

**PENN TOWNSHIP
SPECIAL MEETING
PENN TOWNSHIP BOARD OF SUPERVISORS
PENN TOWNSHIP PLANNING COMMISSION
Monday, January 28, 2008**

The Penn Township Board of Supervisors and Penn Township Planning Commission held a special meeting on Monday, January 28, 2008 at the Penn Township Building, 260 Lewis Road, West Grove, PA at 5:30 p.m.

Present: Curtis Mason, Chairman Tom Sinsheimer, PC Chairman
 Harold Bram, Vice-Chairman Denis Newbold, PC
 Victor Mantegna, Supervisor John Stefanco, PC
 Robin Marcello, Supervisor
 William Finnen, Supervisor

1. **Call To Order:** After salute to the flag, Chairman Mason opened the special meeting.
2. **Public Comment:** Spence Andress stated this meeting was called to modify the Sewage Planning Module for Jenners Commons to include the Growing Place Childcare & Preschool.
3. **New Item of Business:** Spence Andress stated that Stan, Bill and himself attended a meeting with DEP on Thursday, January 24, 2008. After the opening statement, DEP was opposed to the present sewage module. Flags had been raised by the Chester County Health Department as to the use stated in the present module for office complex. The estimated use was for 376 people using 10 gpd or 3760 gpd or 14.32 EDUs. DEP stated that the Chester County Health Department raised the questions as Day Care and Spa not being an office use. This use does not fit in the office complex usage.

Spence stated that after discussion, it was decided to put in a revised module. This would include a new transmittal letter, new Resolution and a Penn Township Planning Commission Component 4A along with a project narrative. The new module would change the gpd from 3760 to 4094. The overall effluent has been increased to 6975 gpd.

Discussion followed, Spence stating that the planning module in the future would require close coordination by the staff to see that the module was consistent in use.

Tom Sinsheimer felt the developer should be the one who has to be consistent with DEP. He felt the developer should control the tenant for use and go through DEP. Discussion pro and con on this issue. Spence stated the township was responsible for the planning of the module for completeness.

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Harold Bram made a motion to approve the Jenners Commons revised Planning Module. Seconded by Victor Mantegna – all in favor.

Victor Mantegna made a motion to approve Resolution 2008-1. Seconded by Bill Finnen – all in favor.

Denis Newbold made a motion to approve Component 4A. Seconded by Tom Sinsheimer – all in favor.

Denis Newbold asked if the Planning Commission could schedule with Spence Andress a meeting with Planning Commission to explain the 537 Procedure. Curtis suggested a joint effort so that the Board of Supervisors also could attend. All agreed to have a meeting in February.

Robin Marcello made a motion to adjourn the meeting. Seconded by Victor Mantegna.

Respectfully Submitted,

William A. Finnen

WAF/jmc