

**AGENDA FOR THE
EAST COVENTRY TOWNSHIP
BOARD OF SUPERVISORS MEETING
MONDAY, SEPTEMBER 14, 2020 AT 7:00 PM**

The Board of Supervisors meeting will be held at the Township Building. Social distancing will be in effect and masks will be required. There is a maximum capacity of 25 people. After Board members and staff, there will only be 15 members of the public allowed into the building on a first come first serve basis. The public is also welcome to attend the meeting remotely via conference call by calling either (916) 233-0790 or (800) 941-1840 and using PIN: 506217 #

6:00 Executive Session

7:00 Call to Order – Pledge of Allegiance

1. Ordinances

Ordinance 2020-245 – Horse Boarding

Public Hearing and Consideration of Approval of an Ordinance Amending the Code of Ordinances of East Coventry Township, Chapter 27 (Zoning), Part 13 (General and Supplemental Regulations and Design Standards), Section 27-1319 (Accessory Uses and Accessory Buildings), By Adding a New Subparagraph H to Permit Horse Boarding as an Accessory Use in the FR, R-1 and R-2 Zoning Districts.

Ordinance 2020-246 – Amendments to Public Sanitary Sewage System Ordinance

Consideration to Authorize Advertising an Ordinance Amending the Code of Ordinances of East Coventry Township, Chester County, Pennsylvania, Chapter 18 (Sewers and Sewage Disposal), Part 3 (Public Sanitary Sewage Systems), Section 18-302 (Interpretation; Definitions), Subsection 2 (Specific Definitions) to Amend the Definition of “Township Technical Specifications” to Include Future Amendments; to Amend Section 18-303 (Connection with and Use of Public Sewers), Subsection 3 (Notice), Paragraph A to Expand the Methods for Service of Notice to Include First Class or Certified Mail; to Amend Paragraph B to Permit the Township to Impose Six Percent Interest and a Five Percent Penalty for Nonpayment; to Amend Section 18-306 (Building Sewers and Connections with Public Sewers), Subsection 1 (Sanitary Sewer Permit), Paragraph B to Require Application Be Supplemented by Any Information Required by the Township and to Add New Paragraphs “D,” “E” and “F” Establishing Sewer Permit Expires After One Year and Requiring Permit Be Displayed at Site and Insurance Certificate be Provided Naming Township as Additional Insured; to Amend Subsection 2 (Prerequisites for Connection to Public Sewers), to Require Satisfactory Evidence Fees Paid and to Add New Paragraphs “E” and “F” Requiring Compliance with Township Technical Specifications and Applicable Requirements of Section 18-307; to Amend Subsection 8 (Maintenance, Repair and Replacement of Building Sewers), to Require Owner Make Repairs Upon Receiving Notice From Township; to Amend Subsection 9 (Building Sewer Excavations), to Prohibit Excavation From Remaining Open to Water Inflow for More Than 10 Hours; to Amend and Restate Subsection 10 (Unsatisfactory Condition of Building Sewers) in its Entirety to Identify Township Remedies When Owner Fails to Make Required Repairs; to Add New Subsection 11 Titled “Construction, Inspection and Maintenance of Laterals” and New Subsection 12 Titled “Acceptance of Laterals Previously Constructed”; to Amend and Restate Section 18-307 (Extensions of Public Sewer) in its Entirety and to Contain the Following Subsections: Compliance with Township Technical Specifications; Compliance with Other Applicable Requirements; Submission of Plans; Permit for Surface Opening; Restoration of Surface; Development Agreement; Financial Security; Establishment of Escrow; Supervision and Inspection by Township Engineer; Requirements for Dedication and Acceptance by Township; As-Built Plans; Maintenance Period; Maintenance of Sewer Extensions; and Reimbursement for Sewer Extensions; and Miscellaneous Minor Technical Amendments.

Ordinance 2020-247 – Miscellaneous Amendments to Driveway, Subdivision and Land Development and Zoning Ordinances

