

**London Britain Township
Board of Supervisors Meeting**

August 11, 2025 approved 8/25/25 BOS mtg

Aileen Parrish, Chairman of the Board of Supervisors, opened the Board of Supervisors meeting at 7:03PM. In attendance were Supervisors Brian Sachs and Bruce Yost, Secretary Carolyn Matalon, Treasurer Nette Stejskal, Roadmaster Hunter Warnick, Supervisor of Parks and Open Space Adam Brady, Zoning Officer Dave Gargula, Planning Commission members Bill Maslanka, Stephanie and Les Town and Don Morgan, Land Trust member Emily Dryden and resident Mike Karasek.

Road Report

Roadmaster Hunter Warnick read the July 2025 Road Report, attached.

Road signs

Roadmaster Hunter Warnick presented a quote of \$2,259.11 for the purchase of chevron signs to be installed on Glen Road and London Tract Road. Supervisor Brian Sachs made a motion to approve this purchase. The motion was seconded by Chairman Aileen Parrish and passed unanimously.

Backhoe update

The estimated cost to repair the rear axle is \$30,000. The monthly rental fee for a backhoe is quoted at \$1900. Additionally, a trade-in offer was received in the amount of \$27,000. Treasurer Nette Stejskal briefly addressed backhoe financing with the Board of Supervisors.

Service on F350

The truck has power issues, and a full tune-up was quoted at about \$900.

Road striping

Nette Stejskal obtained quotes for striping work on Chambers Rock Rd, Strickersville Rd from Rte. 896 to the Township line, and Flint Hill Rd from the southern Township line to Good Hope Rd. The road crew will repaint the 35MPH marking on Chambers Rock Rd. Brian Sachs made a motion to approve the quote in the amount of \$22,288.38 from D.E. Gemmill for the striping project. Aileen Parrish seconded and the motion carried unanimously.

PennDot Winter Agreement Resolution #25-14

Aileen Parrish presented Resolution #25-14, authorizing Nette Stejskal to execute the Winter Maintenance Services agreement (#3900040638) on behalf of the Township. A motion to approve the resolution as drafted was made by Aileen Parrish and seconded by Brian Sachs. The motion was approved unanimously.

896 corridor project update

The 896 corridor project spans 5 miles from Hess Mill Rd to Chambers Rock Rd. Bids are expected in late 2025 or early 2026, with construction divided into 6 segments starting at both ends and moving toward the center. The project is anticipated to last 4 years. A 24-hour PennDot contact will be available. Work occurs Monday through Friday. Videos of detour roads will be recorded by both PennDot and the Township before construction begins.

896 flasher grant update

Nette Stejskal presented the \$15,500 Bowman Engineering contract for permitting design and approval and construction bid services of 896 Flashing Warning Devices. Aileen Parrish moved to accept the contract from Bowman Engineering not to exceed \$15,500; Brian Sachs seconded. The motion passed unanimously. The Township was awarded grants for the project.

Chambers Rock Rd Radar Sign data

June data from the Chambers Rock Rd radar sign placement will be sent to Avondale State Police.

Park Report

Adam Brady read the July 2025 Park Report, attached.

Parks Dept/website

Adam Brady and the Board discussed adding information to the Township website.

Adam Brady and Hunter Warnick will be added as administrators on the Township Facebook page.

Rental Agreement Updates

Adam Brady discussed updates to the Nichol Park rental agreement with the Board of Supervisors. Adam Brady will revise the contract and send it to the Board for their approval.

Joseph Kamertz scout presentation- not present

Park Ordinance- Planning Commission member Stephanie Town discussed resending the Park Ordinance to Township Attorney Tom Oeste for his review.

There being no further business Hunter Warnick left the meeting at 8:14pm.

There being no further business Adam Brady left the meeting at 8:51pm.

Zoning Report

Dave Gargula read the Zoning report.

25-044	D'Allesandris BI Eng ZO	111 Stoney Ridge	House 7-23-25
25-052	Zbranek BI	13 Nivin Ln	HVAC 7-21-25
25-056	Carlson BI ZO	111 Valley Dr	Repl Exist Deck 8-4-25
25-058	Rzucidlo BI	108 N Bank	Roof Solar 7-16-25
25-060	Kowalski ZO	101 Woodhaven	Shed 7-16-25
25-061	McArthur ZO	211 Fern Ridge	Paving 7-16-25
25-062	Hannan ZO	220 Fern Ridge	Paving 7-16-25
25-063	Keys ZO	260 Fern Ridge	Paving 7-16-25
25-064	Roberts ZO	205 Fern Ridge	Paving 7-16-25
25-065	Woodin ZO	112 Shadestone	Paving 7-16-25
25-066	Diefenbeck BI	22 Knights Bridge	HVAC 7-23-25

COMPLAINTS:

7/29 – Received a complaint about a dog running loose from 3 Orchard Ct. Left notice at property that dogs must be kept in control in accordance with PA laws.

