

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON JULY 16, 2008  
(Approved August 20, 2008)

The Planning Commission held their monthly meeting on Wednesday, July 16, 2008. Present for the meeting were Harold Kulp, Roy Kolb, Walter Woessner, Kathryn Alexis and N. Lance Parson. Also, present was Brady Flaharty of ARRO Consulting, Inc., Township Engineer.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

Mr. Woessner moved to approve the agenda as presented. Mrs. Alexis seconded the motion. The motion carried with a 5-0-0 vote.

**CITIZENS COMMENTS**

Joy Schollenberger of 1111 Old Schuylkill submitted a letter regarding her subdivision and requested her copy of such letter be date stamped as received by the township.

**1. MINUTES**

Mr. Woessner moved to approve the second draft minutes of the June 18, 2008 monthly meeting as amended. Mr. Kolb seconded the motion. The motion carried with a 5-0-0 vote. Amendment being:

- Painter Tract – Item No. 10 to read “Applicant shall provide 30 foot half right-of-way along Ellis Woods Road per Subdivision and Land Development Sections 406.1 and 406.7”

**2. TELVIL HALL**

There was a review of Telvil Hall preliminary plan last revised May 30, 2008 in accordance with various documentation between Kennedy Associates and the Township Planner, Township Engineer letter dated June 18, 2008 and Traffic Engineer letter dated July 7, 2008.

A representative of Kennedy Associates was present.

There was also a review of the Grafton Association letter dated July 11, 2008. Discussions ensued regarding non-compliance with Section 428 of the Subdivision and Land Development Ordinance.

A draft resolution for preliminary plan approval was provided by the Township Engineer.

Mr. Woessner noted that the street trees are 15’ back off the right-of-way and the applicant stated the trees will be placed where they need to be per SALDO Section 420.

Gail Brown, Chair, East Coventry Historical Commission, noted a shed encroachment and Mr. Woessner noted the potential for an easement or to move the shed and abandon the driveway. Mr. Woessner noted that the requirements of Section 428.6.B of the Subdivision and Land Development Ordinance must be met and recommended such be added as a condition to the resolution.

Mr. Woessner questioned the driveway profiles and inquired if the driveways will utilize pipes if not then the pipe option should maybe be removed. Mrs. Alexis requested the plant materials be shown at the correct size.

Mr. Parson moved to recommend approval of the draft resolution for preliminary plan approval dated July 15, 2008 for the Telvil Hall Subdivision, with the condition that the applicant make a presentation to the Board of Supervisors at the regularly scheduled meeting at which the Board considers approval of the subject preliminary plan, clearly characterizing the Landscaping Plan to satisfy the requirements of Section 428.6.B of the Subdivision and Land Development Ordinance with respect to the exclusion of certain linear footage of tract boundary from the calculation of required plantings, which may be acceptable if the applicant can demonstrate same to the Board of Supervisors, and contingent that a Condition No. 17 be added to the draft resolution as follows: "On Sheet 4, the shed on Lot S1 shall be shown as being removed and the existing driveway providing access to same shall be shown as being abandoned." Mr. Kulp seconded the motion. The motion carried with a 5-0-0 vote.

### **3. NEUMAN SUBDIVISION (A.K.A. RIDGEFIELD ESTATES)**

Present were Stephen Kalis, counsel for the applicant, Gary Gaboriault of West Gate Land Development and John Diemer of Wilkinson and Associates.

There was a review of the final Neuman Subdivision (a.k.a. Ridgefield Estates) dated June 10, 2008 in accordance with Township Engineer letter dated July 8, 2008, Township Planner letter dated July 3, 2008 and Traffic Engineer letter dated July 7, 2008.

Comments noted:

- Mr. Woessner inquired who will maintain the lampposts and the basin and Mr. Kalis noted the homeowners association would provide the maintenance to these items and Mr. Woessner inquired why the property owners did not maintain these items and it was agreed the reference to the HOA on Note #16 would be removed.
- Mr. Woessner inquired about the status of the fee in lieu of open space and Mr. Kalis stated that information was provided to the township and reviewed by the Township Engineer. The applicant agreed to prepare a letter describing the applicant's interpretation of the appraisal and the actual dollar value of the fee.
- Sheet 12 – Note regarding maintenance of lampposts to be revised from HOA responsibility to individual homeowner's responsibility
- Sheet 5 – Note 22 change "Feranda/Ditzen" to actual tax parcel number
- Sheet 7 – Note 5 still references sidewalks.
- Sheet 10 – Note regarding planting references the wrong Subdivision and Land Development Ordinance Section and one tree is on the property line between Lots 1 and 2.
- Sheet 11 – Note 43 – Change height from 38" to 22"
- Sheet 12 – Add lamppost to legend
- Sheet 15 – Need profile for easement driveway on Lot #3
- Sheet 16 – Identify fence rail size and mesh size

- Sheet 6 – Easement driveway on Lot #3 to be shifted from 4' to 6' from property line as per condition of approved Driveway Ordinance waiver
- Sheet 1 – Waiver under Driveway Ordinance should say 'at least' instead of 'lest'

The applicant is to make a presentation to the Board of Supervisors concerning the exclusion of certain linear footage of tract boundary from the calculation of required plantings to satisfy the requirements of Section 428.6.B of the Subdivision and Land Development Ordinance and provide aerial photographs.

Applicant will provide revised plans for review in accordance with comments from this evening and consultant review comments.

#### **ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

A workshop meeting will be held on August 7, 2008 to discuss the proposed zoning ordinance and Mr. Woessner referenced memo WJW 80701 and the copied e-mail from Mrs. Alexis regarding parking issues. The hearing for the zoning ordinance adoption is scheduled for August 11, 2008

The next regular meeting is scheduled for August 20, 2008.

Mr. Kulp noted correspondence he received regarding pipelines and another letter referencing fair housing.

#### **ADJOURNMENT**

Mr. Kulp moved to adjourn the monthly meeting at 8:45 p.m. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Bonnie L. Frisco  
Secretary