

**PENN TOWNSHIP
Board of Supervisors
Regular Meeting Minutes –
Finnen Community Room
Wednesday, August 2, 2023
6:00 P.M.**

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

Present:

Victor Mantegna, Chair
William “Radar” O’Connell, Vice Chair
Curtis Mason, Sr., Supervisor
Jay Ennis, Supervisor
Laura Sperratore, Supervisor
Karen Versuk, Director of Operations
Scott Steele, Penn Planning and Historical Commission Chair
Ralph Churchill, Planning Commission Vice Chair
Marcelle Peyre-Ferry, Chester County Press
21 Visitors

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

Public Comment: Board Chair Mantegna called for public comment on agenda items. Hearing none, he proceeded with the items of business.

Items of Business:

1. Regular Meeting Minutes/Special Meeting Minutes/Invoices/Treasurer’s Report –

Board Chair noted a correction on the meeting minutes from July 19. Supervisor Sperratore made a motion to approve the regular meeting minutes from July 19 with the correction and the invoices for payment. Seconded by Supervisor Ennis. All in favor, motion carried 5-0. Supervisor Sperratore made a motion to approve the Treasurer’s Report. Seconded by Supervisor Ennis. All in favor. Motion carried 5-0.

Seeing a large number of Roseview/Jennersville Farm residents present as well as Chris Herring, HOA Board VP and Rick Shaw, the Transition Liaison, Board Chair Mantegna opened the floor for comments regarding an agenda item which was an escrow release request from Sheridan Properties. The request, in the amount of \$64,000.00, would leave \$57,819.78 in the Roseview/Jennersville Farm escrow account.

Chris Herring spoke on behalf of the residents. He stated the HOA rejects any request for escrow release as they do not feel confident that the escrow is sufficient to satisfy ongoing concerns regarding grading, the basin and other outstanding issues. He stated the HOA engaged Bustamente Engineering regarding deficiencies and that the builder has been unresponsive. He requested that no funds be released until the builder communicates. Ten residents spoke publicly sharing their stories. Board Chair Mantegna reminded the residents

that the builder could walk away from his responsibilities. The residents indicated they understood.

Board Vice Chair O'Connell made a motion to not release the escrow. Seconded by Supervisor Sperratore. All in favor. Motion passed 5-0.

The Board went on to direct the Director of Operations to set a meeting with Township Engineer Dan Daley and Township Solicitor Winnie Sebastian to discuss further.

2. **Supervisor's Reports –No report**
3. **Engineering Reports –** Township Engineer Dennis O'Neill informed the Board that the Sports Park Phase I bids would be presented to them on September 6.
4. **Planning Commission –** Planning Commission Chair Scott Steele explained the remaining steps and schedule regarding the comprehensive plan. He requested that the Board carefully review the items shared in the packet so that changes can be suggested now.
5. **Historical Commission –** Historical Commission Chair Scott Steele stated that the Red Rose Inn Sunday tour would be again on August 13th from noon to 2 p.m.
6. **Parks, Recreation and Trails Committee – No Report**
7. **Road Master/Facilities Reports –** 863 W. Baltimore Pike MEP meeting is August 8.
8. **Operations Report –** Upcoming events were presented.
9. **Tang Subdivision –** A subdivision application for the 3.87 acre Tang property on Sunnyside Road was approved contingent upon satisfying all comments and receiving all third party approvals. The motion was made by Supervisor O'Connell. Seconded by Supervisor Ennis. All in favor. Motion passed 5-0.
10. **McDonald's –** McDonald's at 859 W. Baltimore Pike, represented by Leonard Altieri, Esq., submitted a request for a drive-through upgrade from single to dual lanes. Six waivers were requested (see attached letter). One waiver, for a preliminary/final application was withdrawn by the applicant.
Following a discussion with Board members and engineers regarding safety parameters including the request to provide a striped pedestrian walkway/crosswalk from parking spaces through the drive-through lanes to the door by Supervisor Sperratore the following motions were made:
 - a. Motion to approve waivers 2, 3, 4, 5, and 6 per the Bohler April 27, 2023 letter submitted to the township. The motion was made by Supervisor Sperratore, seconded by Supervisor Ennis. All in favor. Motion passed 5-0.
 - b. Motion to deny waiver 1 for the preliminary/final application consideration. The motion was made by Supervisor Sperratore and seconded by Supervisor Mason. All in favor. Motion passed 5-0.
 - c. Motion to grant preliminary approval for the application with the condition of including safety striping pedestrian walkway/cross walk similar to a block the box at the north side exit door and subject to the other conditions and comments provided by the Planning Commission, Township Engineers, and Fire Marshal (if a letter is received). The motion was made by Supervisor Mantegna and seconded by Supervisor Ennis. All in favor. Motion passed 5-0.

Public Comments: None.

The meeting was adjourned at 6:52 p.m.

Submitted by Karen Versuk