8/4 – Received a call from J Steichen and owner of 1735 Flint Hill about the tree harvesting on the Schmidt farm. Questions regarding tree removal plan, removal near stream and removal on wrong property.

8/6 – Received a call and email about 17 Chesterton regarding tall grass and personal issues with residents. Was told that State Police were involved with personal issues. An enforcement notice was issued about the grass.

MISCELLANEOUS

8/6 – Received an email about rezoning 1438 Flint Hill from RA to C2 for a bagel manufacturing facility. I spoke with owner about lot requirements and limitations and rezoning process.

Weekly inspections for un-permitted work and signs were performed.

Site inspections for construction were performed.

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Penn Green Rd house - Dave Gargula noted the Township Building Inspector inspected the property; a certified letter will notify the homeowner of its condition.

Bamboo update

A Chesterville Rd property owner consulted with Dave Gargula and Bruce Yost to discuss bamboo removal. Mr. Sun will maintain the path on his property and Land Trust land, and research into the bamboo's origin continues.

There being no further business Dave Gargula left the meeting at 9:15pm.

Subdivision and Land Development

Resolution #25-15 Chesterton Dr:

Aileen Parrish read and moved to approve Resolution #25-15, confirming that Chesterton Dr. in Tennyson Subdivision has been publicly used and maintained for over 21 years, with coordinates listed in the Resolution. Bruce Yost seconded, and the motion passed unanimously.

Resolution #25-16 Hampstead Ct

Aileen Parrish read and moved to approve Resolution #25-16, confirming that Hampstead Ct. in Tennyson Subdivision has been publicly used and maintained for over 21 years, with coordinates listed in the Resolution. Bruce Yost seconded, and the motion passed unanimously.

Minutes

7/28/25– Aileen Parrish made a motion to approve the minutes of 7/28/25 as corrected. Bruce Yost seconded and the motion carried unanimously.

New Business

Schaer Conservation Easement Amendment

Aileen Parrish read the Amendment. The purpose of the amendment is to correct the allocation of impervious coverage in Protection Area C in the original conservation easement. The easement limited the impervious coverage within Protection Area C to 20,000 square feet in aggregate for residential improvements, and 7,500 square feet in aggregate for agricultural improvements. This has always been an agricultural property and the intention was to continue to support that use by permitting reasonable additional agricultural improvements. However, the allocations of impervious coverage that were made in the easement did not adequately reflect that. The purpose of the amendment is to reallocate the permissible aggregate impervious coverage between residential and agricultural uses.

The total impervious coverage limit within Protection Area C will remain the same at 27,500 square feet but this amendment will reallocate the impervious coverage limits for agricultural and residential improvements in the following ways:

- The limit for residential improvements will be reduced from 20,000 sq. ft. to 15,500 sq. ft.
- The limit for agricultural improvements will increase from 7,500 square feet to 12,000 sq. ft.

The amendment will also update language related to the Review process to match the current model language. This removes the 30-day default-approval language, which will strengthen the easement.

Bruce Yost made a motion to approve the amendment. Brian Sachs seconded and the motion carried unanimously.

Old Business

PECO update- PECO is currently rebuilding aerial lines with completion December 2025. Future plans for Landenberg include installing an additional device which will be placed to isolate and identify problems.

Big Elk Creek Park update

There is one more task force meeting scheduled. The original Big Elk Creek Park plans have been revised.

Meeting Hall update

9/22/25 will be the 1st meeting in the renovated meeting hall.

300th Anniversary update

Music schedule and an MC for the event are set. Model A car club will be present at the event. The T shirts are being designed. A 50/50 raffle ticket for the event was discussed. The Board discussed the road crew working/volunteering the event.

London Grove Township will host a municipal meeting on 8/28/25 to discuss the possible mergers of Avondale and West Grove EMS and Fire Co's. Brian Sachs and Aileen Parrish plan to attend.

Executive session- Meetings were held on 8/1 and 8/11 to discuss personnel.

Business from the Floor**Adjournment**

Bruce Yost made a motion to adjourn the meeting at 10:00. Brian Sachs seconded, and the motion carried unanimously.