

**MINUTES OF THE  
EAST COVENTRY TOWNSHIP  
BOARD OF SUPERVISORS  
MEETING HELD AUGUST 9, 2021**  
*(Approved September 13, 2021)*

The Board of Supervisors held its regular monthly meeting on Monday, August 9, 2021. The following Supervisors were in attendance for the meeting: W. Atlee Rinehart, Anthony Duffy, Michael Albert Moyer and Karen Nocella. Ray Kolb was absent. Also, in attendance were David G. Kraynik, Township Manager and Mark Hosterman, Township Solicitor. Brady Flaharty, Township Engineer was absent but Bill Bohner from his office was in attendance for him.

Mr. Rinehart called the meeting to order at 7:04 p.m. The pledge of allegiance was recited.

Mr. Hosterman stated an executive session was held this evening at 6:30 pm to discuss the status of negotiations on the police contract, potential acquisition of real estate in the form of a license agreement with PECO, as well as an update on the artesian well litigation at 515 Kulp Road.

**1. ORDINANCES**

Ordinance No. 2021-253 – “Permitted Projections into Required Yards”

Public Hearing and Consideration of Approval of an Ordinance Amending the Codified Ordinances of East Coventry Township, Chapter 27 (Zoning), Part 13 (General and Supplemental Regulations and Design Standards), Section 27-1322 (Projections into Required Yards) to Permit Certain Structures, Such as Certain HVAC Facilities, to Project into Required Yards, Subject to Certain Conditions. Mr. Hosterman reviewed.

Mr. Duffy made a motion to approve Ordinance 2021-253. Mr. Moyer seconded the motion. Mr. Rinehart called for a vote and the motion carried 4-0-0.

**2. SOLICITOR’S REPORT**

Mr. Hosterman has nothing to report at this time.

**3. MINUTES**

Mr. Moyer made a motion to accept the July 12, 2021 meeting minutes. Mrs. Nocella seconded the motion. Mr. Rinehart called for a vote and the motion carried 4-0-0.

**4. PUBLIC COMMENT**

Steve Ussler, 938 Schoolhouse Road, stated there are two (2) older gentlemen in the neighborhood who took it upon themselves to do maintenance on the trail such as trimming trees. Mr. Ussler is asking if the Township gave them permission to do this and who is liable if they hurt themselves. Mr. Kraynik stated this is the first he is hearing of it. Mr. Hosterman stated if they are doing unauthorized maintenance on the trails the individuals are assuming the risk. Mr. Ussler asked if the landowner would be liable and Mr. Hosterman stated typically no.

Mrs. Nocella stated the Parks and Recreation Committee met on July 27<sup>th</sup> and would like to do a fall walk on October 23, 2021. She stated after speaking with Tricia McCloskey, Regional Parks Planner with the Pottstown Area Regional Recreation Committee, who is here tonight, they would like to make this a seven (7) municipality walk here at Ellis Woods Park. Mrs. Nocella will discuss this further with the appropriate parties to find out if the other municipalities are interested in participating.

Mrs. Nocella also stated that she met with United Sports in Downingtown and they are interested in building the sports complex by putting in four (4) soccer fields and a baseball field in on the Heiser Tract which is part of the Towpath Park development plan. Mrs. Nocella stated United Sports is also

willing to pay to put in these fields. She would like them to be on the Board of Supervisors agenda for September so they can give a presentation. A discussion ensued.

## 5. **REPORTS**

### **Township Manager's Report**

#### Consideration of Appointment of Evan Nafziger to Full-Time Police Officer.

Mr. Kraynik stated Sergeant Arthur Brown retired last week and they are looking to appoint Evan Nafziger who is currently part-time to a full-time police officer. Mr. Moyer made a motion to appoint Evan Nafziger to a full-time police officer. Mr. Duffy seconded the motion. Mr. Rinehart called for a vote and the motion carried 4-0-0.

#### Introduction of Tricia McCloskey, Regional Parks Planner, Pottstown Area Regional Recreation Committee.

Tricia McCloskey introduced herself to the Board and gave them some updates on grants they are applying for, such as a \$25,000 grant from Healing the Planet for improvements at East Coventry Preserve for signage and to fix the tennis court. She said we did receive some funding from TriCounty Community Network in the amount of \$12,500 to do a shared schoolyard agreement with East Coventry Elementary School to do some trail work and improvements. The hope is to do two more grant applications for design work for the pedestrian trail in Ellis Woods Park so the trail can go across the creek.

#### Consideration of Resolution 2021-11 Recognizing, Acknowledging and Thanking Arthur Brown for his Service as Officer/Sergeant for East Coventry Township.

Mr. Kraynik stated this Resolution was given to Art Brown at his retirement luncheon and this is to formally approve it. Mr. Moyer made a motion to approve Resolution 2021-11. Mr. Rinehart seconded the motion. Mr. Rinehart called for a vote and the motion carried 4-0-0.

#### Consideration of Winter Traffic Services Agreement Exhibit "A" for 2021/2022 Season with PennDOT.

Mr. Kraynik stated this is an agreement where the Township's Public Works Department plows two State roads for PennDOT. The amount has increased slightly. Mr. Duffy made a motion to approve the Winter Traffic Services Agreement Exhibit "A" for 2021/2022 Season with PennDOT. Mrs. Nocella seconded the motion. Mr. Rinehart called for a vote and the motion carried 4-0-0.

