

**MINUTES OF THE  
EAST COVENTRY TOWNSHIP  
BOARD OF SUPERVISORS  
MEETING HELD JUNE 13, 2022**

*(Approved July 11, 2022)*

The Board of Supervisors held its regular monthly meeting on Monday, June 13, 2022. The following Supervisors were in attendance for the meeting: Ray Kolb, W. Atlee Rinehart, Anthony Duffy, Karen Nocella and Michael Albert Moyer. 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.

Mr. Hosterman stated an executive session was held this evening at 5:45 pm to discuss one matter of real estate, three personnel matters, and four matters of either litigation or potential litigation regarding 290 Linfield Road, Spring City Acres properties, 515 Kulp Road and the Kolb Farm Store.

**1. ORDINANCES**

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

Mr. Hosterman stated the Board of Supervisors will hold a public hearing and reviewed the proposed 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; Amending Section 803 (Area, Bulk and Dimensional Standards), Subparagraph 1, Subsection A (Minimum Net Lot Area, Width and Yards) to Establish the Minimum Net Lot Area, with Public Sewage Disposal at One-Third (1/3) Acre Consistent with the Longstanding Specific Intent of the District.

Mr. Hosterman stated this Ordinance has been recommended for adoption by the Chester County Planning Commission and the East Coventry Township Planning Commission. Mr. Duffy made a motion to adopt Ordinance 2022-255 – “Residential District Amendments”. Mrs. Nocella seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

**2. SOLICITOR’S REPORT**

Consideration of Approval of a Waiver Request by the School District for the Second Maintenance Period for the East Coventry Elementary School Project

Mr. Hosterman said the School District constructed the sewer main and had already done the 18-month maintenance period. All other dedications to the Township have already been done and the period has been longer than 18 months. There is nothing significant for another 18-month maintenance period. The Township took dedication of a sewer easement but the School District is required to maintain that not the Township. The request is for a waiver of the second

18-month maintenance period and release of the escrow monies. Mr. Hosterman said he has no objections to this and Mr. Vennettilli from ARRO Consulting said they have no objections.

Mr. Rinehart made a motion to approve the Waiver Request by the School District. Mrs. Nocella seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

#### Consideration of an Agreement with Spring City Acres (Nolt Trucking)

Mr. Hosterman said Spring City Acres had submitted a permit application for a food processing residual facility and it was initially denied because of the size and truck traffic. The Township engaged the services of Rose Tree Consulting (an agricultural consultant) to evaluate and review the plans. Some corrections were made to the plans. Rose Tree Consulting has said the facility is sized appropriately. They are recommending we grant the permits for construction of the facility pursuant to this agreement.

Mr. Duffy made a motion to approve the Agreement with Spring City Acres (Nolt Trucking). Mr. Rinehart seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

### **3. MINUTES**

Mr. Moyer made a motion to accept the May 9, 2022 meeting minutes. Mrs. Nocella seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

### **4. PUBLIC COMMENT**

Walt Woessner, 164 Schoolhouse Road, asked about Whispering Woods and the dead trees. Mr. Hosterman stated he has to schedule the meeting and will get that done as soon as possible.

Mrs. Nocella said they received an email from a couple who attended the Blue Bird Box Building event back in May. She read the email which thanked everyone involved and stated they had a great time.

Mrs. Nocella said she wanted to discuss the Weed Ordinance. Mr. Moyer made a motion to amend the agenda to include Discussion of the Weed Ordinance. Mrs. Nocella seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0. Mrs. Nocella would like the weed ordinance amended to include any agricultural or farm land next to a residential property. A discussion ensued. Mr. Duffy made a motion for the Township Solicitor to work with the Board of Supervisors on an amendment to the Weed Ordinance. Mr. Moyer seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

Mr. Rinehart said in regards to the Memorial Day event at Ellis Woods Revolutionary Cemetery that Liz Willow did a great job and he appreciated efforts made by everyone involved including the Fire Company.

Mr. Moyer thanked the Parks & Recreation Committee for the Bluebird Box event and said he received positive feedback from people in the community.

### **5. REPORTS**

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

#### **Presentation of Growing Greener by Rick Tralies, Township Planner**

Mr. Tralies said the Planning Commission has been working on the ordinance updates for a little over two (2) years now. He also said the Growing Greener presentation tonight is to go

over the basic concepts in preparation of the Board of Supervisors receiving the ordinance amendments in the near future. Mr. Tralies continued with his presentation of Growing Greener. The Growing Greener concept permits development at the same densities that are permitted now while conserving at least 50% of open space on the site. The recommendation will be to adopt conservation subdivision overlay in the FR, R-1, R-2 and R-3 district, this will not apply to minor subdivisions. It was asked if the Fire Marshall has any say in development plans and also about the street widths. The Fire Marshall is consulted in subdivision plans. Mr. Hosterman said the SALDO requirements for street widths will remain the same as it is currently. A discussion ensued.

