

**PENN TOWNSHIP**  
**Board of Supervisors**  
**Special Advertised Meeting Minutes –**  
**Finnen Community Room**  
**Wednesday, August 16, 2023**  
**6:00 P.M.**

The Penn Township Board of Supervisors held a special advertised meeting at 4:00 p.m. on Wednesday, August 16, 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  
Winifred Sebastian, Esq., Penn Township Solicitor  
Frank Tavani, P.E., Traffic Engineer, Casa Carmen Winery  
Enrique Pallares, Casa Carmen Winery  
Jim DiLuzio, Resident, Penn Ridge

**Call to Order:** Board Chair Mantegna called the meeting to order at 4 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 –**

Supervisor Sperratore made a motion to approve the regular meeting minutes from August 2, 2023. Seconded by Supervisor Mantegna. All in favor, motion carried 5-0. Supervisor Sperratore made a motion to approve the Treasurer’s Report and pay the invoices. Seconded by Supervisor Mantegna. All in favor. Motion carried 5-0.  
An escrow release for Roseview was tabled until September 6, 2023.

- 2. Hood Lane -** Township Solicitor Winifred Sebastian introduced the vacation of Hood Lane, which is required by the Decision and Order for Casa Carmen Winery dated January of 2022. She explained that in order to vacate the road the township would need to pass an ordinance which will be done at the September 20, 2023 meeting. The owners of Casa Carmen are further required by PA law to apply for an Highway Occupancy Permit (HOP) from the Commonwealth of PA. In order to get that process underway, they, via their traffic engineer, Frank Tavani, P.E., requested either an agreement or letter indicating the township’s intention to vacate. Supervisor Mantegna made a motion directing the Director of Operations to prepare a letter to Scott Burton of PennDOT stating the Board’s intention to vacate Hood Lane at the September 20 meeting by ordinance. They further moved that, if necessary to facilitate the filing of the HOP permit, they could sign an agreement regarding the road vacation, outside of

a public meeting if so directed by the Solicitor. Seconded by Supervisor Ennis. All in favor. Motion carried 5-0.

3. **Mackey Subdivision** – A 90-day extension letter was submitted by the applicant to allow additional time to resolve some outstanding issues regarding the subdivision. A motion to accept was made by Supervisor O’Connell. Seconded by Supervisor Ennis. All in favor. Motion carried 5-0.
4. **Resolution 2023-09 – Destruction of Documents** – Supervisor O’Connell made a motion to adopt the resolution, seconded by Supervisor Mason. All in favor. Motion carried 5-0.

**Public Comments:** Resident Jim DiLuzio expressed concern for the status of the roadsides on W. Baltimore Pike, which is a state highway. The Board advised filing an online complaint on pa.gov and someone from the township office will also contact the local PennDot office.

**The meeting was adjourned at 4:45 p.m.**

Submitted by Karen Versuk