

**PENN TOWNSHIP**  
**Board of Supervisors**  
**Work Session Minutes – Finnen Community Room**  
**Wednesday, January 19, 2022**  
**6:00 P.M.**

The Penn Township Board of Supervisors held their regular meeting at 6:00 p.m. on Wednesday, January 19, 2022, in the Finnen Community Room, 260 Lewis Road, West Grove, PA 19390 immediately following a 5 p.m. Conditional Use Hearing regarding the application of the Pallares Family DBA as Casa Carmen Winery regarding the Hood Farm.

**Present:**

Victor Mantegna, Chair  
William O'Connell, Vice Chair  
Curtis Mason, Sr., Supervisor (absent)  
Jay Ennis, Supervisor  
Laura Sperratore, Supervisor  
Winifred Sebastian, Solicitor  
Karen Versuk, Director of Operations  
Dennis O'Neill, Township Engineer  
Scott Steele, Planning Commission  
Ralph Churchill, Planning Commission  
The Honorable John Lawrence, Pa State Representative  
Forty-eight attendees

**Call to Order:** Board Chair Mantegna called the meeting to order at 6:05 p.m. He presented a motion to recess the regular meeting and reopen the Conditional Use hearing from 5 p.m. which had been continued. Supervisor Ennis seconded the motion. All in favor. Motion passed 4-0.  
The Work Session resumed after the continuation of the Conditional Use Hearing at 6:35 p.m.

**Public Comment.** John Burtka, 679 Oxford Road, East Nottingham, addressed the Board in support of the Casa Carmen application. Mr. Burtka is a winemaker in Michigan. He stated that the proposal from the Pallares family is not for a massive winery and would be a great preservation of an historical property as well as the agricultural character of the area and property. He implored the Board to approve.

Resident Larry Waltman requested that the notices in the paper use a larger font in the header.

- 1. Approve Meeting Minutes/Approve invoices/Treasurer's report:** Supervisor Sperratore made a motion to approve the meeting minutes from the reorganization and regular meetings on Jan. 3, 2022, approve invoices and the treasurer's report. Seconded by Supervisor Ennis. All in favor. Motion passed 4-0.
- 2. Supervisor's Reports:**
  - a. **Red Rose Inn** – Supervisor Ennis – no report
  - b. **Chester Water Authority** – Supervisor O'Connell – recognized and thanked State Rep. John Lawrence for introducing HB 527, a bipartisan effort to halt the sale of CWA with a

177-23 vote in favor of the bill. Rep. Lawrence provided additional detail regarding the bill and a “friend of the court” brief his team had recently filed as part of his ongoing effort to prevent the sale of CWA.

- c. **Jennersville Hospital** – Rep. Lawrence stated there is ongoing interest in both Jennersville and Brandywine hospitals by potential buyers. He publicly thanked the Supervisors for their efforts to house Medic 94.

**3. Engineering Report:** No report.

**4. Planning Commission Report:** no report

**5. Historical Commission Report:** no report

**6. Parks, Trails, and Recreation Committee Report:**

- a. Sports Park update: Boy Scout Bradley Gerwig presented his Eagle Scout project to the Board. The project would entail making the podium and handicapped accessible rail for the outdoor classroom. Supervisor Sperratore made the motion to approve the project. Seconded by Supervisor Ennis. All in favor. Motion passed 4-0.
- b. Passive Park update: The proposal for the clamshell was presented to the Board for consideration. Supervisor Sperratore voiced concern over making that expenditure in the current economic climate. Supervisor Sperratore made the motion to reject the proposal and table the clamshell until 2023. Seconded by Supervisor Ennis. Supervisors Mantegna, Ennis and Sperratore approved the motion. Supervisor O’Connell opposed the measure. Motion passed 3-1.

**7. Road Master/Facilities Report:** Road Master/DOO Versuk presented the liquid fuels roadwork recommendations for 2022 and requested approval to proceed with the bidding. The roadwork would include the completion of the W. Ewing Road project from Lewis Road to the township line. Supervisor O’Connell made the motion to advertise the liquid fuels project. Seconded by Supervisor Ennis. All in favor. Motion passed 4-0.

**8. Emergency Management:** The Board considered the 2022 West Grove Fire and Ambulance contract which was just under \$300,000.00. A motion to accept was made by Supervisor Mantegna. Seconded by Supervisor O’Connell. All in favor. Motion passed 4-0.

**9. Operations Report:** A comprehensive plan update was provided to the Board as well as a proposed schedule of events for 2022. The newsletter is being planned for a release date of late February.

**Public Comments: None.**

**Adjourn:** Supervisor Ennis made a motion to adjourn at 7:30 p.m. Seconded by Supervisor O’Connell. Motion passed 4-0.

Submitted by Caitlin A. Ianni, Township Secretary