

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
MEETING HELD AUGUST 11, 2014
(Approved September 8, 2014)

The Board of Supervisors held their regular monthly meeting on Monday, August 11, 2014. Present for the meeting were supervisors Ray Kolb, Mariea Geho, W. Atlee Rinehart, Michael Albert Moyer, and Karen Nocella. Also present were Bernard A. Rodgers, Township Manager, Mark A. Hosterman, Township Solicitor, and Kevin McAghon, Township Engineer.

Mr. Kolb called the meeting to order at 7:06 p.m. and the pledge of allegiance was recited.

Mr. Hosterman stated that an executive session was held at 6:00 p.m. immediately preceding this meeting to discuss two matters of potential litigation, one matter of real estate and an employment matter.

Hearings and Adoptions

Conditional Use Hearing – Real Pro Enterprises

Mr. Hosterman opened the public hearing for the Conditional Use Hearing for Real Pro Enterprises at 7:09 p.m.

Mr. Hosterman read the public notice for the Real Pro Enterprises Conditional Use Hearing.

Present for the hearing were Ben Goldthorp, development representative, John Kennedy, Engineer for the developer and Christen Pionzio, counsel for the applicant.

Mr. Rinehart noted that he will not be taking any action on this item do to a conflict of interest as he is part owner of the property.

Mr. Kennedy provided an overview of the project which included the review of several plan sheets.

Mr. Hosterman noted a few comments from the Planning Commission and asked if the parking is out of the right-of-way and Mr. Kennedy stated that it was. Mr. Hosterman asked if the riparian buffer was netted out and Mr. Kennedy noted that it was. Mr. Hosterman noted the comment to remove the poison ivy and the noxious weeds. Ms. Pionzio noted that noxious weeds would be removed from those areas were needed. Mr. Hosterman noted the Planning Commission's comment regarding road widening and Ms. Pionzio noted that would be handled during land development.

Mrs. Geho stated that she would like to see the sidewalk extended to Ellis Woods Road and noted the need for a Traffic Study.

Mr. Moyer noted that a Fiscal Impact Analysis Study and Traffic Study should be done and be made a condition of the conditional use approval.

Walter Woessner, Chairman of the Planning Commission, noted that road widening should occur along the full extent of Old Schuylkill Road and Ellis Woods Road. Mr. Kennedy noted that would be done if that is what the Traffic Study calls for.

Mr. Hosterman asked if the Board of Supervisors had any questions. Mrs. Geho noted Figure 3 and stated that the townhouse facades should be dressed up.

Mr. Hosterman closed the hearing at 8:10 p.m. Mr. Hosterman noted that the Board of Supervisors has 45 days to render a decision and the decision will be drafted and voted on at the September 9, 2014 Board of Supervisors meeting.

1. MINUTES

Minutes of July 14, 2014

Mrs. Geho moved to approve the minutes of the July 14, 2014 monthly meeting as presented. Mrs. Nocella seconded the motion. Mr. Kolb called for the vote and **the motion** carried with a 5-0-0 vote.

2. PUBLIC COMMENTS

Mr. Moyer encouraged residents to join Goodwill Ambulance due to the monetary benefits if services are needed.

3. REPORTS

Township Manager's Report

Holding Tank Agreement – 457 Ellis Woods Road

Tim and Wendy Manley of 457 Ellis Woods Road were present to discuss their current sewage situation. Mrs. Manley noted that they are pumping their septic tank every week. Mr. Manley provided a sketch to the Board of Supervisors proposing they connect into the public sanitary sewer line and a discussion ensued. It was noted that the sanitary sewer line would need to be sized for future expansion with a possible count of 14 homes connecting into the line. Mr. McAghon noted the possibility of obtaining an approved sewage module from the Department of Environmental Protection and Mr. Rodgers noted the possibly of an exemption being obtained.

Mr. Hosterman noted that a Professional Services Agreement will need to be in place and an estimate of \$3,500.00 in escrows was noted. Mr. Hosterman also noted that a bond, letter of credit, i.e. would need to be established for the guarantee of completion of work. The applicant is to submit an engineered plan to the township for review.

Chester County Vision Partnership Program Grant Application

Mrs. Geho moved to approve submission of the grant application to the Chester County Vision Partnership Program for amendment to the Open Space and Recreation Plan. Mrs. Nocella seconded the motion. Mr. Kolb called for the vote and **the motion** carried with a 5-0-0 vote.

