

**London Britain Township
Board of Supervisors Meeting**

09/14/2026 APPROVED AT THE 09/28/2026 BOS MEETING

Brian Sachs, Chairman of the Board of Supervisors, opened the Board of Supervisors meeting at 7:00 PM. In attendance were Supervisors Aileen Parrish and Bruce Yost, Secretary Carolyn Matalon, Assistant Secretary Dana Copare, Treasurer Nette Stejskal, Public Works Superintendent Adam Brady, Zoning Officer Dave Gargula, Land Trust Members Mary Beth French and Emily Dryden, Planning Commission Members Don Morgan, Bill Maslanka, Stephanie and Les Town and Resident Mike Karasek.

Public Works Department Report

Adam Brady presented the August 2026 Public Works Department Report to the Board. Please see attached.

Vialytics – The Board requested that Adam Brady do further research on this company. He will be getting a few more quotes from different companies.

Tree Removal Quote for Crestwood Road – Adam Brady received a complaint about a dead tree located in the right-of-way at 113 Crestwood Road. He received one quote from Dave Rickerman for \$1,116.00 and this includes removing the tree and sending it down the hill. The cost should be split 50/50 with DCNR. He will be contacting Nick Ducaof DCNR about this dead tree.

Johnson Grass on Road Edges – Adam Brady updated the Board that he could not do a test phase yet on this product, however, local farmers in the area have already sprayed certain areas. He showed pictures of sprayed areas; it kills the area, but vegetation is still there. He will continue to monitor and report back on how this product works through the spring.

Sharpless Road Emergency Repair Quote for Approval – Adam Brady updated the Board that he received a quote from E. Squires Paving. The quote would include 2 sections totaling 400 feet long and 16 feet wide for \$7,500.00. It was noted that this quote did not include materials but includes pickup and delivery of materials. Materials are estimated as an additional \$7,700.00 (80 tons). The Board supports this project after receiving two additional quotes.

Good Hope Road Pipe Replacement Approval – After visiting the site with E. Squires Paving, Adam Brady updated the Board that he received a quote for \$2,400.00 to fix/replace the bottom part of a pipe (which is rotting), 10 tons of rock, and 10 tons of stone. He will be meeting with E. Squires tomorrow, Tuesday, September 15, 2026 and will provide additional information.

Chambers Rock Road Tree Spike Removal – Adam Brady has received complaints from neighbors about this tree, and they would like the Township to be proactive before the tree lands on the electrical wires. He will be reaching out to the homeowner to define how to move forward.

Storytime in the Park (September 11, 2026) – Adam Brady updated the Board that Storytime at Nichol Park that was by the Avon Grove Library, was a success. It was held on Friday, September 11, 2026. There were 15 participants plus their caregivers that came to this event. They did crafts and many stayed after Storytime to play at the park.

Tree Planting Event at MDGS October 3, 2026 Troop 42 – Adam Brady updated the Board that Troop 42 will be hosting this event on October 3, 2026 at 8 am. They do not need volunteers for this event; however, he will be picking up the equipment and delivering it for their event.

Soccer Fields – The Board asked Adam Brady if the Avon Grove Charter School still needs the soccer fields through 2027 or if their needs changed. He will touch base with them and see if anything has changed.

Crestwood Road – The Board alerted Adam Brady that due to all the construction on Crestwood Road, it has been noted that there are now large wash outs appearing on the road. He will check-out the road and noted that there was a large hole in the road near Tuscany Lane.

Zoning

Dave Gargula updated the Board on the following:

Permits

26-50	Russell BI	152 Southbank	HVAC 08-11-2026
26-54	Phillips BI	8 Hillside	HVAC 08-11-2026
26-60	Crisp BI	103 Talbot	Generator 08-11-2026
26-64	Geracimos BI ZO	132 Ayrshire	Mechanical 08-19-2026
26-65	Vanella ZO	132 North Bank	Paving 08-19-2026
26-68	Jones ZO	10 Chesterton	Paving 09-02-2026

Complaints

Incident with Neighbor Over Mowing and Yard Damages – On September 2, 2026 Dave Gargula received a call from Mr. Rooney about a Township vehicle driving off the edge of the road and causing damage to his grass. He met with Mr. Rooney and Township staff at his property. Mr. Rooney stated that Township causes damage when they cut the grass of the adjacent property. However, a paving company in the area at the time said that it was a different landscape service that drove off the edge. The Township offered to repair the damage, but Mr. Ronney refused.

234 Southbank Road – Dave Gargula issued a Notice of Enforcement regarding the accumulation of household items stored in the front of the house. He has given a date of compliance of October 2, 2026.

