

PENN TOWNSHIP
Board of Supervisors
Regular Meeting Minutes – Finnen Community Room
Wednesday, August 3, 2022
6:00 P.M.

The Penn Township Board of Supervisors held their regular meeting at 6:00 p.m. on Wednesday, August 3, 2022, in the Finnen Community Room, 260 Lewis Road, West Grove, PA 19390 immediately following an executive session with the solicitor at 5 p.m.

Present:

Victor Mantegna, Chair
William O'Connell, Vice Chair
Curtis Mason, Sr., Supervisor
Jay Ennis, Supervisor
Laura Sperratore, Supervisor
Winifred Sebastian, Solicitor
Karen Versuk, Director of Operations
Ralph Churchill, Planning Commission
Scott Steele, Historical and Planning Commissions
Jim Davidson, property owner
Dan Daley, Township Engineer
Dennis O'Neill, Township Engineer
Kathy Wandersee, Historical Commission
Larry Waltman, Historical Commission
Denis Newbold, Planning Commission
Neil Land, attorney
Chris Herring, Roseview HOA
Donald May, resident
Andy Ray, AGSD
Henry Guariello, D'huy
Marcella Perry-Feyre, Chester County Press

Call to Order: Board Chair Mantegna called the meeting to order at 6:00 p.m.

Public Comment: Resident Donald May asked the status of the Sunnyside Road restoration owed to the township by the school district.

- **Approve Meeting Minutes/Approve invoices/Treasurer's report:**
Supervisor Sperratore made a motion to approve the meeting minutes from the August, 2022 meeting, and approve invoices and the treasurer's report. Seconded by Supervisor Ennis. All in favor. Motion passed 5-0.
- **Supervisor's Reports:**

- **Red Rose Inn** – Supervisor Ennis will price out painting costs for the shutters on the Red Rose Inn. Three proposals will be obtained.
- **Chester Water Authority** – Supervisor O’Connell – no report
- **Jennersville Hospital** – Welcome to Penn! Penn will host a municipal meeting on August 4.
- **Engineering Report:**
 - AGSD: Township Engineer Dan Daley and Township Solicitor Winnie Sebastian authorized the Board to make a motion to approve the final amended plan of the AGHS – Motion was made by Supervisor Sperratore and seconded by Supervisor O’Connell. All in favor, the motion passed 4-0-1. Supervisor Mason abstained.
 - Phillips Mushrooms – Supervisor Mantegna made a motion to approve escrow release #14 \$34,513.00 leaving a remaining balance of \$424,866.24. Seconded by Supervisor Ennis. All in favor. Motion passed 4-0.
- **Planning Commission Report:** Board Chair Scott Steele stated the Planning Commission had reviewed the following and made the following recommendations:
 - Jenner’s Commons – Not a minor subdivision, not a preliminary/final plan, recommending a full plan review and full address of the Township Engineer’s 6 pages of comments
 - 16 Allsmeer pool – Do not support, already in violation of the impervious surface
 - Pennock’s bridge – Do not support, requesting a commercial property in a residential zone
 - 121 Corby Road – Do not support, built a garage without a permit within 3 feet of the neighboring property
- **Zoning Hearing Board:** The Board considered the appointment of Art Sagnor, Esq. as Zoning Hearing Board Conflict Solicitor. A motion was made by Supervisor Sperratore. Seconded by Supervisor Ennis. All in favor. Motion passed 4-0.

Pennock’s Bridge ZHB applicant Mr. Doug Taylor of Bell’s Welding was represented by Neil Land, Esq. at the Board meeting. Mr. Land addressed the Board on behalf of his client to address the use and noise concerns. Mr. Taylor would be the sole owner of the property and landlord, he will have four employees who largely leave the property daily to work in the field in the agricultural industry and return at the end of the work day. The shop to be erected is primarily for storage and office use only.

At 6:30 p.m. Supervisor Mason was excused from the meeting.

At this point, the Board Chair entertained motions regarding Board positions on the Zoning Hearing matters. With regard to the Pennock’s Bridge zoning hearing board application of Mr. Doug Taylor, Supervisors Mantegna and

Sperratore voted not in favor of the application, Supervisors O'Connell and Ennis took no position. The measure failed and the Board took **no position**.

With regard to the 16 Allsmeer Drive swimming pool application, Supervisor O'Connell made a motion to deny a variance to permit additional impervious coverage, seconded by Supervisor Sperratore, all in favor. Motion passed 4-0.

With regard to the 121 Corby Road variance, Supervisor Sperratore made a motion to deny, seconded by Supervisor O'Connell. All in favor. Motion passed 4-0.

- **Historical Commission Report:** Red Rose Tours and Sunset Park Day were scheduled for Sunday, August 14, 2022. Red Rose Rent Day is scheduled for Saturday, September 17, 2022.
- **Parks, Trails, and Recreation Committee Report:** Two requests for use of the Sports Park property had been received. The Board denied the requests as premature at this time. The motion to deny was made by Supervisor Mantegna. Seconded by Supervisor Sperratore. Supervisor Ennis voted against. The measure passed 3-1. A ribbon cutting is proposed for the Dockstader Environmental Center on Wednesday, September 7, 2022 at 5 p.m. prior to the regular Board meeting.
- **Road Master/Facilities Report:** Supervisor Ennis made a motion to approve a proposal by Yo Sign Guy to replace the sign out front of the township building. Seconded by Supervisor Mantegna. All in favor. Motion passed 4-0.
- **Emergency Management:** A status report on 863 W. Baltimore Pike was provided.
- **Operations Report:**
- **MS4 Proposal: Tabled.**
- **Knox Box Ordinance 2022-02.** The Motion to adopt was made by Supervisor Sperratore. Seconded by Supervisor Ennis. All in favor. Motion passed 4-0.

Public Comments:

No comments.

Meeting adjourned at 8 p.m.

Submitted by Caitlin A. Ianni, Township Secretary