

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

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**MEMBERS PRESENT:**

Stephen Zurl  
Christina Fanning  
Michael Summerfield  
Dave Connors  
Megan Mraz – Late

**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

13 Audience Members

**CALL TO ORDER:**

Mr. Zurl called the meeting to order at 7:04 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 Monday, January 5, 2026 at 7:00 p.m., the meeting agenda deadline is December 17, 2025 at noon. This meeting will be the reorganization meeting for 2026.

**I. PUBLIC COMMENT**

Mr. Zurl asked for public comment on the agenda items. Mary Schlachter spoke once again regarding the Cliff Anderson Dog Park facility. She stated this development will be a detriment to the health and welfare of the surrounding community. She indicated that there are passing lanes on N. Gurnsey Road in front of this property. She would like to make the Board aware of this as she has not seen any reports from PennDot regarding this. She requests that the Board table the vote regarding Resolution 862 until all the documentation is thoroughly reviewed.

Mr. Wayne DeFrancesco shared many additional concerns with the Board approving Resolution 862. A concern of his is the turn radius of the trash trucks. He also has concerns with the septic not being able to withstand events and if porta potties are needed where will they be put. He insinuated the parking area has been undersized for the size of the events that are predicted. If there is not adequate parking it will affect that stretch of Gurnsey Road if people use the shoulder to park on. He also has concerns with the landscaping.

Mr. Eric Sipple questioned the date and time for the next Board of Supervisors meeting. It was printed incorrectly on the agenda. Mr. Zurl clarified the meeting would be held January 5, 2026 at 7PM.

**II. CORRECTION/APPROVAL OF MINUTES**

The Board reviewed the meeting minutes of November 12, 2025. There was a correction regarding the Route 41 and Route 841 Roundabouts. Mr. Connors made a motion to approve the meeting minutes of November 12, 2025 with the correction made regarding the Route 41 and 841 Roundabouts, seconded by Ms. Fanning and approved by a vote of 4-0.

### **III. REPORTS FOR NOVEMBER 2025**

#### **Inniscrone Golf Course**

Mr. Zurl reviewed the Golf Course report for November, prepared by Mr. Ward. He indicated the rounds of golf were down from the month of October but the numbers were still good. There were no other comments or concerns.

#### **Code Department**

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

#### **Public Works**

Mr. Kinsey presented the Public Works Department report and the Bridges report. There were no additional questions with regards to the reports.

#### **Finance Department**

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

#### **Pennsylvania State Police Monthly Report**

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

#### **Monthly Emergency Services/Fire Marshal Report**

Mr. Zurl reviewed the Fire Marshal report for November 2025. No additional comments or concerns were made.

#### **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 November. There were no questions from the Board.

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

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

#### **Boards and Commissions**

Mr. Zurl reviewed the approved minutes for the Planning Commission dated October 29, 2025, there were no comments from the Board. The Open Space Committee minutes from September 11, 2025 were reviewed with no additional comments. The minutes from the Parks & Recreation Committee dated October 10, 2025 were reviewed. Ms. Mary Schlachter stated she would like to postpone her presentation regarding a historical conference she attended until February.

### **IV. HEARINGS**

There are no hearings at this time.

## **V. FIRST BUSINESS**

### **2026 Final Budget Approval**

Mr. Zurl stated that the final budget had been presented to the Board of Supervisors as \$7,149,732. There would be no tax increases for 2026. Ms. Fanning applauded Mr. Battin for making the budget process easy for the Board of Supervisors and for the residents. A motion was made by Ms. Fanning to approve the 2026 Budget as presented. A second was made by Mr. Summerfield and passed with a vote of 4-0.

## **VI. OLD BUSINESS**

### **Route 41 and Route 841 Roundabouts Discussion**

Mr. Zurl recognized Mr. Lou Kaplan with regards to the 841 roundabout. There is the January date for the reports to be completed. Mr. Kaplan suggested we stay on top of that date as PennDot can't do anything until the reports are in.

### **Chester Water Authority – Water Issues**

Mr. Kinsey updated the Board on the water pump issues. He stated the Hepbron Rd upgrade has been completed and they are working the minor bugs out of the system.

## **VII. LAND DEVELOPMENT PLANS**

### **Moxley Rd – Preliminary / Final Land Development Approval**

Ms. Camp explained to the Board that this project coincides with the Yeatman Tract Property, that has already been approved and Sheetz Project that has also been approved. The approval of this project is a simple land subdivision. Mr. Connors made a motion to approve Resolution 872 and a second was made by Mr. Summerfield. Passing with a vote of 4-0.

### **Moxley Rd – 90 Day Extension Request**

With the approval of Resolution 872 there is not a need for a 90 day extension.

### **304 Valley Rd – Waiver Approval & Preliminary Final Land Development Approval**

Mr. Jim Fritz of Regester Associates explained to the Board of Supervisors the 3 waivers his client was proposing. He indicated that the Planning Commission had requested approval of the waivers in the November 26, 2025 Planning Commission meeting. He gave a brief review of the project indicating it was a simple subdivision splitting 1 lot into 2 lots. A motion was made by Mr. Connors to grant all 3 waivers as presented by Mr. Fritz and approve Final minor subdivision plan conditioned upon Mr. Dan Daley's November 22, 2025. A second was made by Ms. Fanning and passed with a vote of 4-0.

