

**PENN TOWNSHIP
Board of Supervisors
Work Session Meeting Minutes –
Finnen Community Room
Wednesday, September 21, 2022
6:00 P.M.**

The Penn Township Board of Supervisors held their work session meeting at 6:00 p.m. on Wednesday, September 21, 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. Immediately after the meeting was a public open house for the public to ask questions about the Comprehensive Planning Process.

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
Dennis O'Neill, Township Engineer
Kathy Wandersee, Historical Commission
Larry Waltman, Historical Commission
Denis Newbold, Planning Commission
25 Attendees
Comprehensive Plan Task Force

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

Public Comment: Residents Vince Sullivan and Ian Torello spoke representing neighbors in the Dutton Farm development against the Zoning Hearing Board application by Susan Fulton and Jason Haldeman for 181 Kelton Road. They stated that the township correctly adopted an expanded riparian buffer in the 2019 Zoning Ordinance update to protect the White Clay Creek and urged the Board to oppose any variance to it as requested by the Fulton/Haldeman application.

Applicant Jason Haldeman then spoke stating that the township imposed a hardship on the property with the 2019 Zoning Ordinance update.

Board Chair Mantegna thanked all parties for their comments.

1. **Approve Meeting Minutes/Approve invoices/Treasurer's report:**
Supervisor Sperratore made a motion to approve the meeting minutes from the September 7, 2022 meeting with two changes – correction of the name of Cuyler Walker and strike the name of Phil Donohue. Seconded by Supervisor Ennis. All in favor. Motion passed 5-0. Supervisor Sperratore then made a motion to approve the invoices and the Treasurer's report. Seconded by Supervisor O'Connell. All in favor. Motion passed 5-0.
2. **Supervisor's Reports:**
 - a. **Red Rose Inn** – Supervisor Ennis stated the painting of the Red Rose doors and shutters is almost complete. The color is forest green.
 - b. **Chester Water Authority** – Supervisor O'Connell – no report
 - c. **Jennersville Hospital – No update.**
3. **Engineering Report:**
 - a. AGSD: No report.
 - b. Phillips Mushrooms – No report.
4. **Planning Commission Report:** No report.
5. **Historical Report:** Kathy Wandersee gave the historical report from Red Rose Rent Day stating that 50 plus visitors attended the event and toured the inn on September 17.
6. **Parks, Recreation and Trails Committee:** A grant for \$1.5 million was awarded for the Sports Park. The grant contract for the \$1 million grant for the sports park from 2020 is fully executed. The bid packet, once approved by DCNR will go out to bid in December. The Dockstader Environmental Center and Outdoor Classroom is dedicated.
7. **RoadMaster/Facilities Report:** No report.
8. **Operations Report:**
 - a. **Sunny Day Camp** is Saturday, September 24, 2022 in the Penn Township Park.
 - b. **Zoning Hearing Board: 181 Kelton Road** – After a brief discussion, the Board was guided by Solicitor Winifred Sebastian to consider a motion regarding the pending matter before the Zoning Hearing Board. She stated they could take one of three positions: support, oppose or stay neutral. Supervisor O'Connell made the motion to oppose the request for variance of the riparian buffer. Seconded by Supervisor Mason who stated there should be no waivers to riparian buffers in Penn. Supervisors Mantegna, Mason, O'Connell and Sperratore approved the measure. Supervisor Ennis abstained. Motion passed 4-0-1. Director of Operations Karen Versuk was directed to write a letter to the Zoning Hearing Board.
9. **Comprehensive Plan Update:** Mila Carter of the Brandywine Conservancy who is guiding the Comprehensive Plan effort addressed the audience about the Comprehensive Plan process and invited the attendees to meet with the

Task Force after the meeting. Present were Mila Carter, Sarah Sharp, Tom Comitta, Grant DeCosta, Rob Daniels, and Steve Giampaolo.

10. **MS4 Proposal:** Township Engineer Dennis O'Neill recommended to the Board that they take no action on the MS4 proposal until the conclusion of the PennDOT 30 day comment period.
11. **Stormwater Ordinance 2022-03:** Supervisor Mantegna made a motion to advertise the amended Stormwater Ordinance for the October 19 meeting. Seconded by Supervisor O'Connell. All in favor. Motion passed 5-0.
12. **Draft of PRP/TMDL Plan for advertisement?** -- Township Engineer Dennis O'Neill stated that the township has a DEP approved plan and requested permission to advertise the 5 year plan for comments for 30 days. The plan requires a 10% reduction of TMDL/PRP within a five year period. Motion to advertise was made by Supervisor O'Connell. Seconded by Supervisor Sperratore. All in favor. Motion passed 5-0.

Public Comments:

Board Chair Victor Mantegna encouraged the attendees to please connect with the Comprehensive Plan task force and participate in the community survey.

Resident Larry Waltman asked Township Engineer about stormwater management in the event of an hurricane. Township Engineer O'Neill stated that new stormwater management ordinances and design requirements are intended to help. The new ordinance will reduce the impact of 500 and 1,000 year storms.

Meeting adjourned at 6:45 p.m.

Submitted by Caitlin A. Ianni, Township Secretary