

**LONDON GROVE TOWNSHIP
BOARD OF SUPERVISORS
MEETING MINUTES
February 11, 2026 – 7:00 P.M.
Monthly Meeting**

MEMBERS PRESENT:

Stephen Zurl
Christina Fanning
Michael Summerfield
Dave Connors
Eric Sipple

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
Kristen Camp, ESQUIRE

17 Audience Members

CALL TO ORDER:

Mr. Zurl called the meeting to order at 7:06 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 Wednesday, March 11, 2026 at 7:00 p.m., the meeting agenda deadline is March 4, 2026 at noon.

I. PUBLIC COMMENT

Mr. Zurl asked for public comment on the agenda items. There was none.

II. CORRECTION/APPROVAL OF MINUTES

The Board reviewed the meeting minutes of January 5, 2026. Mr. Sipple made a motion to approve the meeting minutes of January 5, 2026, seconded by Mr. Connors and approved by a vote of 5-0.

III. REPORTS FOR JANUARY 2025

Inniscrone Golf Course

Mr. Zurl reviewed the Golf Course report for January 2026 as well as the 2025 Yearly report prepared by Mr. Ward. Mr. Zurl asked for Mr. Battin to update the Board on the status of the club house renovation. Mr. Battin indicated some of the design changes had brought the initial cost down. Mr. Sipple asked what lowered the cost. Mr. Battin stated it was a design change around the amount of windows being purchased and installed. Ms. Fanning inquired about doing the project in phases and it was stated that the exterior would be Phase 1 and Interior would be Phase 2. Mr. Connors made a motion to move forward with the renovations to the Inniscrone Golf Club House seconded by Ms. Fanning and passed with a vote of 5-0.

Code Department

Mr. Zurl reviewed the Code Department reports for December 2025 and January 2026 prepared by Mr. Elwood. Mr. Summerfield noted the uptick in permits for Solar Energy.

Public Works

Mr. Kinsey presented the Public Works Department report and the Bridges report. Ms. Fanning noted the amount of hours the crews had put in plowing for the season. Mr. Zurl noted that he had received a “thank you” email from the Inniscrone Community regarding the great job that the Public Works Crew had done during the snow storms.

Finance Department

Mr. Zurl reviewed the Financial Report for December 2025 and January 2026 both were prepared by Mrs. Kellett. A motion was made by Mr. Connors for approval of the December 2025 Financial Report. A second was made by Mr. Sipple, passing with a vote of 5-0. A motion was made by Mr. Sipple to approve the January 2026 Financial Report. Mr. Summerfield seconded the motion, passing with a vote of 5-0.

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 January 2026 and the 2025 Yearly Report. No additional comments were made. Mr. Steve Flegal from the West Grove Fire Company presented Mr. Zurl and the Board of Supervisors with a leather fire bucket as an appreciation of the support the Township gives to the West Grove Fire Company.

Southern Chester County EMS Report

Mr. Zurl reviewed January 2026 EMS report. Mr. Summerfield noted the dates for the blood drives. There were no additional questions from the Board.

DEP Odor Report

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

Right to Know Monthly Report

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

Boards and Commissions

Mr. Zurl reviewed the approved minutes for the Planning Commission dated November 19, 2025, there were no comments from the Board. The Open Space Committee minutes from November 13, 2025 were reviewed with no additional comments. The minutes from the Parks & Recreation Committee dated December 17, 2025 were reviewed. Mr. Battin spoke with regards to a DCNR Grant that was applied for. It was not granted. Therefore we will be using the funds that were already budgeted to begin the Master Plan process. The meetings will start next week with the Engineers. The Municipal Authority meeting minutes dated January 3, 2026. Mr. Zurl noted that the Municipal Authority put in a 9% increase for the water rates this year. Chester Water Authority had a 13% increase. The Municipal Authority will be absorbing the additional cost.

IV. HEARINGS

352 Howell Moore Rd – Conditional Use Approval Pursuant to Section 27-302(C)(3) and Section 27-303(6)(2).

Mr. Zurl opened the hearing at 7:38PM. Ms. Kristen Kamp gave a brief description of the conditional use that Ms. Antoinette Neilson would be requesting to convert an existing barn into a living space for her. The home that she is currently living in on the property will be lived in by her daughter and her family. She then asked if anyone in the audience would like to hold party status for the hearing. There were none. Ms. Kamp stated that there are 7 (seven) Exhibits for this hearing. They are as follows:

B-1 Conditional Use Application Dated January 9, 2026

B-2 Proof of Publication in the Daily Local News on January 14, 2026 and January 21, 2026

B-3 Affidavit of Posting dated January 22, 2026

B-4 Aerial Tax Map of Property

B-5 Letter dated January 16, 2026 from Edward B. Walsh & Associates, Inc.

