

PENN TOWNSHIP
Board of Supervisors
Regular Meeting Minutes – Finnen Community Room
Wednesday, August 4, 2021
6:00 P.M.

The Penn Township Board of Supervisors held their advertised regular meeting session at 6:00 p.m. on Wednesday, August 4, 2021.

Present:

Victor Mantegna, Chair
William O'Connell, Vice Chair
Curtis Mason, Sr., Supervisor
Jay Ennis, Supervisor
Laura Sperratore, Supervisor
Karen Versuk, Director of Operations
Scott Steele, Chair, Planning Commission, Vice Chair Historical Commission
Ralph Churchill, Vice Chair, Planning Commission
Dennis O'Neill, P.E., Penn Engineer and Active Recreation Committee
Marcella Peyre-Ferry, Chester County Press
Lt. Daniel Steele, PA State Police
Chris Herring, Penn Parks and Recreation Committee
Steve Ramsay, Star Roses and Penn Parks and Recreation Committee
Guy Swift, Penn Township Facilities and Maintenance Tech
Kathy Wandersee, Penn Township Historical Commission
David Maicher, Penn Township Zoning Hearing Board
Daniel Giacoio, Eagle Scout
Jim Fritsch, Star Roses engineer
Jim Yoder, Star Roses
Nine attendees

Call to Order: Board Chair Mantegna called the meeting to order at 6 p.m. The Board Chair announced the Board attended an executive session regarding legal matters with the Solicitor and Engineers prior to the night's meeting. He announced that due to a new PA law, no motions or items could be added to the agenda less than 24 hours prior to the meeting without a carried motion in a public meeting.

Public Comment: Lt. Daniel Steele, Pa State Police at Avondale introduced himself as the new commander and provided an overview of the township statistics. He responded to a few questions regarding speeding on local roads.

- 1. Approve Meeting Minutes:** Supervisor O'Connell made a motion to approve the meeting minutes from the regular meeting on June 9, 2021. Seconded by Supervisor Ennis. All in favor. Motion passed 5-0. Supervisor O'Connell made a motion to approve the invoices for payment. Seconded by Supervisor Ennis. All in favor. Motion passed 5-0. Supervisor Ennis made a

motion to approve the Treasurer's report. Seconded by Supervisor Mantegna. All in favor. Motion passed 5-0.

- a. **Big Elk Escrow Release #1** – Supervisor Mantegna made a motion to release \$486,109.57 leaving a remaining escrow balance of \$849,731.85. Seconded by Supervisor Ennis. All in favor. Motion passed 5-0.
- b. **Phillips Mushrooms Escrow Release #10** – Supervisor Mantegna made a motion to release \$34,112.50 leaving a remaining balance of \$687,657.53. Seconded by Supervisor Sperratore. Supervisor O'Connell abstained. All in favor. Motion passed 4-0.

2. Supervisor's Reports:

- a. **Red Rose Inn** – No report.
- b. **Chester Water Authority** – Hydrant flushing will be done over the next two weeks in Penn.

3. Engineering Report (Dan Daley): No report.

4. Planning Commission Report: Planning Commission Chair Scott Steele withheld his report until later in the agenda.

5. Historical Commission Report: Red Rose Rent Day planning is well underway for Sept. 24 and twenty-five. Scott Steele and Kathy Wandersee are planning to sit with office staff to do more planning later in June.

- a. **Request to purchase a portable ramp from AmRamp equipment in the amount of \$2100.** Supervisor O'Connell made the motion to purchase the ramp. Supervisor Mantegna asked that the approval be conditioned upon review by the building inspector, Scott Moran. Supervisor Ennis seconded the motion and included the condition. All in favor. Motion passed 5-0.

6. Active Recreation Committee Report:

- a. Sports Park update:
 - i. Township engineer O'Neill introduced Eagle Scout Daniel Giacoio to the Board. Board Chair Mantegna read a proclamation and thanked Daniel for his service to the township by building the outdoor classroom at the E. Kneale Dockstader Environmental Education Area.
 - ii. Fence/Security for the Environmental Education Area was discussed. Engineer O'Neill will get prices.
- b. Passive Park update: Engineer O'Neill presented two bids for consideration for the bathroom deck replacement. The AK Petersheim bid was awarded in the amount of \$29,678.00. Supervisor Ennis made a motion to award. Seconded by Supervisor Mason. All in favor. Motion passed 5-0. Ash trees were removed by Don Taylor from the passive park and a bid packet is being prepared for the Veterans Garden to be redone in 2022.

