

**London Britain Township
Board of Supervisors Meeting**

January 5, 2026 approved 1/29/26 BOS mtg

Brian Sachs, Chairman of the Board of Supervisors, opened the Board of Supervisors meeting at 7:10PM. In attendance were Supervisors Aileen Parrish and Bruce Yost, Secretary Carolyn Matalon, Supervisor Parks and Open Space Adam Brady, Planning Commission members Les Town, Stephanie Town and Don Morgan, Zoning Officer Dave Gargula, Tax Collector Judy Porta, Land Trust member Mary Beth French and an additional guest.

Oath of Office

Oath of Office Supervisor Bruce Yost - Supervisor Bruce Yost read and signed the Oath of Office for the position of Township Supervisor. The Oath of Office was notarized by Secretary Carolyn Matalon.

Oath of Office Supervisor Brian Sachs – Supervisor Brian Sachs read and signed the Oath of Office for the position of Township Supervisor. The Oath of Office was notarized by Secretary Carolyn Matalon

Oath of Office Tax Collector Judy Porta - Tax Collector Judy Porta read and signed the Oath of Office for Tax Collector. The Oath of Office was notarized by Secretary Carolyn Matalon.

Oath of Office Auditor Kallista Kuhn- Kallista Kuhn was not present at the meeting. The Oath of Office will be given at a future date.

Resolution #26-3

Brian Sachs read Resolution #26-3 to appoint a one-year term to the following:

Zoning Officer..... Dave Gargula
Roadmaster..... Hunter Warnick
Supervisor Parks and Open Space.....Adam Brady
Engineer.....Pennoni Engineering
Water Resource Engineer..... Joe Boldaz /Hydraterra Professionals
Attorney..... Tom Oeste @ Buckley Brion McGuire Morris LLP
Alt. Attorney.....Fronefield Crawford of Crawford @ Wilson Ryan Agulnick
Zoning Hearing Board Attorney..... Stacey Fuller/Gawthrop Greenwood, PC
Uniform Construction Code Attorney
Property Maintenance Code Attorney
Building Inspector..... Building Inspection Underwriters (BIU)
Planning Advisors..... Brandywine Conservancy/ Natural Lands
Auditor..... BBD LLP
Landscape Consultant.....Ellen Tracey/Design Etc.
Emergency Management Coordinator.....Chuck Freese
SEO/Consultant..... Scott Andress/Edward B. Walsh & Assoc.

Bruce Yost made a motion to adopt Resolution #26-3 as corrected. Aileen Parrish seconded, and the motion carried unanimously.

Resolution #26-4

Brian Sachs read Resolution #26-4 appointing the following:

Planning Commission

(4) year appointed position which will expire December 31, 2029
Joe McNelis

Vacancy Board

(1) year term which will expire December 31, 2026
Don Allen

Zoning Hearing Board

(3) year term which will expire December 31, 2028

Edward Politowski

Park and Recreation Board

(3) year term which will expire December 31, 2028

Andrew Cowan

Eric Broadbent

Bettina Vanover

Robert Rickard

Historical Commission

(3) year appointed term will expire December 31, 2028

Susan Moon

Tom Zawislak

Uniform Construction Code and Property Maintenance Code Board of Appeals

(1) year appointed term will expire December 31, 2026

Joe McNelis

Bruce Yost

Les Town

Bill Maslanka

Land Trust

(3) year term will expire December 31, 2028

Mary Beth French

Bruce Yost made a motion to adopt Resolution #26-4 as read. Aileen Parrish seconded, and the motion carried unanimously.

Resolution #26-5

Brian Sachs read Resolution #26-5 appointing the West Grove and Avondale Fire Companies to be fire protection providers and ambulance service providers. West Grove Fire Company will provide rescue services with mutual aid in effect. The Pennsylvania State Police of Avondale Barracks will provide police protection. Medic 94 will provide advanced emergency support in conjunction with the fire company and ambulance service. West Grove Fire Company will designate emergency medical service mutual aid providers. The contact person between said organizations and the Chester County Department of Emergency Services will be Hunter Warnick and/or Chuck Freese.

