

**PENN TOWNSHIP  
Board of Supervisors  
Regular Meeting Minutes –  
Finnen Community Room  
Wednesday, November 2, 2022  
6:00 P.M.**

The Penn Township Board of Supervisors held their regular meeting at 6:00 p.m. on Wednesday, November 2, 2022, in the Finnen Community Room, 260 Lewis Road, West Grove, PA 19390.

**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, Planning Commission  
Ralph Churchill, Planning Commission  
Denis Newbold, Planning Commission  
David Maicher, Zoning Hearing Board  
Larry Waltman, Historical Commission  
Chris Herring, Parks, Recreation and Trails Committee  
Brian Nagle, representing Big Elk  
Matt Arnoldy, NVR  
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 and Zoning Heard Board member David Maicher made a request that the trees on the north west side of Kelton be trimmed in the right of way.

**1. Approve Meeting Minutes/Approve invoices/Treasurer's report:**

Supervisor Sperratore made a motion to approve the meeting minutes from the October 19, 2022, meeting. 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 Ennis. All in favor. Motion passed 5-0. The Board considered an escrow release for Jennersville Farm/Roseview in the amount of \$164,146.40 leaving a remaining balance of \$121,819.78. A motion was made by Supervisor Mantegna which stipulated that the escrow be released after an assessment of the manhole cover by Township

Engineer Dan Daley. Seconded by Supervisor Ennis. All in favor. Motion passed 5-0.

2. a. **Supervisor's Reports:**

a. **Red Rose Inn** –

b. **Chester Water Authority** – Supervisor O'Connell – There is a Nov. 30 hearing at the PA Supreme Court regarding the city's petition to have the right to sell CWA.

c. **Jennersville Hospital** – No report

3. **Engineering Report:**

a. AGSD – No report.

b. Big Elk – Consider variance request by NVR for 9 Palladio-possible homes. Brian Nagle, Esq. of Macelree Harvey and Matt Arnoldy of NVR made a presentation to the Board regarding a 50 foot setback variance request to allow for the option of up to 9 Palladio homes available to potential buyers. A prior similar variance request in 2020 was granted. This request would augment that request. The lots would be contiguous and overlooking Casa Carmen Winery. PC Chair Scott Steele explained that the Commission was not in favor of providing the additional setback variance for the following reasons: it backs up to the winery, the PC wanted to remain true to the ordinance, they wanted to be consistent with recent zoning hearing board decisions and concerns regarding the swale. NVR Solicitor Nagle explained the Palladio is the most expensive model being sold at Big Elk. Of the prior variance, 17 of 62 Palladio homes were sold or about 1/3. He further explained that the owner of the winery submitted a letter stating his support for the variance request. Supervisor Sperratore requested that Solicitor Nagle clarify that they were not building Palladios only requesting the variance to offer the opinion to which he replied that that was correct. Supervisor Mantegna thanked the applicant and stated the Board would consider it later in the meeting.

c. Jennersville Farm Update – Paving is complete.

4. **Planning Commission Report** – No further report.

5. **Historical Report:** Volunteers are needed for Historical Commission.

6. **Parks, Recreation and Trails Committee:** No report.

7. **RoadMaster/Facilities Report:** No report.

8. **Operations Report:** No report.

9. **2023 Budget** – Supervisor O'Connell made the motion to advertise the 2023 General and Capital budgets. No tax increase is included. Seconded by Supervisor Ennis. All in favor. Motion passed 5-0.

10. **Resolution 2022-10:** Supervisor Sperratore made the motion to authorize the submission of the PennDot Multi-Modal Grant. Seconded by Supervisor O'Connell. All in favor. Motion passed 5-0.

**Public Comments: No comments.**

**Meeting adjourned at 7 p.m.**

Submitted by Caitlin A. Ianni, Township Secretary

Upcoming events:

Sunday, December 11, 2022 – noon to 2 p.m. – Red Rose Tours

Sunday, December 11, 2022 – 3:30 p.m. – Penn Township's Winter Wonderland in the Township Park with Santa, amusements, Christmas Mickey and Minnie, Jungle John Magic Show, Penn tree lighting , 22 BBQ, Dia Doce Cupcake Truck, and Joe on the Go coffee truck