## **MS. MRAZ JOINED THE MEETING**

### **Cliff Anderson - Preliminary Land Development Approval**

Mr. Zurl asked Ms. Camp to explain the work that the lawyers have been working with for this project. Ms. Camp explained that the conditions are set by the courts and have to be enforced. Mr. Anderson has the right to move forward with the conditions that were set forth at the conditional use hearing. Mr. Connors questioned the ability to keep an RV parked on the property at all times. There was some discussion amongst Mr. Anderson, Mr. Fritz and Ms. Camp and it was explained that it is clarified within the conditions that there can only be RVs overnight during events. Mr. Connors made a motion to approve Resolution 862 upon the revision to include the conditions from Mr. Gerbron's letter dated December 9, 2025. A second was made by Ms. Fanning and passed with a vote of 5-0.

### **524 Gap Newport Pike – Dillion Property Update**

Mr. Bill Romanelli spoke and gave an update on the status of the project. He indicated that the owner would like to move ahead with the proposed project. They are asking for an additional extension as they are trying to find tenants for the buildings before they get to finish up the improvements. They are also working with PennDot and have been help up having to tie their improvements into other improvements. They have also been approached by potential buyers, so that could change the direction of the developments. Ms. Fanning asked if they intended to move forward with the project the way that it has been proposed. Mr. Romanelli stated that was the owner's intent but if there were a buyer they would need to come before the Board for approvals. Ms. Schlacher stated the home on the property was historical. It was discussed and determined the home, although very old, (1700's??) was not historically rated. Mr. Connors made a motion to grant the 180 day extension. A second was made by Mr. Summerfield and passed with a vote of 5-0.

### **Ha's Place – 90 Day Extension Request**

Mr. Battin indicated that Tony Ha has been working and communicating with him regarding the developments he has made to the project. A motion was made by Mr. Summerfield to approve the 90 day extension request seconded by Mr. Connors and passed with a vote of 5-0.

### **532 E. Baltimore Pike – 90 Day Extension Request**

Mr. Battin explained that both Ha's Place and were working together to try and absorb some of the cost for sewer and water mains. A motion was made by Mr. Connors to approve the 90 day extension request. A second was made by Ms. Fanning and passed with a vote of 5-0.

## **VIII. NEW BUSINESS**

### **Parks & Recreation – By Laws**

Mr. Zurl asked the Board if the changes to the Parks & Recreation By-laws had been reviewed. Everyone agreed with the updates. Ms. Fanning made a motion to accept the changes. A second was made by Mr. Connors and passed with a vote of 5-0.

### **Resolution 864 – 2026 Tax Levy**

A motion was made by Mr. Summerfield to accept the 2026 Tax Levy Resolution 864. A second was made by Mr. Connors and passed with a vote of 5-0.

### **Resolution 865 – 2026 Appt. of Professional Auditors**

A motion was made by Mr. Connors to adopt Resolution 865 for the 2026 Appointment of the professional auditors. A second was made by Ms. Fanning and passed with a vote of 5-0.

### **Resolution 866 – 2026 Emergency Services**

A motion was made by Mr. Connors to approve Resolution 866 – 2026 Emergency Services. A second was made by Ms. Fanning passing with a vote of 5-0.

### **Resolution 867 – 2026 Fee Schedule**

Ms. Fanning asked if there were any changes to the fee schedule from 2025. Ms. Maciejczyk stated there were no changes. Mr. Connors made the motion to approve Resolution 867 the 2026 Fee Schedule. A second was made by Ms. Fanning and passed with a vote of 5-0.

### **Resolution 868 – 2026 Road Dedication Calendar**

A motion was made by Ms. Fanning to approve Resolution 868 – 2026 Road Dedication Calendar. A second was made by Mr. Connors and passed with a vote of 5-0.

**Resolution 869 – 2026 LGT Water/Sewer Rates**

A motion was made by Mr. Connors to accept Resolution 869. A second was made by Ms. Fanning and passed with a vote of 5-0.

**Resolution 870 – 2026 WG Borough Water/Sewer Rates**

A motion was made by Mr. Connors to accept Resolution 870 – 2026 WG Borough Water/Sewer Rates. A second was made by Mr. Summerfield and passed with a vote of 5-0.

**Resolution 871 – 2026 Tax Collector**

Mr. Battin explained that there was not a candidate that was certified as the tax collector. Therefore we would be using a third-party. It was noted that a write-in candidate was acknowledged but the township has not been notified of the acceptance. A motion was made by Mr. Connors to approve Resolution 871 for the 2026 Tax Collector and a second was made by Mr. Summerfield. Passing with a vote of 5-0.

**2026 Meeting Date Approvals and Advertising**

Mr. Zurl asked if the Board had reviewed the 2026 meeting dates and if they had any questions. There were none. Mr. Connors made a motion to approve the meeting dates and the advertising for the dates. A second was made by Ms. Fanning and passed with a vote of 5-0.

**2026 Southern Chester County Emergency Medical Services Medic 94 Contract**

It was stated that this is the contract that is signed each year with Medic 94. Mr. Battin indicated the cost increase was normal and is reflected in the 2026 budget. A motion was made by Mr. Summerfield to accept the Contract as is. A second was made by Mr. Connors and passed with a vote of 5-0.

**2026 Community Garden Revamp Program**

Ms. Maciejczyk explained that the program was a refreshed overview for the gardeners for the 2026 gardening season. A motion was made by Ms. Fanning to approve the 2026 Community Garden Revamp Program. A second was made by Mr. Connors 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
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. Lou Kaplan thanked Megan Mraz for her service to the Board of Supervisors. Mr. Summerfield would like to set up a meeting to discuss new things for the Township to look into for the 2026 year.

### ADJOURNMENT

A motion was made by Ms. Fanning to adjourn the meeting at 8:43 p.m., seconded by Mr. Connors and approved by a vote of 5-0.

Respectfully Submitted,

LaRain Catoia  
Township Secretary