the decision tonight is not whether we agree with it or not it is that he has met the requirements to get a preliminary land approval. Mr. Connors agreed with Ms. Fanning and stressed that he wanted reassurance that the conditions would be upheld. Ms. Mraz felt that a 30 day extension would be fair so everyone could review the new plan and the new dog park as “fee in lieu of” parks and rec fee. Mr. Zurl would like to grant the 90 day extension and revisit this for the next Board Meeting. It enables everyone to take a look at the new plans. Mr. Battin would like to get clarification on the dog park that was added in the northern part of the property. Mr. Battin suggested the Board make a determination if the added dog park area would meeting the SALDO requirements for the parks and rec requirements. If that decision is made by the Board tonight Mr. Anderson could move away from that design. Mr. Battin suggested a letter or addendum that shows how the conditions are going to be met. Mr. Connors questioned the amount of trees that are being placed as noise barriers. He would like to make sure that the trees are deer resistant. Mr. Fritz requested that the Board of Supervisors grant Preliminary Approval of the Cliff Anderson property development with proof indicating all 38 conditions are going to be met. A “Fee in Lieu of” was agreed upon and the public dog park was not accepted by all board members. Mr. Fritz requested that the Resolution state that the fee in lieu of is based on the size of the building as it is now and not the original submission. Mr. Connors also requested that the Resolution have a statement indicating that the “fee in lieu of” will be recalculated with each Phase of the project. Ms. Mraz felt that the Board needed to wait until next meeting for time to review and for our Solicitor to be able to clean up the Resolution. All members agreed.

Cliff Anderson Project – 90 Day Extension Request

A motion was made by Ms. Mraz to grant a 90 day extension for the Cliff Anderson Project. A second was made by Mr. Connors and passed with a vote of 5-0.

Sheetz – Planning Commission Waiver Request

Mr. Connors made a motion to approve the waivers for the Sheetz Project. A second was made by Mr. Summerfield and passed with a vote of 5-0.

Sheetz Preliminary / Final Approval

Mr. Zurl stated that the latest letter from Dan Daley of EB Walsh was a clean letter and there were no issues with the project. Mr. Nate Fox stated that all the open issues were addressed with “will comply”. Mr. Zurl asked for a motion to accept Resolution 863. Mr. Connors made the motion to approve Resolution 863. A second was made by Ms. Fanning and approved by 5-0.

Yeatman Drainage Agreement

Mr. Battin explained that this agreement is put into place so that the HOA for the Yeatman Development would be responsible for the Storm water management. Mr. Battin suggested that Shane Kinsey be the contact person as the person to sign off on the application. Mr. Connors made the motion to accept the drainage agreement and Ms. Fanning seconded. Passing 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	3/3/2026	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	1/24/2026		
1204 Gap Newport Pike – Sheetz	Preliminary	2/26/2025	12/23/2025		
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. Zurl would like to write a letter to the White Clay Cree Wild and Scenic Board Mr. Lou Kaplan stated that he would like to be appointed by the Board to the White Clay Creek Wild and Scenic Program Steering Committee as the representative for London Grove Township.

ADJOURNMENT

A motion was made by Ms. Mraz to adjourn the meeting at 10:15 p.m., seconded by Mr. Connors and approved by a vote of 5-0.

Respectfully Submitted,

LaRain Catoia
Township Secretary