

**MINUTES OF THE
EAST COVENTRY TOWNSHIP
BOARD OF SUPERVISORS
MEETING HELD APRIL 11, 2022**

(Approved May 9, 2022)

The Board of Supervisors held its regular monthly meeting on Monday, April 11, 2022. The following Supervisors were in attendance for the meeting: Ray Kolb, W. Atlee Rinehart, Anthony Duffy and Michael Albert Moyer. Karen Nocella was present by phone. Also, in attendance were David G. Kraynik, Township Manager, Mark Hosterman, Township Solicitor and Al Vennettilli, Township Engineer.

Mr. Kolb called the meeting to order at 7:00 p.m. The pledge of allegiance was recited.

A moment of silence was recognized for Debbie Kulp Batchelor who was a previous Township Manager and recently passed away.

Mr. Hosterman stated an executive session was held this evening at 6:30 pm to discuss one real estate matter, one personnel matter, the status of the litigation and settlement for the 515 Kulp Road artesian well, and the Zoning Hearing Board and UCC Appeals applications for the Kolb Farm Store.

1. ORDINANCES

Ordinance No. 2022-254 – “C-1 Commercial and Business Campus District Amendments”

Consideration to Authorize Advertising An Ordinance Amending the Codified Ordinances of East Coventry Township, Chapter 27 (Zoning), Part 10 (C-1 Commercial and Business Campus District), Section 1002 (Use Regulations), by Adding a New Subparagraph I to Permit Structures and Lots to be Used or Occupied for the Production of Mulch and the Outdoor Storage of Landscape Supplies and Amend Section 1005 (Other Requirements and Standards) by Deleting the Existing Subsection 1005.1.C.1 in its Entirety and Replacing with a New Subsection 1005.1.C.1 to Exempt Certain Raw Materials from the Requirement of Being Stored in a Fully Enclosed Structure. Mr. Hosterman reviewed the Ordinance. Mr. Sebia, the attorney for Weaver Mulch and Brian Olinger, were present for any questions. Mr. Kolb asked if they would have any interest in the Township residents bringing in limbs to their potential facility. Mr. Olinger stated yes, they would and the cost would be dependent on supply and demand at that time. He stated usually a pickup truck with limbs would be approximately \$6. Mr. Kraynik stated if the Board accepts this Ordinance, then Mr. Kolb and him would like to meet with Mr. Olinger to discuss it further. Mr. Hosterman stated the Ordinance states the hearing would be at 7:30 pm but it would actually be at 7:00 pm.

Mr. Rinehart made a motion to advertise Ordinance No. 2022-254 “C-1 Commercial and Business Campus District Amendments”. Mr. Duffy seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

Ordinance No. 2022-255 – “Residential District Amendments”

Consideration to Authorize Advertising An Ordinance Amending the Codified Ordinances of East Coventry Township, Chapter 27 (Zoning), Part 6 (R-1 Residential District), Section 601 (Specific Intent), by Deleting the Existing Section in its Entirety and Replacing with a New Section to Further Clarify the Specific Intent of the District; Amending Section 603 (Area,

Bulk and Dimensional Standards), Subparagraph 1, Subsection A (Minimum Net Lot Area, Lot Width and Yards) to Establish the Minimum Net Lot Area, with Public Sewage Disposal at One (1) Acre Consistent with the Longstanding Specific Intent of the District; Amending Part 7 (R-2 Residential District), Section 701 (Specific Intent) to Clarify the Specific Intent of the District; Amending Part 8 (R-3 Residential District), Section 801 (Specific Intent) to Further Clarify the Specific Intent of the District Consistent with Longstanding Area, Bulk and Dimensional Standards for the District.

Mr. Hosterman stated this actually needs to go back to the Planning Commission for further consideration before it will be recommended to the Board. This had not been voted on by the Planning Commission.

2. SOLICITOR'S REPORT

Mr. Hosterman had nothing additional to bring in front of the Board of Supervisors.

3. MINUTES

Mr. Moyer made a motion to accept the March 14, 2022 meeting minutes. Mr. Duffy seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

4. PUBLIC COMMENT

Liz Willow, 683 Ellis Woods Road, gave an update on the Revolutionary Cemetery observation on Sunday, May 29, 2022 at 2:00 pm.