Bruce Yost made a motion to adopt Resolution #26-5 as read. Aileen Parrish seconded, and the motion carried unanimously.

Resolution #26-6

Brian Sachs read Resolution #26-6 to establish the reimbursement rate for mileage in 2025 at \$0.725 per mile.

Bruce Yost made a motion to adopt Resolution #26-6 as read. Aileen Parrish seconded, and the motion carried unanimously.

Road Report

Adam Brady read the December 2025 Road Report, attached.

Park Report

Adam Brady read the December 2025 Park Report, attached.

There being no further business Adam Brady left the meeting at 7:36pm.

Zoning Report

PERMITS:

25-103	Stoltzfus BI ZO	1341 New London Rd	ag bldg 12-8-25
25-104	Roberts ZO	1704 Flint Hill	Fence 12-17-25
25-106	Kline BI	308 Southbank	Waterproof Base 12-10-25
25-109	Ladman BI	5 Laetitia	Reno MR,BR,KT,GA,AT 12-22-25
25-111	Patel BI	133 Talbot	Roof Solar 12-10-25
25-112	Reed BI	112 Reynard	Heat Pump 12-22-25
25-113	Kuhn BI	37 Nivin Ln	Gar Car Energy Sys 12-17-25

COMPLAINTS:

MISCELLANEOUS

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

Received email copied with about studio at 762 Chambers Rock. The Land Trust has a meeting on Jan 7 that Kat Pigliacampi is invited to attend to discuss the studio.

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

Site inspections for construction were performed.

4 Tuscan Lane- Dave Gagula gave an update on the progress of the house permit.

There being no further business, Dave Gargula left the meeting at 8:43pm.

Subdivision and Land Development

Stoltzfus- Brian Sachs made a motion to accept the Stoltzfus Subdivision extension until 4/11/26. Bruce Yost seconded and the motion carried unanimously.

New Business

MS4-The Township will meet with Pennoni Engineers on 1/22/26 @9am to discuss Township requirements for MS4 including education. The Township will also discuss pursuing additional grants.

DEP will visit the Township for a MS4 Routine Inspection on 2/18/26 at 10AM.

Watershed Restoration Protection Program grant outcomes for 2026- Pennoni submitted a grant on behalf of the MS4 requirements for \$350,000. The Township did not get the grant.

Grant Submittal for Mason-Dixon Greenway South Tree Planting 2026- Betsy Kerlin submitted a grant for \$5537 on behalf of the Township.

Windsor WWTP DEP permit water sampling results-Windsor resident's water sampling, as requested by PADEP to ensure WWTP is doing its job, showed average nitrate levels ~75% LESS THAN permit requirements. 15 of the 16 houses in the Windsor Subdivision submitted samples from an indoor and outdoor spigot. The Township will share the results with DEP.

Old Business

Chesterville Road bamboo- Dave Gargula is waiting on information from Township Attorney Tom Oeste.

HOA trails on DRAFT Mason-Dixon Maps- Adam Brady is waiting on updates to the map.

PECO tree trimming- The Township ROW along roads was discussed.

126 Penn Green Road – Progress noted in the Zoning report.

Twp. map of ROW- Carolyn Matalon provided a list of Township roads ROW's to the Board of Supervisors.

Newer road deeds will be researched.

Yeatmans Mill assessment- The road crew will meet at the Township bldg. on Thursday 1/8 for the assessment.

Minutes

12/15/25– Aileen Parrish made a motion to approve the minutes of 12/15/25 as corrected. Brian Sachs seconded and the motion carried unanimously.

Business from the Floor- none

Adjournment

Brian Sachs made a motion to adjourn the meeting at 8:47 pm. Aileen Parrish seconded, and the motion carried unanimously.