7. Road Master/Facilities Report: Road Master Karen Versuk presented the Board with proposals to repair cracks in the Woodcrest Road bridge wall. Supervisor Ennis made a motion to award the option to repair the cracks and coat the entire bridge with hydraulic cement in the amount of \$2,600.00. Seconded by Supervisor Sperratore. All in favor. Motion passed 5-0. The Road Master presented an estimate by All American Door to repair the salt shed door eyes and install additional garage door opener with remotes for the trucks in the amount of \$1,116.80. Supervisor O'Connell made the motion to approve. Seconded by Supervisor Sperratore. All in favor. Motion passed 5-0. An estimate by Yo Sign Guy was approved in the

amount of \$5,897.00 for the new park signs at the Sports Park. The motion to approve was made by Supervisor Ennis and seconded by Supervisor Sperratore. All in favor. Motion passed 5-0. There were no snow removal bids received. A bid by Conley Doss to repair the stones on the township building sign was approved in the amount of \$4,700.00. The motion to approve was made by Supervisor Sperratore and Seconded by Supervisor Ennis. All in favor. Motion passed 5-0.

8. Emergency Management: No report.

9. Operations Report:

- a. **Budget worksheets were handed out to the Board. A budget work session will be held on September 15.**
- b. **Upcoming Events were outlined.**

Items of Business:

- 10. Ordinance 2021-01** – Established rules regulating Penn Township parks including fines. The motion to adopt was made by Supervisor O'Connell. Seconded by Supervisor Ennis. All in favor. Motion adopted 5-0.
- 11. Ordinance 2021-02** – Established an ordinance governing municipal management of on-lot sewage disposal facilities in Penn Township including mandatory pump out every three years. There were some audience questions regarding the ordinance. It was explained that this ordinance was legally required by federal and state legislation. The motion to adopt was made by Supervisor Sperratore. Seconded by Supervisor Ennis. All in favor. Motion adopted 5-0.
- 12. Ordinance 2021-03** – Established compliance procedures and regulations regarding road openings, street borings, etc. on public right of ways in Penn. The motion to adopt was made by Supervisor O'Connell. Seconded by Supervisor Sperratore. All in favor. Motion adopted 5-0.
- 13. Resolution 2021-10** – Established park rules and regulations as stipulated by Ordinance 2021-01. The motion to adopt was made by Supervisor Sperratore. Seconded by Supervisor Ennis. All in favor. Motion adopted 5-0.
- 14. Star Roses Waiver of Land Development Request - Jim** Fritsch, Steve Ramsay and Jim Yoder represented Star Roses. The Star Roses site is UPI number 58-1-15, 83.5 acres zoned RA. Mr. Fritsch reviewed the plan to add two green houses, a growing area and outdoor growing area for a total increase of 7980 sq. ft. There will be no increase in employees and this addition is merely for efficiency and consolidation of staff. Scott Steele said the Penn Planning Commission supported the request of waiver of land development with the following conditions: fully designed stormwater management, a stormwater operations and management agreement with the township, provide for a full landscaping plan along Ewing and neighboring properties, no increase in vehicular traffic and a note on the plan that if anything changes in terms of staffing or vehicular traffic a land development would be triggered. Questions regarding current truck traffic onto the site were posed. Steve Ramsay explained that Star Roses has one shipment daily between the hours of 8 a.m. and 5 p.m. The truck traffic is caused by Quercus which is owned by Steve Hutton. The motion to approve the waiver of land development with conditions was made by Supervisor Sperratore. Seconded by Supervisor Ennis. All in favor. Motion passed 5-0.

Public Comments:

Resident Chris Herring expressed concern regarding the transitioning/closeout of Roseview/Jennersville Farm. Penn Ridge resident Danielle Slifer expressed concern regarding the new high school's access point on W. Baltimore Pike and its proximity to Penn Ridge.

Adjourn: Supervisor O'Connell made a motion to adjourn at 7:41 p.m. Seconded by Supervisor Ennis. Motion passed 4-0.

Submitted by Caitlin A. Ianni, Township Secretary