

**London Britain Township
Board of Supervisors Meeting**

04/13/2026 – APPROVED at the 04/27/2026 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, Roadmaster Hunter Warnick, Parks Supervisor Adam Brady, Zoning Officer Dave Gargula, Planning Commission Members Bill Maslanka, Stephanie Town, Les Town and Don Morgan and Resident Mike Karasek.

Road Bids

Nette Stejskal opened the bids received for the Mill and Patch Project. The Board reviewed the bid.

Mill and Patch from Long Asphalt Inc.'s:

Item 1: \$42.30 Square Yard **Total:** \$48,645.00

Item 2: \$117.00 Square Yard **Total:** \$ 7,722.00

Total Bid: \$56,367.00 + **Superpave Cost:** \$29,402.30 = **Total Cost:** \$85,769.30

Bruce Yost made a motion to accept the bid from Long Asphalt Inc. for the line items 1 and 2 for the total cost of \$56,367.00. Aileen Parrish seconded the motion, and the motion carried unanimously.

Nette Stejskal opened the bids that were received for the CHIP and FOG Seal project. The Board reviewed the bids.

CHIP and FOG Seal Project: Two bids came in for this project. First company to bid on was Asphalt Maintenance Solutions and the second company was Asphalt Industries.

Aileen Parrish made a motion to postpone the bid selection until the next BOS Meeting on April 27, 2026. The Board will analyze the bids after 5 positive reference checks on work that has been completed in the last year. Bruce Yost seconded the motion, and the motion carried unanimously.

Road Report

Hunter Warnick presented the April 2026 Road Report to the Board. Please see attached.

New London Road (S.R. 896) Horse-Drawn Vehicle Flashing Warning Device Project – Aileen Parrish made a motion to reject all bids, specifically the bid from the Lenni Electric Corporation, for the construction of the S.R. 896 Flashing Warning Devices due to non-compliance with the advertising regulations; and to authorize advertising for new bids for the construction project. Bruce Yost seconded the motion, and the motion carried unanimously.

Flint Hill Crossing – Hunter Warnick updated the Board that all roads in the Flint Hill Crossing development will need to be crack sealed for the total cost of \$9,200.00 in addition to spot chip sealing the development for the total cost of \$5,000.00. Watson Mill Road's existing Superpave is cracking and it is recommended to be repaired with single CHIP and seal for the total cost of \$4,200.00. The Board approved the costs, and it will be covered under routine maintenance.

Hunter Warnick concluded his report and left the meeting at 8:11 PM.

Park Report

Adam Brady presented to the Board the March 2026 Parks Report. Please see attached. Avon Grove Library will be hosting Storytime in Nichol Park this year in May and September. Dates to be announced shortly.

Nichol Park – Pickleball Site – Adam Brady updated the Board on the expansion plan for Nichol Park. The Board would like to proceed with #13 on the Nichol Park Master Site Plan for the proposed use of the future Pickleball Site. Aileen Parrish will discuss the benefits of maintaining this plan with the donor before committing to a decision.

Nichol Park Renovations – Progress and Cost Update – Nette Stejskal updated the Board on the current cost for the new Playground, Basketball Court and Pickleball Court, is \$751,335.00. The funding for these projects will be provided by utilizing state grant monies, county grant monies, private donations and approximately \$25,000.00 from the Township fund. Adam Brady is eager to start demolition and Nette Stejskal is ready to order the equipment. Signage will be displayed about construction and renovation, with hopes to bring excitement on what is coming soon.

Adam Brady and Nette Stejskal finished their report and left the meeting at 9:22 PM.

Zoning

Dave Gargula updated the Board on the following:

Permits

| | | | |
|-------|----------------------|-------------------|-------------------------------|
| 26-05 | Alesantri BI | 35 Morgan Hollow | Generator 03-09-2026 |
| 26-06 | ONeill BI ZO | 515 S Bank | LR Reno/Sunroom 03-16-2026 |
| 26-07 | Battlebaugh BI ZO | 116 Stoney Ridge | Deck 03-17-2026 |
| 26-10 | Stanislav ZO | 1634 Flint Hill | Retaining Wall 03-26-2026 |
| 26-13 | Hoeschel BI ZO | 126 Good Hope | Sunroom 03-30-2026 |
| 26-15 | Perrotto BI ZO | 136 Pine Hill | Deck Replace 03-25-2026 |
| 26-16 | Diefenbeck BI | 22 Knights Bridge | HVAC 03-23-2026 |
| 26-17 | Konizer BI | 177 Good Hope | HVAC 04-08-2026 |

Complaints

17 Chesterton – On March 25, 2026, Dave Gargula received a call from a neighbor about the property being abandoned. Dave spoke with the neighbors as well as CCHD.

