



# LONDON GROVE TOWNSHIP

September 11, 2025  
6:00 PM

## OPEN SPACE MINUTES

### MEMBERS PRESENT:

Stephen Rifici; Chairman  
Brian Lee  
Angie Brown – Phone  
Eric Brown - Phone  
Alex Hundt  
Seth Bradford

### STAFF PRESENT:

Ken Battin; Township Manager  
Dawn Maciejczyk; Assistant Township Manager  
  
Guests: 3

#### 1. CALL TO ORDER:

Mr. Rifici called the meeting to order at 6:00 PM.

#### 2. CORRECTION / APPROVAL OF MINUTES

The members reviewed the minutes of August 14, 2025. A motion was made by Mr. Rifici to accept the minutes as presented. A second was made by Ms. Hundt and passed with a vote of 6-0.

#### 3. FINANCIAL REPORTS

The reports were reviewed by the members. Mr. Rifici stated that there is an account balance of \$5,926,407.85.

##### ➤ Jack Stefferud- Webb Property Update

Mr. Rifici stated that he would like to move Mr. Stefferud up in the agenda and cover this prior to moving on. Mr. Stefferud presented several large maps of the Webb Property. Parcels included 59-9-2.4, 59-9-2.5 for 48.1 acres in London Grove Township. As well as 4-3-17 in Avondale Borough with an additional 22.7 acres. Mr. Stefferud stated that he has started the appraisal process for the properties located in London Grove Township but has not received those numbers back as of yet. He is anticipating having those numbers back prior to the October meeting and would like to present them then.

#### 4. DIRECTORS OF OPEN SPACE REPORT

Ms. Maciejczyk reviewed the director's written report as submitted. Highlights included redesign of the open space brochure and redesign of the land owner interest form. Ms. Catoia also reached out to Mr. Shellington regarding what the county is paying per acre for eased ground. \$5,000-\$6,000 per acre, the going rate has settled out at \$5,550, but the county starts at \$5,000 and does not go over \$6,000.

#### 5. OLD BUSINESS

##### ➤ Website Updates

Ms. Maciejczyk stated that the Land Owner Interest Form was updated on the website.

➤ **Landowner Data Base**

Ms. Maciejczyk stated that Ms. Catoia is working with her on revamping the data base to be more user friendly as well as all inclusive. Her hope is to have something to review at the October meeting for input.

➤ **Brochure**

Ms. Maciejczyk stated that Ms. Catoia had been working diligently on adding additional information to the brochure as well as making it more eye catching. She has only received feedback from Dr. Brown and it was all positive. She would welcome more feedback from everyone. A suggestion was made to use a free online designer software to bring it up to the next level. The content of the brochure looked great. A few grammatical errors were pointed out which Ms. Maciejczyk stated she would take care of. Ms. Maciejczyk stated that she would play with the online software and see what she could come up with and get something out to them as soon as she could. Mr. Lee stated that the colors on the map are a little hard to see and he would like to see those adjusted if possible. Mr. Battin stated that he could do that and we would send a couple different examples out once complete.

**6. NEW BUSINESS**

➤ **Mr. Stefferud was moved to the beginning of the meeting.**

**7. PUBLIC COMMENT**

➤ There was no public comment.

**8. ADJOURNMENT**

➤ A motion was made at 6:46 by Mr. Rifici to adjourn the meeting. A second was made by Ms. Hundt and passing with a vote of 6-0.

**NEXT REGULAR MEETING – October 9, 2025**