

**London Britain Township
Board of Supervisors Meeting**

December 8, 2025 approved 12/15/25 BOS mtg

Aileen Parrish, Chairman of the Board of Supervisors, opened the Board of Supervisors meeting at 7:00PM. In attendance were Supervisors Bruce Yost and Brian Sachs, Secretary Carolyn Matalon, Supervisor of Parks and Open Space Adam Brady, Roadmaster Hunter Warnick, Planning Commission members Joe McNelis, Don Morgan, Bill Maslanka, Stephanie and Les Town, Land Trust members Emily Dryden and Mary Beth French and resident Lynn Zbranak.

Road Report

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

793 Chambers Rock Rd – Hunter Warnick discussed the runoff issue from Chambers Rock Rd with the homeowner and has created a plan to resolve the problem.

Chesterville Rd bamboo update - . Bruce Yost is consulting with Township attorney Tom Oeste on next steps with the goal of addressing the Chesterville Rd bamboo and completion of the project prior to winter.

Planning Commission member Don Morgan observed that bamboo growth along Flint Hill Road and Parsons Road remains a concern. Zoning Officer Dave Gargula is advised to follow up with the respective homeowners regarding this issue.

Yeatman Station pipes - Hunter Warnick met with a contractor for a second opinion on addressing the repair/replacement of the pipes.. Instead of replacing or repairing, the plan is to sleeve the pipes and regROUT the interior. The bottom of the current pipes is missing. Estimated cost:is \$50,000 for pipes and equipment. Hunter Warnick will schedule a meeting with the contractor, Township Engineer Pennoni, and a Board member to discuss it further. The project duration is estimated to be five days with temporary road closures.

2010 Dump truck- The truck previously sold. No additional information.

PECO/Township trees- Bruce Yost noted that while searching for bamboo removal companies he inquired about the cost of having a dedicated tree trimming crew (during the off-season) address vegetation growth in our Township on our ~40 miles of roads - to not only help citizens - but PECO as well. The cost would be \$3750 per day with estimated completion of the most urgent work (-10% of total) completed in 10 days. Bruce Yost reached out to the PECO representative and asked if they would be interested in a partnership with the Township, which they are not. PECO will, however, send people out to look at problem vegetation growth areas if we tell them what specific pole areas.

Don Morgan addressed concerns regarding trees along township roads, drawing a comparison to issues with bamboo. This initiated a discussion about property responsibilities. Aileen Parrish will consult with Township Attorney Tom Oeste on the matter.

Nivin Lane pipe- Lynn Zbranak would like the road crew to address the dip in the road on Nivin Lane. There being no further business Hunter Warnick left the meeting at 7:56:pm.

Park Report

Adam Brady read the November 2025 Park Report, attached.

Nichol Park scout project update—The project is cancelled.

MDGS proposed map- The proposed map was discussed. Carolyn Matalon will contact the Flint Hill Crossing (FHC) HOA to discuss the proposed map which includes the FHC HOA trails. There being no further business Adam Brady left the meeting at 8:30pm.

Zoning Report

126 Penn Green Rd – The condition of the property at 126 Penn Green was reviewed due to its current state of disrepair. The Building Inspector issued an Enforcement Notice to the homeowner, but no response has been received. An Enforcement placard has since been placed at the site.

Zoning Officer Dave Gargula has contacted Township Attorney Tom Oeste for guidance on proceeding with condemnation in accordance with the Property Maintenance Code.

25-100	McCardell BI	111 Peachtree	Roof Solar 11-19-25
25-101	Durham BI	506 Chambers Rock	HVAC 11-19-25
25-102	Callahan BI	202 Strickersville	Roof Solar 11-24-25
25-105	Swope BI	165 Elbow Ln	Roof Solar 12-3-25

COMPLAINTS:

MISCELLANEOUS

Working with BIU and the Township Solicitor on condemnation of 126 Penn Green Rd.

A Zoning Certificate of Occupancy has been issued for 134 North Bank

A Temporary Zoning Certificate of Occupancy has been issued for 176 Mercer Mill. The final will be issued once final stabilization takes place in spring.

Dave spoke with Kat Pigliacampi about the studio at 762 Chambers Rock. She emailed the Land Trust but hasn't received a reply, so she'll follow up and copy the Township. Kat is open to working with the Land Trust.

Mary Beth French discussed the permit at this property, which is conserved, and the legal ramifications to correct the building on the lot.

Roof Solar Ordinances were discussed. Currently a roof solar building permit only goes to the Bldg. Inspector for review. The Board of Supervisors would like Zoning to review the permits for compliance with the roof solar Zoning Ordinance sections.

Conservation Easements - Zoning and Special Event permit applications will include a question about whether the property is subject to a conservation easement. Every parcel file with a conservation easement will be flagged accordingly. Before issuing any permits, Zoning Officer Dave Gargula must review each parcel file to confirm the existence of an easement.

Subdivision and Land Development none

Minutes

11/24/25– Brian Sachs made a motion to approve the minutes of 11/24/25 as corrected. Bruce Yost seconded and the motion carried unanimously.

New Business

Old Business

Windsor Water Sampling Update- Bruce Yost noted that 2 water samples (1 indoors/1 outdoors) will voluntarily be taken from each of the 16 Windsor homes spigot. Kits will be handed out on 12/17 and collected on 12/18. The kits will be taken to BSC lab for nitrate testing. The testing is part of the DEP permit process.

OSRER plan Task force membership- Aileen Parrish spoke w Sarah Sharpe/Brandywine Conservancy, and Don Morgan/Planning Commission about task force membership. The Planning Commission will come together as a group to be part of the task force. Having hybrid meetings were discussed. Bob Clark, Mary Beth French and Emily Dryden are interested. Aileen Parrish also has an interest. Possibly Adam Brady or another member of the Park and Recreation Board may also be interested.

Massi Conditional Use fee- waiting for an update from Tom Oeste.

Business from the Floor -none

Adjournment

Brian Sachs made a motion to adjourn the meeting at 9:17pm. Aileen Parrish seconded, and the motion carried unanimously.