201 Fern Ridge – On March 30, 2026, Dave Gargula received a call about pool water discharge.

Glen Road Access – On March 31, 2026, Dave Gargula received a call about not having access to Glen Road. He visited the site and spoke with the contractor about maintaining access for residents in the work areas.

Verizon – Dave Gargula spoke with Verizon’s Engineer for the work being done in our area and he will contact the contractors to remind them to clean up as they work.

Miscellaneous

Rainwater Swale – North Bank Road – Dave Gargula reported to the Board that he spoke with the homeowner. They have cleared the leaves/debris from the basin, and it appears to be draining. He will continue to monitor.

Accessory Use/In-Law Suites – David Gargula updated the Board that he has had an increase on calls regarding In-Law Suites. Dave Gargula will be contacting Tom Oeste to see if he has any guidance with in-law suites to better define in-law suite use within the Zoning Ordinance.

126 Penn Green Road – Dave Gargula updated the Board and stated that he received two bids for the demolition of the porch. One quote is over \$5,000.00. Nette Stejskal asked the Board if 3 bids were needed. The Board discussed the scope of the work that will be done with the quotes that have been received. Dave Gargula also spoke with the Building Inspector about the work.

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

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

Dave Gargula finished his update and left the meeting at 9:55 PM.

New Business

Ryan Bradley – New House Build – Canceled

Resolution #26-07 – Fee Schedule – Aileen Parrish made a motion to adopt Resolution #26-07 as presented with the only change of doubling the permit fee if work is done without a permit. Brian Sachs seconded the motion and carried the motion unanimously.

Resolution # 26-08 – Land Trust Appointment – Aileen Parrish made a motion to enact Resolution #26-08 for the Township to appoint Nancy Henderson to the Land Trust for a 3-year term. Bruce Yost seconded the motion, and the motion carried unanimously.

AGREM -Aileen Parrish updated the Board on her AGREM meeting. WGFC has a new fire truck, and it has arrived. She also talked about other items that were discussed at that meeting.

Subdivision and Land Development – No update

Minutes – 3/23/2026 – Aileen Parrish made a motion to approve the minutes as corrected. Brian Sachs seconded the motion and carried the motion unanimously.

Old Business

Chesterville Road Bamboo – Aileen Parrish updated the Board that Mrs. Schmidt sent in a letter to the Board along with payment to the Township for her portion of the bamboo removal.

PECO Tree Trimming and Pole Identification – No update

126 Penn Green Road – Dave Gargula updated the Board. Please see above in miscellaneous.

17 Chesterton – Dave Gargula updated the Board. Please see above in miscellaneous.

Yeatman's Culvert – No update

TWP. Map of ROW -No update

Meeting Hall/Maps – Carolyn Matalon updated the Board that the artwork framing quote has been received. The Board approved the mat/framing for the 4 pieces of artwork for the hall.

Update on Office Building Renovations – In progress

Planning Commission – Solar/Data Center/Detention Center – Stephanie Town updated the Board that she has a meeting with PSATS regarding data centers this Wednesday, April 15, 2026, at 7:00 PM.

Development-Pigliacampi Property – No update

1404 New London Property – No update

Comcast BEAD Effort – No update

Grant Support Letter to the County Commission – In progress

Fire Company Municipal Board Representative – No update

Document Asset Management System – Meeting was on April 13, 2026, at 2:00 PM. LBT is waiting for proposal and will be reaching out to local townships for feedback on this product.

Township Hall Use/Fees – Carolyn Matalon updated the Board that Pamela Morgan has research on this topic and will present to the Board at the next meeting on April 27, 2026.

Accessory Use/In-Law Suites – David Gargula updated the Board. Please see above in miscellaneous.

Certificate of Occupancy/Resale – More research is needed on this topic.

Krause Trail – Aileen Parrish spoke with Ellen Krause, Paul Overton and Tom Oeste about the trail on the Krause 85-acre property. The Board agreed to proceed with possible trail on the easement. The Township will hold the easement with oversight by the Township Land Trust.

Business from the Floor

Adjournment

Brian Sachs made a motion to adjourn the meeting at 10:45 pm. Aileen Parrish seconded, and the motion carried unanimously.