B-6 Zoning Hearing Board Decision dated January 22, 2026

B-7 Draft Planning Commission Meeting Minutes from January 28, 2026

Mr. Matthew McKeon, representing Ms. Neilson spoke with regards to the conditional use hearing. Ms. Neilson was sworn in by the Court Recorder. She was questioned by Mr. McKeon regarding her plans for the barn and the changes that will be made. She stated the square footage would not change. The driveway would not change. Mr. McKeon asked for questions from the Board of Supervisors. Ms. Fanning stated that the Planning Commission had previously reviewed the Conditional Use Application and the approval would allow the family to stay together on a piece of property that is clearly big enough to sustain another small converted dwelling. Mr. Summerfield asked questions regarding the water and sewer. Ms. Neilson indicated the existing water to the barn was being provided by a spring house and that would remain the same and the sewer would need to be installed. It was noted that the installation would need approval by the code enforcer along with the reconstruction of the barn. Mr. George Hundt spoke as a neighbor and showed his approval of this project. He indicated Ms. Neilson is a pillar in the farming community and he fully endorses anything that is in the Conditional Use Application. Ms. Fanning made a motion to grant conditional approval to Section 27-302(C)(3) and Section 27-303 (6)(A)(2) to allow the existing stone barn to be converted into an accessory dwelling unit and comply with all comments made in the review letter from Mr. Dan Daley, of EB Walsh dated January 16, 2026. A second was made by Mr. Connors and passed with a vote of 5-0. The hearing closed at 7:56.

V. FIRST BUSINESS

ABVM – 5K Race Goddard Park

Mr. David Spence from ABVM spoke to the Board and requested the use of Goddard Park for a 5K fundraiser. He indicated they are predicting 100-150 people and will be using the same course as Avon Grove Charter School Cross Country Team. The event will take place on March 21, 2026 from 7:00 AM – 11:00 AM. Mr. Spence requested access to the toilets and stated they were willing to haul away any trash that was accumulated. There was some discussion regarding porta potties for the event and the suggestion was made they might want to consider renting some for the day to make it convenient for the runners and spectators. Mr. Connors made a motion to approve the 5K race contingent upon the receipt of a certificate of insurance. A second was made by Mr. Sipple and passed with a vote of 5-0.

West Grove Fire Company 2026 Agreement

After a quick review of the Agreement, Mr. Summerfield made a motion to accept the terms. Seconded by Mr. Sipple and passing with a vote of 5-0

Fire Department Merger Discussion

Mr. Connors opened the discussion with a summary of a previous meeting with surrounding townships. He noted that there were a lot of different ideas of how the merger should take place. There was a lot of discussion with ideas that could be taken back to the next meeting. Mr. Connors would like to start looking at a way to offset the tax increase that will be inevitable. Mr. Connors also wants to make sure the cost is spread equally amongst the townships and boroughs that are using the service and if the service is not paid there is a penalty. After another round of discussion the board agreed and felt like 60% agreement from the other townships and boroughs was a good number to shoot for when looking to come to an agreement. Mr. Guy Swift from the Avondale Fire Company spoke and indicated they are looking for a governing body to help guide the merger. He stated both West Grove and Avondale Fire Companies are going to start working calls together so they can start learning the new system of working together.

Jose Davalos – Water Adjustment Request

Mr. Zurl reviewed the letter and water statement with the Board of Supervisors. A motion was made by Mr. Summerfield that Mr. Davalos would be responsible for the water usage but the sewer portion would be dismissed. A second was made by Mr. Connors and passed with a vote of 5-0. It was also stated to work with Mr. Davalos on a payment plan if he was unable to pay in full.

Avon Grove Charter School Senior Car Parade May 29, 2026 2:30PM

Mr. Zurl reviewed the request from Avon Grove Charter School for the car parade. A motion was made by Mr. Summerfield to approve the parade route and a second was made by Ms. Fanning, passing with a vote of 5-0.