5 Crestview Road – Dave Gargula issued a Notice of Enforcement regarding accumulation of household items and vehicles under repair. He has given a date of compliance of November 15, 2026.

18 Joshs Way – On September 10, 2026 Dave Gargula received an anonymous complaint about work being done inside and outside without a permit. He visited the site but did not see any active construction. He left a notice of contact for the homeowner. The homeowner called and explained that they recently moved in and were doing repairs on various parts of the house, but no structural/mechanical renovations, and they repaired the end of the driveway with concrete. He explained that renovations may require permits and to contact the Township to verify.

Miscellaneous

August 27, 2026 Meeting with Pennoni – Dave Gargula had a meeting with Ross Bickhart from Pennoni, Adam Brady, and Michael Stuart to review stormwater issues on Stoney Ridge Road, Indiantown Road, Orchard Court, and 110 Good Hope Road. Possible solutions were discussed and are under review.

Boundary Dispute – The Board asked Dave Gargula what is the process to deal with a boundary line dispute. Subdivisions make the boundary lines easier to define. Having a surveyor come out is the best way to handle a dispute.

Lot for Sale on Joshs Way – The Board asked Dave Gargula if there was a lot for sale on Joshs Way. Mary Beth French confirmed that there was a lot for sale and that it was pending. Is a compostable toilet allowed in our Township? That would need to be determined by the Chester County Health Department.

Weekly Inspections – Dave Gargula performed weekly inspections for un-permitted work and signs.

Site Inspections – Dave Gargula conducted site inspections for construction that was performed.

New Business

Approval of COSTARS Quote – Playground Equipment and Surface – Nette Stejskal updated the Board that she received approval from DCNR for the playground at Nichol Park. The Recreation Resource USA proposal through state and county grants was \$350,238.00 for the playground, equipment, surface, stone, material and the installation. Everything was chosen by the Park Board. The Board would like to confirm that the delivery price is still valid considering the cost of diesel fuel. Bruce Yost made a motion to approve Recreation Resource USA quote for \$350,238.00 with the green surface as the selection. Aileen Parrish seconded the motion and the motion carried unanimously.

Approval to Request COSTAR Quotes for Geopolymer Stabilization for Glen Road Repairs – Nette Stejskal presented to the Board a quote for \$126,500.00 for the Geopolymer Stabilization and an estimate of \$50,000.00 for the Guard Rail repairs; these would be in the same phase. We have \$212,000.00 budgeted to cover this project for this year. She noted that Geopolymer Stabilization is a COSTARS vendor but may need to do a bid package to purchase the guard rails. The Board would like Pennoni to do a ground survey as part of this effort. Aileen Parrish made a motion to move forward with the COSTARS quote for Geopolymer Stabilization and Guard Rails. Bruce Yost seconded the motion and the motion carried unanimously.

Subdivision and Land Development – No update.

Old Business

Chesterville Road Bamboo – Nette Stejskal said that she will be reaching out to Tom Oeste on legal process on these properties.

PECO Tree Trimming and Pole Identification – No update.

Meeting Hall/Maps/Cases/Artifacts/etc. – Aileen Parrish announced that the Historical Commission would like to review the Township map and check it for accuracy. Their next meeting is October 6, 2026 and she will provide feedback on what we need to add or correct.

Update on Office Building Renovations – Bruce Yost is working with New London Electric to have a surge protector breaker installed. Aileen Parrish would like to have some signage with arrows showing where the office is and where the Meeting Hall is. Carolyn Matalon will be looking for this online.

Planning Commission – Solar/Data Center/Wind Ordinance MAP Grant – Stephanie Town updated the Board that Tom Oeste confirmed he is working on these ordinances.

Development-Pigliacampi Property – Carolyn Matalon updated the Board that there is communication with the Building Inspector and the Attorney on this permit. Land Trust still has unresolved issues with this permit.

1404 New London Property – Carolyn Matalon updated the Board this is progressing. The Building Inspector and the homeowner's attorney are communicating; the Building Inspector has requested additional information. Dave Gargula updated the Board that they are working on permitting the hoop houses. They have an agricultural conservation easement on this property but still have to follow Township ordinances.

Stoltzfus Farm – No update.

234 Southbank Road – The Board questioned Dave Gargula on sign restrictions for farms. He said that farms allow a 12-foot sign on their property. Agricultural trailers may only be used temporarily. The Board would like Dave Gargula to send a letter out to the homeowner and make them aware that agricultural trailers are only allowed in the Township on a temporary basis and provide them with a timeframe on what is considered temporary versus permanent.

17 Chesterton- Incident with Neighbor Over Mowing and Yard Damages – Please see earlier comments.

Comcast BEAD Effort – No update.

