

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
MEETING HELD ON FEBRUARY 11, 2008
(Approved March 10, 2008)

The Board of Supervisors held their workshop meeting on Monday, February 11, 2008. Present for the meeting were supervisors W. Atlee Rinehart, Rosemarie C. Miller, Timothy Roland and Ray Kolb. Robert F. Preston was not present. Also, in attendance were Bernard A. Rodgers, Township Manager, Mark A. Hosterman, Township Solicitor, and Brady Flaharty of ARRO Consulting, Inc. Mr. Rinehart called the meeting to order at 7:05 p.m.

Sewer Update

Mr. Flaharty provided a sewer update. Mr. Flaharty distributed Change Order No. 15 – Revised driveway location for Sawmill Road Pumping Station.

Mr. Flaharty noted the grinder pump specified in 2006 has been changed in 2007. Mr. Flaharty noted that the specifications may need to be changed.

Mr. Rodgers noted he received a call from Gambone regarding the sewer contractors using their lot at East Cedarville and Schoolhouse Roads. Mr. Flaharty stated the contractor did not have permission to use this property and as of the end of the day everything they had on the lot was removed from the lot.

Mr. Rinehart moved to approve Change Order No. 15 with the condition the amount does not exceed \$3,202.50 and the final completion does not go over two weeks and authorize signature of Change Order once received by the contractor. Mr. Roland seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 4-0-0 vote.

1. PUBLIC COMMENT

Joy Schollenberger of 1111 Old Schuylkill recommended change the due dates on bills so bills are paid on time and Mr. Rinehart noted he had spoken to the bookkeeper and that has already been looked into and the vendors will not change the due dates.

2. SUBDIVISION AND LAND DEVELOPMENT

Schollenberger Subdivision

Joy Schollenberger of 1111 Old Schuylkill Road was present.

Mr. Rodgers stated the Schollenberger Subdivision has been being reviewed as a reconfiguration of 3 existing non-conforming lots and the Township Engineer is considering the two remaining lots as not meeting area requirements therefore recommending the applicant go to the Zoning Hearing Board. Mr. Rodgers questioned if the issue is pre-existing why go to the Zoning Hearing Board. Mr. Rodgers referred the item to Mr. Hosterman. Mr. Hosterman noted the applicant can add notes on the plan stating the two residual lots are not to be built on. Mr. Hosterman stated the situation can be handled with appropriate notes on the plan. A non-conforming use is being improved and the issue can be resolved without going the Zoning Hearing Board and adding notes to the plan to coincide

with an approval resolution and incorporate appropriate comments into the plan. Item is to be placed before the Planning Commission and forwarded to the Board of Supervisors for action.

Mr. Hosterman will provide specific plan notes to the Township Engineer. Mr. Flaharty noted waivers to be addressed plus other consultant issues.

Blossom Meadows II

Mr. Rinehart moved to approve revised developer and financial agreements for Blossom Meadows II. Mr. Kolb seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 4-0-0 vote.

Walnut Springs Farm

Mr. Roland moved to approve revised developer and financial agreements for Walnut Springs Farm. Mrs. Miller seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 4-0-0 vote.

Coventry Glen

Mr. Roland moved to approve Escrow Release No. 23 for Coventry Glen for the amount of \$12,636.00. Mr. Kolb seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 4-0-0 vote.

3. OTHER BUSINESS

4. DISCUSSION ITEMS

5. PAYMENT OF BILLS

Mr. Rinehart moved to approve payment of the bills from the General Fund for \$118,506.69. Mr. Roland seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 4-0-0 vote.

Mr. Roland moved to approve payment of the bills from the Highway Aid Fund for \$4,859.44. Mr. Kolb seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 4-0-0 vote.

Mr. Kolb moved to approve payment of the bills from the Sewer Operating Fund for the amount of \$62,614.62. Mr. Roland seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 4-0-0 vote.

Mrs. Miller moved to approve payment of bills from the Water User Fund for the amount \$334.26. Mr. Roland seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 4-0-0 vote.

Mr. Roland moved to approve payment of \$827.80 to Dawn Carbo for cleaning services. Mr. Rinehart seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 4-0-0 vote.

There was an inquiry as to why the township is paying for the supplies for the cleaning service.

The Board of Supervisors recessed into **executive session** to discuss potential litigation at 7:50 p.m.

The workshop meeting reconvened at 9:10 p.m.

6. DISCUSSION ITEMS

7. ADDITIONAL ITEMS BROUGHT TO THE BOARD

Coventry Business Park Site

John Lieberman of Lieberman, Earley & Company was present to discuss the Coventry Business Park (owned by Marvin Colona) site on Route 724.

Mr. Lieberman provided a summary of his company and provided information regarding various projects. The Colona property is the largest non-residential contiguous property in the township. Mr. Colona is looking to sell the property. The property is currently approved as an industrial park. There are access issues, specifically concerning big trucks such as 18-wheelers. Mr. Lieberman is investigating what the township would like to see on that property and what the market calls for, potentially retail development. Mr. Lieberman is here this evening to get feedback from the Board. Mr. Lieberman noted the potential for an anchor store and potential for restaurants. Mr. Rinehart noted the township is a dry township. Mr. Rinehart noted the zoning ordinance is being reviewed and amended.

Mr. Rinehart asked if the developer provided a new usage for the property would the process have to start over. Mr. Rodgers if the use is different that what was approved than the developer would have to go through the review process. Mr. Lieberman will return for further feedback from the Board.

Murray Kennel Case

Mr. Rodgers noted the time is running out for an action to be taken regarding the ruling of the Murray kennel case. Mr. Rinehart asked if anyone had any question or comment. No response was received.

8. ADJOURNMENT

Mr. Roland moved to adjourn the monthly meeting at 9:30 p.m. Mr. Rinehart seconded the motion. Mr. Rinehart called for the vote and **the motion** carried with a 4-0-0 vote.

Respectfully submitted,

Bernard A. Rodgers
Township Secretary