

PENN TOWNSHIP
Board of Supervisors
Regular Meeting Minutes
Finnen Community Room
Wednesday, October 4, 2023
6:00 P.M.

The Penn Township Board of Supervisors held their regular meeting at 6:00 p.m. on Wednesday, October 4, 2023, 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 Commission Chair
Dr. Denis Newbold, Penn PC, SAVE
Dennis O'Neill, Penn Township Engineer
Winifred Sebastian, Esq., Penn Township Solicitor
Larry Waltman, Penn Historical Commission
Leonard Altieri, Esq., McDonald's
Rick Shaw, Roseview HOA
Marcella Peyre-Ferry, Chester County Press
Jim Davidson, Property Owner
2 Visitors

Call to Order: Board Chair Mantegna called the meeting to order at 6 p.m. Board Chair Mantegna announced an information session prior to the regular meeting.

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. Meeting Minutes/Special Meeting Minutes/Invoices/Treasurer's Report –

Supervisor Sperratore made a motion to approve the meeting minutes from September 20, 2023. Seconded by Supervisor Ennis. 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 Ennis. All in favor. Motion carried 5-0.

- a. Agreement with Chester County Treasurer for collection of taxes on behalf of a municipality. Solicitor Sebastian explained that the County of Chester was raising its rates and as such requires new resolution and agreement by November 1, 2023. The agreements have not yet been sent to the townships. Resolution 2023-10 was considered which provided for the re-appointment of the County as Penn's tax collector. The motion to adopt was made by Board Chair Mantegna. Seconded by Supervisor Sperratore. All in favor. Motion carried 5-0.

2. Supervisors - No report.

3. **Engineering** – No report.
4. **Planning Commission** – The Planning Commission has several items on its agenda for the next two months including the Mackey property, McDonald's, Jackson Immuno, Bartels. The Planning Commission recommendation regarding McDonald's was included in the Board packets for their consideration as reported by PC Chair Scott Steele.
5. **Historical Commission** – No report.
6. **Parks, Recreation and Trails** –
 - a. The Board reviewed a proposal by Marvel's Landscaping to create benches in the Veterans' Garden which match the fire pit. The price provided included all materials and installation. Supervisor Sperratore made the motion to approve the expenditure in the amount of \$4,425.53. Seconded by Supervisor Ennis. All in favor. Motion carried 5-0.
 - b. The Board considered the bids for the Phase 2 construction of the Sports Park. Kinsley Construction of York, PA was the low bid. Supervisor O'Connell made a motion to award the sports park phase 2 contract to Kinsley Construction in the amount of \$5,899,856.00. Seconded by Supervisor Mantegna. All in favor. Motion carried 5-0.
7. **Operations/Road Master** –
8. **863 W. Baltimore Pike** –Township Engineer requested the Board consider advertising the 863 W. Baltimore Pike building be advertised for bid as of the week of October 15. This would be a single prime contractor with deducts. The bids will be due on November 28. The hope is to make recommendations to the Board for award at their last meeting of the year on December 6 with a construction start date of March 1. Supervisor O'Connell made the motion to advertise. Seconded by Supervisor Sperratore. All in favor. Motion carried 5-0.
9. **Budget** – The Board discussed the general and capital budgets. A request from SCCEMS-Medic 94 included a supplement of \$17,000.00 bringing the requested total to \$58,140.00. Supervisor Ennis suggested reducing the supplement given the current expenditures on the 863 W. Baltimore Pike property. Supervisor Ennis made a motion to provide a 15% increase from the base 2024 amount for Penn Township in the amount of \$46,867.00. Supervisor Mason seconded the motion. All in favor. Motion carried 5-0. In addressing the requested amount of \$376,541.98 from the West Grove Fire & Ambulance Company, Supervisor O'Connell made a motion to fund the full amount. Seconded by Supervisor Ennis. All in favor. Motion carried 5-0. With these items decided, Director of Operations Versuk requested the Board consider advertising the General and Capital Budgets for 2024 and consider adoption at the November meeting. Supervisor Sperratore made the motion to advertise. Seconded by Supervisor Ennis. All in favor. Motion carried 5-0. Board Chair Mantegna announced that there will be no tax increase for 2024.
10. **McDonald's Final Plan** – McDonald's attorney, Leonard Altieri, presented the final plan for implementation of the nationwide modernization plan to adapt the current drive-through to two-lanes from the existing one lane. Board Chair Mantegna asked if McDonald's could comply with engineering and planning commission comments. Mr. Altieri responded that they could. As such, Supervisor Sperratore made the motion to approve the final plan for McDonald's. Seconded by Supervisor Ennis. All in favor. Motion carried 5-0.
11. **Casa Carmen** – Solicitor Sebastian requested the Board consider the conditional approval of a sewer operation and management agreement to be signed outside of a public meeting, after the agreement was deemed satisfactory to both the Solicitor and Township Engineer. As of the meeting, the agreement had not been received from the applicant's attorney. Board Chair Mantegna made the motion inclusive of the conditions outlined by Solicitor Sebastian. Seconded by Supervisor Ennis. Supervisor O'Connell voted against the measure. The motion carried 4-1.
12. **Dr. Denis Newbold update on roundabouts** – At the September meeting, Dr. Newbold had requested that the Board rescind their 2019 approval for the signalized interchange at Route 1 and Route 796. Per recent correspondence between Dr. Newbold, the township and PennDOT, PennDOT re-analyzed the calculations for the interchange and will share them in

November. They are now willing to consider roundabouts if the Supervisors prefer. The matter will be discussed at a future meeting once the calculations are officially received from PennDOT.

Public Comments: None.

The meeting was adjourned at 7:04 p.m.

Submitted by Karen Versuk