Fire Company Merger – Brian Sachs and Nette Stejskal attended the Fire Company merger meeting that was held on September 8, 2026. They received an updated rough draft of the Intermunicipal Agreement. Brian Sachs gave Aileen Parrish and Bruce Yost a copy of the agreement for them to review and to provide feedback. This agreement was also sent to Tom Oeste for his review and feedback. Feedback by Municipalities is expected by the end of October 2026. The Commission Working Authority discussions will be put on hold for the time. What we learned from this meeting is that this is a two-year agreement. There will be one voting member from each Municipality (10 Municipalities in total), each Municipality will have one alternative voting member. There will be 10 votes in total. The voting member should be an elected official, and the alternate voting member may either be an elected official or an appointed person. When it comes time to select these representatives, this will have to be recorded in a Resolution. If when voting, there is tie or a conflict of interest, they would have to recuse themselves from voting. The Board would like Brian Sachs to be the elected official from our Municipality and Nette Stejskal to be the alternate voting member from our Municipality since they have been going to all these monthly meetings. Jerry Ozog from PSATS was also in attendance at this meeting since 7 out of 10 Townships wanted him to attend. Nette Stejskal noted that the formula in their budget was not correct and disputed some calculations and statistics. The formula is supposed to be 1/3 Fire, 1/3 Population, and 1/3 EMS. She also noted a \$300,000.00 increase in West Grove and Avondale salaries. Next meeting is scheduled for October 8, 2026.

Document Asset Management System – Dana Copare updated the Board that biweekly meetings will begin with TRAISR tomorrow, Tuesday, September 15, 2026.

Township Hall Use/Fees – No update.

Accessory Use/In-Law Suites – Carolyn Matalon updated the Board that this was just pass through House Committee and went to the Senate. Bill 1346 will now go before the full senate. She noted that changes were made to the bill, but we will have to see what happens next.

Certificate of Occupancy/Resale – No update.

Krause Trail – Aileen Parrish spoke with Tom Oeste about the discussion with Hillcrest on not having metes and bounds. Tom Oeste will be putting together an easement on this property.

Pennoni Projects – Bruce Yost's follow up meeting with Pennoni was cancelled due to an illness with Pennoni.

In person meetings occurred with Pennoni on drainage issues and these are the following updates we given:

119 Indiantown Road – Adam Brady noted the drainage issue in the front yard and dwelling. A 4-to-6-inch berm is needed adjacent to the pavement instead of going into the yard. Pennoni is going to provide a cost analysis and will provide it to BOS and the homeowner.

110 Good Hope Road – After reviewing the maps and videos on drainage issues, there are 10 acres in question. It was determined that it is not the responsibility of the Township and the resident should go to seek aide from the water conservation for help.

4 Orchard Court – There is a 4-inch drain swell which should be installed and cut.

Stoney Ridge Road – Dave Gargula said in the front yard a storm system starting at the bottom of the hill all the way up is desirable. This is still under review, as there may be additional work needed such as under driveway pipes because there is a concern of erosion going into the creek. Emily Dryden would like Dave Gargula to keep herself and Dave Clark informed about this issue.

Glen Road Quote from Pennoni – Please see earlier comments.

Good Hope Road - Chevron Signage – Adam Brady showed pictures of the suggestions that Pennoni made, which were to have 2 posts, 6 signs (front and back) and 1 curve ahead sign.

Community Service Hours Project – Nette Stejskal to provide Carolyn Matalon with feedback on this project.

896 Corridor Project – Aileen Parrish announced that Phase I is ready to begin, we are just waiting on an official start date for this project. The state of Delaware and the state of Maryland have voice some concerns about this project due to road detours. The roundabout at SR896 and SR841 is forecasted in Phase II of this project. LBT is part of Phase I of this project.

New London 896 (S.R. 896) Horse-Drawn Vehicle Flashing Warning Device Project – Nette Stejskal reread the construction agreement and key phases of construction. According to the agreement she that extra visits were covered in their scope of work. Grant assistance was supposed to be in the \$15,500.00engineering quote and Bowman would issue a change order if needed. She did say there was confusion on advertising. There was only 1 bidder, and there was no additional work needed. Aileen Parrish spoke with Bowman and requested an itemized accounting record which was provided but lacked details. We are approaching the deadline to close out the grant. Bruce Yost made a motion to approve a 25% payment of the \$5,825 they requested. Aileen Parrish seconded the motion and the motion carried unanimously.

Minutes – 08/24/2026 – Aileen Parrish made a motion to approve the minutes as corrected. Bruce Yost seconded the motion and the motion carried unanimously.

Business from the Floor – None.

Adjournment

Aileen Parrish made a motion to adjourn the meeting at 10:39 PM. Bruce Yost seconded, and the motion carried unanimously.