Consideration of Approval of an Engineering Proposal for the Pigeon Creek Bridge at Ellis Woods Park Project Not to Exceed \$31,870

Mr. Kraynik said this is the engineering proposal from CMC Engineering for the design of the Pigeon Creek Bridge at Ellis Woods Park which will be offset by a grant. Mr. Moyer asked if this is being offset 100% by a grant, Mr. Kraynik stated yes. Mr. Moyer made a motion to approve the Engineering Proposal with CMC Engineering not to exceed \$31,870. Mr. Duffy seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

Consideration of Appointment of Lisa Angelucci from Permanent Part-Time Status to Full-Time Administrative Assistant

Mr. Kraynik said he is recommending appointing Lisa Angelucci who has worked part-time for the Township as an Administrative Assistant for over a year to full-time status and would start full-time on June 27, 2022. Mr. Kraynik said this is part of a succession plan. Mr. Moyer made a motion to appoint Lisa Angelucci to Full-Time Administrative Assistant. Mr. Duffy seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

Consideration of Applications for Special Fire Police Services:

- Retro Approve – Phoenixville Dogwood Parade, Saturday, May 21, 2022, 11:30 am.
- Norco Fair, Norco Fire Company, July 4, 2022 to July 9, 2022, 6 pm to 10 pm.
- Retro Approve – Owen J. Roberts High School, June 10, 2022, 8 pm to 10 pm.

Mr. Moyer made a motion to approve all three (3) Special Fire Police Services applications. Mrs. Nocella seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

Consideration of Approval of a Professional Services Agreement Amendment No. 2 Regarding the Parkerford Special Sewer Study

Mr. Vennettilli from ARRO Consulting has a Professional Services Agreement Amendment regarding the Parkerford Special Sewer Study. They received comments back from the DEP and one of the comments is that they are requiring a Phase I Archeological Survey for the site where the planned Parkerford Pump Station would be so they are asking for an amendment to the Professional Services Agreement.

Mr. Kolb made a motion to approve the Professional Services Agreement Amendment No. 2 regarding the Parkerford Special Sewer Study. Mrs. Nocella seconded the motion. Mr. Kolb called for a vote and the motion carried 4-1-0, with Mr. Moyer voting no.

Mr. Duffy made a motion to approve the reports from various departments and committees. Mr. Rinehart seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

**6. SUBDIVISIONS AND LAND DEVELOPMENT**

No Subdivisions and Land Development brought before the Board.

**7. ZONING HEARING BOARD APPLICATIONS**

No Zoning Hearing Board Applications brought before the Board.

**8. OTHER BUSINESS**

Resolution 2022-15 – A Resolution Authorizing the Pottstown Area Regional Recreation Committee to Create a Non-Profit Organization

Mr. Kraynik said that this Resolution is going to help PARRC by allowing them to take donations which will help them with funding. Mr. Duffy made a motion to approve Resolution 2022-15. Mrs. Nocella seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

Consideration of Establishing an Environmental Advisory Council

Mrs. Nocella asked the Board if they would be interested in establishing an Environmental Advisory Council to help with coming up with ideas to help the Township with saving energy. A discussion ensued. Mr. Moyer made a motion not to establish an Environmental Advisory Council. Mr. Kolb seconded the motion. Mr. Kolb called for a vote and the motion carried 4-1-0, with Mrs. Nocella voting no.

Scott Maerten, 87 Peterman Road, asked who Rick Tralies is why is he pushing Growing Greener. Mr. Kolb said that Rick Tralies is the Township Planner who works with the Planning Commission and is working on amendments to the ordinances regarding Growing Greener.

Mr. Moyer made a comment that he feels the fire companies do not have enough say in the planning of developments.

Scott Maerten, 87 Peterman Road, asked if the Fire Marshall was consulted with Coventry Chase. Mr. Kraynik stated yes, the Fire Marshall had input in the plans for Coventry Chase.

**9. EXONERATIONS**

No Exonerations brought Before the Board.

**10. PAYMENT OF BILLS**

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

<u>Fund Name</u>		<u>Amount to Pay</u>
General Fund	\$	325,372.46
Benefit Escrow		-
Open Space		1,204.34
Sewer Operating Fund		31,288.25
Sewer Capital Fund		-
Traffic Impact Fee Fund		-
Capital Reserve		16,043.25
Highway State Aid Fund		6,373.82
TD Escrow		-
<b>Totals</b>	<b>\$</b>	<b><u>380,282.12</u></b>

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

**11. ADJOURNMENT**

Mrs. Nocella made a motion to adjourn the monthly meeting at 8:08 pm. Mr. Kolb seconded the motion. Mr. Kolb called for the vote and the motion carried 5-0-0.

Respectfully submitted,

David G. Kraynik  
Township Manager