VI. OLD BUSINESS

Route 41 and Route 841 Roundabouts Discussion

Mr. Zurl recognized Mr. Lou Kaplan with regards to the 841 roundabout. Mr. Kaplan gave an update that there has not been a lot of progress made. He stated that he attended a meeting at Avondale Borough and indicated they would be open to discussions regarding Rt. 41 and how they can work with the surrounding townships. Mr. Kaplan requested the Board show representation at an upcoming meeting to start working together. It was decided that Mr. Sipple would be the representative. Mr. Kaplan also wanted to request to be able to work with Mr. Battin to put together an application to be a sponsor and submit an idea for improvements and pursue some grant monies. The Board agreed to get the application 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 have worked the kinks out. Mr. Kinsey has gotten no answers regarding the Chester Water Authority upgrades. He will reach out and try to get some answers.

Phorid Fly Discussion

Mr. Zurl attended a meeting and gave feedback on his feelings with the discussions from the meeting. His understanding is this problem was isolated to Southern Chester County. There is no understandings as to why it is isolated to our area. Mr. Connors attended an additional meeting that was led by Dr. Wolfin. He was able to get additional understanding as to how the grow rooms are handling the phorid fly issue. Netting seems to be the most sufficient way to control the flies. After discussion with the Board and local mushroom farmers, it was decided that since the issue of phorid flies seemed to be specific to Southern Chester County we would reach out to the local farmers and try to work with them as to what would help them and be best for the residents.

VII. NEW BUSINESS

Garden Station Multi-Way

Mr. Zurl asked the Board if they had a chance to review the traffic study regarding the Multi way stops on Garden Station Road. There was some discussion regarding the numerous stop signs on Garden Station. It was also Discussed the number of tractor trailers that travel that road daily. The decision was made to put this aside.

Glen Willow Road Bridge Professional Services Agreement

Mr. Kinsey informed the Board that this was an agreement to start precast structural design work prior to the Township committing to ordering the structure. This will shorten the delivery time from date of order by four to six weeks. If we fail to order the structure by December 31, 2026 we would be responsible to pay the \$25,000 engineering costs. A motion was made by Mr. Connors to execute the agreement. Seconded by Ms. Fanning and passing with a vote of 5-0.

CoStars Salt Agreement

Mr. Kinsey explained to the Board the need for the ability to buy salt from multiple suppliers. The ability to buy from multiple suppliers helps us in case of a salt shortage. Mr. Connors made a motion to approve the Bid Authorization, seconded by Mrs. Fanning and approved 5-0.

Volunteer Services Real Property Tax Credit Program

Mr. Zurl explained the tax credit to the board and audience. He commended the volunteer responders for their time and willingness to help the community. A motion was made by Mr. Summerfield to approve the tax credits and a second was made by Mr. Connors. Passing with a vote of 5-0. Mr. Battin stated that the new process with Chester County taking over tax collections would be for the individual to pay the tax and London Grove Township will reimburse.

Mower / Trailer Purchase

Mr. Nate Hughes spoke and gave a detailed description of the mowers and trailer that needed to be replaced. He indicated that the money would be taken from the open space funds. A motion was made by Ms. Fanning to approve the purchase of the mowers and trailer. A second was made by Mr. Summerfield and passed with a vote of 5-0.

VII. LAND DEVELOPMENT PLANS

WAGA Energy - SECCRA Review & Processing Escrow Agreement

A motion was made by Mr. Sipple at accept the Escrow agreement for the WAGA Energy land development plans. Seconded 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
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		
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
Cliff Anderson	Preliminary	6/30/2021	12/10/2030	10/29/2025	12/10/2025

Moxley Rd. Subdivision	Preliminary / Final	9/24/2025	12/10/2030	11/26/2026	12/10/2025
304 Valley Road	Preliminary/Final	1/31/2025	12/10/2030	11/23/2025	12/10/2025
1204 Gap Newport Pike – Sheetz	Preliminary	2/26/2025	12/10/2030	11/23/2025	12/10/2025

XII. PUBLIC NON-AGENDA ITEMS

Mr. Zurl asked for public comment of non-agenda items. Lou Kaplan informed the Board of a grant, Delaware Valley Regional Planning Commission (DVRPC) Transportation & Community Development Initiative (TCDI). After some discussion it was decided that Lou Kaplan and Ken Battin would work together to get the grant ready for submission by the due date in March.

ADJOURNMENT

A motion was made by Ms. Fanning to adjourn the meeting at 9:48 p.m., seconded by Mr. Summerfield and approved by a vote of 5-0.

Respectfully Submitted,

LaRain Catoia
Township Secretary