Walt Woessner, 164 Schoolhouse Road, has not seen any dead trees being cut down. Mr. Hosterman stated there have been emails regarding this situation and have asked the arborist who completed the study to join them in an upcoming meeting which a date has not been determined. The portion of the property adjacent to Mr. Woessner's property is a high priority area for removal of dead trees. Mr. Rinehart asked if they can just drop the trees or do they have to clean them up. Mr. Hosterman stated Mr. Tralies had suggested that its best for the environment to drop the trees.

George Colette, 80 Country Lane, stated when they do the upcoming road work that there is a drain that water doesn't flow into correctly, will they please fix it. Mr. Kolb stated he will make a note to make sure it gets fixed.

Mr. Rinehart stated he is going to Hershey for the annual PSATS conference if anyone has anything they want to convey let him know.

Eric Hughes stated there were quite a few people at the Run and it went well.

Mrs. Nocella asked Eric Hughes to mention the bird building program. Mr. Hughes mentioned they are having a bird box building on May 14, 2022 at 10:00 am at Ellis Woods Park Pavilion. Everyone is welcome. Information about how to reserve a spot was in the newsletter.

5. REPORTS

Township Manager's Report

Consideration of Approving a COSTARS Contract to Utility Services Group, Inc. for \$56,030 for Continued Sewer System Manhole Rehabilitation

Mr. Rinehart made a motion to approve the COSTARS Contract to Utility Services Group, Inc. for \$56,030 for Continued Sewer System Manhole Rehabilitation. Mr. Duffy seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

Consideration of Approving a \$50,000 Grant Application for Site Engineering for the Parker Ford Historic Park Concept Plan

Mr. Kraynik stated this would be a riverside park with land owned by three (3) entities, East Coventry Township, East Vincent Township and Chester County. Mr. Duffy made a motion to approve a \$50,000 Grant Application for Site Engineering for the Parker Ford Historic Park Concept Plan. Mrs. Nocella seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

Consideration of Approval of Final Change Orders for the Fricks Lock Village, James Ellis House Rehabilitation Project

Mr. Kraynik stated they had the final inspection last week and there are no final change orders.

Consideration of Awarding the Rotary Mowing of the Maack Property to Cory Mowrer for \$3,200

Mr. Kraynik stated rotary mowing of the Maack property twice a year went out to bid and Cory Mowrer was the lowest bidder at \$3,200. Mr. Rinehart made a motion to award the rotary mowing of the Maack Property to Cory Mowrer for \$3,200. Mr. Moyer seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

Consideration of an Appointment of a Part-Time, Seasonal Public Works Department Employee

Mr. Kraynik stated Owen Burt who worked last year as our Part-Time Seasonal Public Works Department Employee is ready to start back on May 2nd. Mr. Duffy made a motion to approve the appointment of a Part-Time, Seasonal Public Works Department Employee. Mr. Moyer seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

Consider Awarding a Road Improvement Contract

Mr. Kraynik stated the Township received one bid from Asphalt Maintenance Solutions, LLC in the amount of \$236,265. Mr. Rinehart made a motion to award the road improvement contract to Asphalt Maintenance Solutions, LLC for \$236,265. Mr. Duffy seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

Consideration to Authorize the Township Manager to Attend the 2022 APMM (Association for PA Municipal Management) Annual Conference, May 22-25 in Hershey, PA

Mr. Moyer made a motion to authorize the Township Manager to attend the 2022 APMM Annual Conference in Hershey May 22-25. Mr. Duffy seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

Schuylkill River Trail Official Ribbon Cutting Ceremony on Friday, April 22, 2022 at 2:00 pm at Fricks Lock Village

Mr. Kraynik stated there will be a Ribbon Cutting Ceremony by Chester County for the Schuylkill River Trail at Fricks Lock Village on Friday, April 22, 2022 at 2:00 pm. A tour of Fricks Lock Village will follow. He welcomes everyone to come out for the ceremony.

Consideration of Application for Special Fire Police Services

- East Coventry Township/Pottstown Joint Veterans, Memorial Day Observation at Revolutionary Cemetery and/or Ellis Woods Park Pavilion, Sunday, May 29, 2022 from 12:00 pm to 4:00 pm. Mr. Moyer made a motion to approve the Special Fire Police Services application. Mr. Duffy seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

Township Engineer's Report

Mr. Vennettilli stated the Spring Stream Cleanup will take place on Saturday, April 23, 2022 at 10 am with a rain date of Saturday, April 30, 2022.

