

PENN TOWNSHIP
Board of Supervisors
Regular Meeting
Wednesday, November 7, 2018
6:00 P.M.

The Penn Township Board of Supervisors held their Regular Meeting on Wednesday, November 7, 2018 at the Penn Township building, Finnen Community Room, 260 Lewis Road West Grove, Pennsylvania.

Present:

Curtis Mason, Chairman
Victor Mantegna, Vice Chair
Jay Ennis, Supervisor
William O'Connell, Supervisor
Ken Bryson, Supervisor

Karen Versuk, Director of Operations
Scott Steele, Planning Commission Chair and Historical Commission Member
Ralph Churchill, Planning Commission Vice Chair
18 residents

Call to Order: After salute to the flag, Board Chair Mason opened the Meeting at 6:00 p.m. on November 7, 2018.

Chairman's Announcements:

The Board met with their Solicitor prior to the meeting to address legal issues. The Board held a continued Public Hearing properly advertised at 5 p.m. to consider the zoning ordinance and zoning map changes. That meeting was continued until 5 p.m. on Wednesday, Dec. 5, 2018 in the Finnen Community Room. Solicitor McMichael stated that the public comments be incorporated into a document by Director of Operations Versuk for review and updating by the Planning Commission at their regularly scheduled meeting on Wed., November 28, 2019. That meeting is open to the public. The comment document in addition to the proposed ordinances are to be available to the public on the Penn Township website, www.penntownship.us.

Public Comment: None.

1. **Approve Meeting Minutes from:** Supervisor Mantegna made a motion to approve the minutes from the October 17, 2018 meeting. Seconded by Supervisor Ennis. All in favor. Motion passed 5-0. **Treasurer's Report/Approve Invoices:** Supervisor

Mantegna made a motion to approve the Treasurer's report and pay the invoices. Seconded by Supervisor Ennis. All in favor. Motion passed 5-0.

2. **Planning Commission Report** – Planning Commission Chairman Scott Steele informed the Supervisors that the Planning Commission recommended approval of the Phillips Mushrooms Preliminary Plan with the following conditions:
- That the agreements between the Township and Phillips Mushrooms with reference to the right of way and associated improvements, as specified by the note on Sheet 6 of the Plan be negotiated and memorialized prior to Final Plan Approval;
 - That the cart way to the street right of way be specified that it will be designed to meet all township specifications and stormwater specifications in anticipation of dedication some day;
 - That, prior to the Final Plan Approval, Phillips Mushrooms provide further documentation that the proposed streaming of the beds in the mushroom houses, in addition to other available methods, provide the most effective deterrence against the Phorid Fly mushroom infestation;
 - That Phillips Mushrooms incorporate a safeguard to prevent wind drift of spray irrigation onto neighboring properties;
 - That Phillips Mushrooms adds safeguards to prevent the surface runoff of wastewater applied under wet conditions;
 - That Phillips Mushrooms is subject to the \$1000 per trip traffic impact fee (as determined by the date upon which their plan submission was deemed complete which was March 1, 2017) payable prior to the issuance of building permits as determined by Penn Township Traffic Engineer, McMahan Associates;
 - That the following waivers be granted:
 - Section 417.2.B1 – waive required curbs and sidewalks along existing and proposed street frontage;
 - Section 417.2.F – waive required street trees along existing and proposed road frontage including Jennersville Road, Pennock's Bridge Road, and the future road included on the final plan;
 - Section 417.2.G – waive the requirement to widen existing perimeter road right of ways and cartways.

The motion as indicated inclusive of all conditions was made by Supervisor Mantegna and seconded by Supervisor Ennis. Supervisor O'Connell abstained. The motion passed 4-0.

3. **Historic Commission/Bicentennial Committee Report** – Red Rose Inn update was provided by Supervisor Ennis who provided an update regarding progress including the ongoing installation of the HVAC and the lighting and wiring would be finished soon.
4. **Road Master Report** – Supervisor Bryson updated the Board regarding the pipeline restoration work scheduled for mid-November by Long’s Paving. The snow removal packet and list of drivers was also approved. A letter acknowledging the detour request for Coventry Reserve, a development planned for neighboring London Grove Township, was requested by Dave Gibbons of D.L. Howell. The Board declined providing that letter.
5. **Operations Report** – DOO Versuk requested a motion to advertise the 2019 budget. Supervisor Mantegna made a motion to advertise. Seconded by Supervisor O’Connell. All in favor. Motion passed 5-0.
6. **Roseview Update** – The engineer provided a written update regarding progress at Roseview. DOO Versuk read it aloud. Copies were provided to several Roseview residents in attendance.
7. **GIANT** – No report.
8. **VPP Zoning Project** – Chairman Mason announced that there was a Public Hearing to consider the zoning ordinance and map updates that day prior to the regular meeting. The Public Hearing was continued until Wednesday, Dec. 5, 2018 at 5 p.m. in the Finnen Community Room. A public work session will be held to address and consider public comments at the Planning Commission meeting on Wed., Nov. 28, 2018 at 7:30 p.m. in the Finnen Community Room.
9. **Red Rose Intersection Update** – McMahon Associates reported that three bids were received for construction of the Red Rose Intersection. The bidders were as follows:
 - a. **Road Con of West Chester, PA** -- Not to exceed - \$1,592,205.60 which includes alternate 1 (\$11,180.75) and alternate 2 (\$ 9,597.25).
 - b. **Meco Construction, Inc.** -- \$1,820,748.30
 - c. **Allan Myers, Inc.** -- \$1,944,662.00

Supervisor Mantegna made a motion to award the low bidder, Road Con of West Chester with the condition that the bid was “not to exceed \$1,592,205.50” and that the Board will meet with Road Con to discuss particulars as early as possible. Supervisor Mantegna further stipulated that the award is subject to the PennDOT

condition that the low bidder meets the Designated Special Provision 4 – Diverse Business Requirements by Nov. 13, 2018. The motion was seconded by Supervisor O’Connell. All in favor. Motion passed 5-0.

10. AQUA Meeting: A PUC public hearing regarding the proposed 84% increase in waste water utility rates for Penn Township was announced by Rep. John Lawrence to be held on Nov. 13, 2018 at the Jennersville Y at 1 p.m. and 6 p.m. Residents were urged to attend as a packed house gets the PUC’s attention.

11. PUC Attorney --- In light of the upcoming hearing, Supervisor Mantegna made a motion to discontinue the services of Jim Dougherty, Esq. who had worked on the township’s behalf in trying to schedule a hearing. Seconded by Supervisor O’Connell. All in favor. Motion passed 5-0.

Caitlin Ianni
Township Secretary