Walnut Springs Farm

Mr. Rodgers noted the Agreement to Amend the Development Agreement and Financial Security Agreement (sixth amendment) for Walnut Springs Farm. The amendment will allow an

extension of time to October 31, 2014 for the tree planting only but all the other improvements including the road must be completed by August 31, 2014.

Mr. Rinehart moved to approve the Agreement to Amend the Development Agreement and Financial Security (sixth amendment) for Walnut Springs Farm for tree planting only. Mrs. Geho seconded the motion. Mr. Kolb called for the vote and **the motion** carried with a 5-0-0 vote.

PECO Green Grant

Mr. Rodgers noted that the township has received a PECO Green grant for \$5,000.00 to complete the feasibility study for Fricks Locks Village.

Township Engineer's Report

Mrs. Geho moved to approve the Township Engineer's report. Mr. Rinehart seconded the motion. Mr. Kolb called for the vote and **the motion** carried with a 5-0-0 vote.

Reports from Various Departments and Committees

Mrs. Geho moved to approve the reports from the various departments and committees. Mr. Rinehart seconded the motion. Mr. Kolb called for the vote and **the motion** carried with a 5-0-0 vote.

4. SUBDIVISION AND LAND DEVELOPMENTS

5. ZONING HEARING BOARD APPLICATIONS

Fairway Farm

Mr. Rodgers noted that Zoning Hearing Board application for a variance submitted by David Eckhart and Mary Loughead relating to 886 Vaughn Road (Fairway Farm) has been withdrawn by the applicant. Mr. Rodgers noted a new plan will be submitted for townhomes with the open space option.

6. OTHER BUSINESS

Resolution No. 2014-12 – Zoning Hearing Board Members

Mrs. Geho moved to approve Resolution No. 2014-12 appointing members to the Zoning Hearing Board. Mrs. Nocella seconded the motion. Mr. Kolb called for the vote and **the motion** carried with a 5-0-0 vote.

Resolution No. 2014-13 – Zoning Hearing Board Members

Mr. Moyer moved to approve Resolution No. 2014-13 appointing alternate member to the Zoning Hearing Board. Mrs. Geho seconded the motion. Mr. Kolb called for the vote and **the motion** carried with a 5-0-0 vote.

Fire Police Request

Mr. Kolb moved to ratify approval of fire police request for the firefighter memorial held August 8, 2014 from 9:00 a.m. to 12:00 p.m. Mr. Rinehart seconded the motion. Mr. Kolb called for the vote and **the motion** carried with a 5-0-0.

Exonerations and Exemptions

Mr. Moyer read the exonerations and exemptions as presented by the Tax Collector.

Mrs. Geho moved to approve the exonerations and exemptions as presented. Mr. Kolb seconded the motion. Mr. Kolb called for the vote and **the motion** carried with a 5-0-0 vote.

7. PAYMENT OF THE BILLS

Mrs. Geho moved to pay bills as presented:

General Fund	\$161,252.87
Fire Hydrant Fund	\$472.94
Open Space Fund	\$11,375.25
Sewer Operating Fund	\$14,677.90
Traffic Impact Fee Fund	\$2,184.10
<u>Highway State Aid Fund</u>	<u>\$11,107.59</u>
	\$201,070.65

Mr. Rinehart seconded the motion. Mr. Kolb called for the vote and **the motion** carried with a 5-0-0 vote.

8. ADDITIONAL ITEMS BROUGHT TO THE BOARD

Fricks Locks Village

Mrs. Geho thanked the Historical Commission and the volunteer Fricks Locks Village tour guides for their hard work and noted that the Fricks Locks Tour portion of the Chester County Town Tours and Walks was the second largest attended attraction with over 400 visitors.

Owen J. Roberts School District

Mr. Rinehart thanked the Chief of Police for his assistance with the Owen J. Roberts School District.

9. ADJOURNMENT

Mrs. Geho moved to adjourn the monthly meeting at 9:00 p.m. Mr. Kolb seconded the motion. Mr. Kolb called for the vote and **the motion** carried with a 5-0-0 vote.

Respectfully submitted,

Bernard A. Rodgers
Township Secretary