Mr. Rinehart made a motion to accept the Engineer's Report. Mr. Duffy seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

Mr. Duffy made a motion to accept the various departments and committee reports. Mr. Kolb seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

6. SUBDIVISIONS AND LAND DEVELOPMENT

Resolution No. 2022-12

A Resolution of the Board of Supervisors of East Coventry Township, Chester County, Pennsylvania, Granting Conditional Approval of a Final Subdivision and Land Development Plan Submitted by Artisan Construction Group, LLC for the Property Located at 245 Ellis Woods Road in East Coventry Township.

John Iannozzi, representing Artisan Construction Group, stated they came up with an entrance to the development which includes a 10-space parking lot for parents to use when taking their children to the bus stop. Adam Brower, Engineer, stated the roads in the development will not be dedicated and that there will be a 2-foot-wide flush separation at the entrance. He also stated the 10-space parking lot will have landscape buffering around it. Patrick Stuart stated there is a lot of landscape buffering around the development and that they have approximately 100+ extra trees then what our ordinance calls for. A discussion ensued.

Casey Mitcheli, 295 Ellis Woods Road, still has a concern regarding the water in the basins and wants to make sure there will be full remediation and who the point-of-contact would be should there be runoff water coming on her property. Adam Brower stated he feels 85% of the water will not get to her property line and will go to the basin. He also stated there is a landscape berm. Mr. Kolb asked about the inlets. A discussion ensued. Mr. Brower stated the water should go the inlet at the west side but he will look into it further. Artisan Construction Group gave Casey Mitcheli a card with point-of-contact information.

Mr. Kolb asked when they expect to get started and it was stated they will be contacting Lennar tomorrow regarding the transition and expect everything to be wrapped up within the next 60 days for Lennar to be able to move forward with the project.

Mr. Kolb asked about Lennar and the issues with Whispering Woods, Jackie Erickson stated Lennar has a new person handling land acquisition and Artisan will address any issues with them.

Mrs. Nocella made a motion to approve Resolution No. 2022-12 Granting Conditional Approval of a Final Subdivision and Land Development Plan Submitted by Artisan Construction Group, LLC for the property located at 245 Ellis Woods Road in East Coventry Township. Mr. Kolb seconded the motion. Mr. Kolb called for a vote and the motion carried 4-1-0, Mr. Moyer voted no.

Mr. Woessner asked if the Board of Supervisors received Sheet 3 of the plan, Mr. Kolb said yes.

Resolution No. 2022-13

Mr. Hosterman stated this is in regards to the Lenhart Minor Subdivision. Acceptance of Deed of Dedication of Legal Right-of-Way and Ultimate Right-of-Way Along East Cedarville Road (Barbara Lenhart). Mr. Hosterman stated this Acceptance of Deed of Dedication of Legal Right-of-Way and Ultimate Right-of-Way is for the minor subdivision for Barbara Lenhart at 1803 E. Cedarville Road. Mr. Moyer made a motion to approve Resolution No. 2022-13. Mr. Duffy seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

7. ZONING HEARING BOARD APPLICATIONS

No Zoning Hearing Board Applications brought before the Board.

8. OTHER BUSINESS

No Other Business brought before the Board.

9. EXONERATIONS

Mr. Moyer made a motion to approve the exonerations. Mr. Duffy seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

10. PAYMENT OF BILLS

Mr. Duffy made a motion to approve the payment of bills.

<u>Fund Name</u>	<u>Amount to Pay</u>
General Fund	\$ 270,231.85
Benefit Escrow	-
Open Space	2,873.77
Sewer Operating Fund	18,080.71
Sewer Capital Fund	-
Traffic Impact Fee Fund	-
Capital Reserve	2,346.69
Highway State Aid Fund	3,363.98
TD Escrow	24,014.04
Totals	\$ <u>320,911.04</u>

Mrs. Nocella seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

11. ADJOURNMENT

Mr. Duffy made a motion to adjourn the monthly meeting at 7:42 pm. Mrs. Nocella seconded the motion. Mr. Kolb called for the vote and the motion carried 5-0-0.

Respectfully submitted,

David G. Kraynik
Township Manager