#### Consideration of Approval of Change Orders/Credits Totaling \$19,168 for the Rehabilitation of the James Ellis House at Fricks Locks.

Mr. Kraynik reviewed the change orders. Mrs. Nocella made a motion to approve the change orders/credits totaling \$19,168 for the Rehabilitation of the James Ellis House at Fricks Locks. Mr. Duffy seconded the motion. Mr. Rinehart called for a vote and the motion carried 4-0-0.

Larry Tietjen, 131 Maack Road, stated the contractor should have talked to the Township first before doing the work. Mr. Kraynik stated they had a conversation with the architect about it.

#### Consideration of Approval of a Three-Year Contract with A.J. Blosenski, Inc. for Trash/Recycling Disposal at the Township Building Complex.

Mr. Kraynik stated the current trash/recycling service is not providing a good service. Mr. Moyer made a motion to approve the three-year contract with A.J. Blosenski. Mr. Duffy seconded the motion. Mr. Rinehart called for a vote and the motion carried 4-0-0.

### **Township Engineer's Report**

#### Consideration of Waiver Request of Driveway Ordinance for Driveway Permit DR21-02 – 802 Ellis Woods Road.

Mr. Bohner reviewed the waiver request. The Ordinance requires a 10' separation between the driveway edge and property line and the existing driveway edge is only 6" from the property line. The

expanded driveway is proposed to also be 6” from the property line. The existing driveway edge is considered grandfathered but the proposed driveway is considered an expansion of an existing non-conformity and requires a waiver from the Board of Supervisors. Mr. Kraynik gave some recent information that was obtained in that a neighbor stated the existing driveway at 802 Ellis Woods Road is over the property line and they claim to have a survey to support that information. The property owner at 802 Ellis Woods Road who was present at the Board of Supervisors meeting stated he has been in contact with the neighbor and they will be removing the part of the driveway that is encroaching on the neighbor’s property. Mr. Hosterman stated the waiver should be conditioned that the existing driveway is removed from the neighbor’s property and the extension of the driveway will be 6” from the property line.

Mrs. Nocella made a motion to approve a waiver of §21-106.7.D to allow the edge of driveway associated with the proposed driveway expansion to be only 6” from the property line, rather than the required 10’ on the condition that the existing driveway that encroaches on the neighbor’s property will be removed and the entire driveway new and existing will be 6” from the property line and they will repair the neighbor’s property where the encroaching part of the driveway will be removed. Mr. Moyer seconded the motion. Mr. Rinehart called for a vote and the motion carried 4-0-0.

Consideration of Resolution 2021-12 Adopting the Act 537 Special Study for the Parker Ford Sanitary Sewer Planning Area.

Mr. Bohner reviewed the Resolution and stated this needs to be adopted prior to sending the documentation to DEP for their review. It was noted that a public meeting took place back on June 21, 2021 and that some adjustments had been made based on feedback at that meeting. The minutes from the meeting on June 21, 2021 are made a part of the plan. Mr. Duffy made a motion to approve Resolution 2021-12. Mrs. Nocella seconded the motion. Mr. Rinehart called for a vote and the motion carried 4-0-0.

Mr. Duffy made a motion to accept the various departments and committee reports. Mrs. Nocella seconded the motion. Mr. Rinehart called for a vote and the motion carried 4-0-0.

**6. SUBDIVISIONS AND LAND DEVELOPMENT**

Resolution 2021-13

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 R&S Property Services for the Property Located at 2300 New Schuylkill Road in East Coventry Township.

John Iannozzi, attorney for R&S Property Services, stated they are asking for final approval and thanked everyone involved in the process. Mr. Hosterman reviewed the Resolution and stated that an additional waiver is in the Resolution which pertains to lighting and the traffic impact fee has been adjusted per John Yurick’s recommendation. Mr. Moyer made a motion to approve Resolution 2021-13. Mr. Duffy seconded the motion. Mr. Rinehart called for a vote and the motion carried 4-0-0.

**7. ZONING HEARING BOARD APPLICATIONS**

Application No. 279 – 583 Old Schuylkill Road – George Carter and Nancy Elliott-Carter

For Informational Purposes. The Date and Time of the Zoning Hearing Board meeting is August 30, 2021 at 6:30 pm. Application for Variances from the terms of the Zoning Ordinance to Use the Property as an Outdoor Event Venue.

**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. Rinehart called for a vote and the motion carried 4-0-0.

**10. PAYMENT OF BILLS**

Mrs. Nocella made a motion to approve the payment of bills.

<u>Fund Name</u>		<u>Amount to Pay</u>
General Fund	\$	380,896.72
Benefit Escrow		-
Open Space		304,654.75
Sewer Operating Fund		19,720.39
Sewer Capital Fund		16,440.00
Traffic Impact Fee Fund		1,385.75
Capital Reserve		12,000.00
Highway State Aid Fund		224,465.60
TD Escrow		-
<b>Totals</b>	<b>\$</b>	<b><u>959,563.21</u></b>

Mr. Duffy seconded the motion. Mr. Rinehart called for a vote and the motion carried 4-0-0.

**11. ADJOURNMENT**

Mrs. Nocella made a motion to adjourn the monthly meeting at 7:41 pm. Mr. Duffy seconded the motion. Mr. Rinehart called for the vote and the motion carried 4-0-0.

Respectfully submitted,

David G. Kraynik  
Township Manager