Consideration to Authorize Advertising an Ordinance Amending the Code of Ordinances of the Township of East Coventry, Chester County, Pennsylvania, to Amend Chapter 21 (Streets and Sidewalks), Part 1 (Driveways), Section 21-106 (Standards for Driveways), Subsection 7 (Dimensional Requirements), Paragraphs A and D to Clarify Dimensional Requirements for Driveways on Lots with Attached Dwelling Units and Attached Garages; to Amend Subsection 16 (Turnaround Requirements), to Require a Turnaround Area for All Lots Abutting Roads Not Classified Local or Private; to Amend Chapter 22 (Subdivision and Land Development), Part 2 (Definitions), Section 22-202 (Definitions), to Update the Definition of “Comprehensive Plan”; to Amend Part 3 (Plan Processing and Content), Section 22-301 (Plan Classification and Public Notification), Subsection 3, Paragraph A (Minor Subdivision Plan), Subparagraph (1), Clause (a), to Allow Minor Subdivision Classifications Notwithstanding Dedication of Sewer Laterals; to Amend Section 22-405 (Streets), Subsection 9, and Section 22-406 (Street Right-of-Way Widths), Subsection 7, to Not Require Street Widening Improvements or an Improvement Escrow for a Minor Subdivision Provided No Street Widening Improvements Exist on Adjacent Properties; to Amend Section 22-418 (Sidewalks), Subsection 1, to Eliminate the 10-Lot Minimum and Require All Major Subdivisions and Land Developments Provide Sidewalks; to Amend Section 22-418 (Sidewalks), Subsection 2, to Not Require Sidewalks in a Minor Subdivision that Abuts a Collector Street Provided No Sidewalks Exist on Adjacent Properties; to Amend Section 22-428 (Landscaping, Screening and Buffering), Subsection 1, to Clarify that Landscaping is Required for Land Developments; to Amend Chapter 27 (Zoning), Part 2 (Definitions), Section 27-202 (Definitions), to Update the Definitions for “Comprehensive Plan” and “Garage”; to Amend Part 13 (General and Supplemental Regulations and Design Standards), Section 27-1319 (Accessory Uses and Accessory Buildings), Subsection 1, Paragraph B (Uses Accessory to Dwellings), Subparagraph (3), to Clarify Garage Requirements, to Amend Paragraph D (Sheds, Leans-To, Storage Buildings Accessory to All Residential Dwellings) to Permit Sheds to the Rear of the Principal Structure on a Corner Lot, and to Amend Paragraph E (Uses Accessory to Commercial Activities) to Restrict Sheds, Leans-To and Storage Buildings to the Rear Yard of the Principal Structure; and to Amend Part 20 (Wireless Communications Facilities), Section 27-2004 (Requirements for Tower-Based Wireless Communications Facilities Located Outside the Right-of-Way), Subsection 1, Paragraph E (Development Regulations), Subparagraph (7), to Update the Applicable ANSI Standards.

2. Solicitor’s Report

3. Minutes.

- ☞ Consideration of approval of the minutes of the August 10, 2020 meeting.

4. Public Comment.

5. Reports.

- ☞ Consideration of Township Manager Report.
 - Demolition Permit Application for 1574 New Schuylkill Road.
 - Disposition of Bids for the Exterior Rehabilitation to Building 19 (James Ellis House), Fricks Lock Village Trailhead-Schuylkill River Trail. Bids Opened September 3, 2020.
 - Approval of Additional Architectural Services for the Exterior Rehabilitation to Building 19 in the Amount of \$11,900 to Frens & Frens Studio, Pattern Ives LLC.
 - Approval of Change Order for Additional Engineering Services for the Fricks Lock Village Site Work in the Amount of \$8,000 to ARRO Consulting, Inc.
 - Approval of Purchasing Benches (\$18,368) and a Gaga Pit (\$2,262) for Ellis Woods Park from General Recreation, Inc. Said Purchase is on State Bid and Offset by a State Grant.
 - Approval of a 5-Year Winter Services Agreement and Resolution 2020-16 with the Pennsylvania Department of Transportation.
 - Consideration of Citizen Committee Appointments.

- Consideration of Township Engineer Report.
- Consideration of approving reports from various departments and committees.

6. Subdivisions and Land Development.

No Subdivision and Land Development Applications brought before the Board.

7. Zoning Hearing Board Applications.

Application No. 276 – 125 Buckwalter Road, Pottstown, PA 19465 – Nancy Hatfield

Application for a variance from the terms of the Zoning Ordinance to build a house on the property although it does not meet the minimum net lot area, minimum lot width and minimum side yard setbacks.

8. Other Business.

- George Carter and Nancy Elliott-Carter will Provide a Status Report on Converting their Property at 583 Old Schuylkill Road into a Wedding Venue.
- Consideration to Award the 2001 International Dump Truck to Ken Sperring for his bid of \$21,001.
- Representatives from FM Development Concerning 804 Vaughn Road.
- Resolution 2020-15
A Resolution Authorizing Application to the 2020 PECO Green Region Open Space Program for the Park Signage Project.

9. Exonerations.

10. Payment of Bills.

11. Adjournment.