

**MINUTES OF THE
EAST COVENTRY TOWNSHIP
BOARD OF SUPERVISORS
MEETING HELD MAY 9, 2022**
(Approved June 13, 2022)

The Board of Supervisors held its regular monthly meeting on Monday, May 9, 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 7:04 p.m. The pledge of allegiance was recited.

Mr. Hosterman stated an executive session was held this evening at 5:45 pm to discuss two matters of real estate, an update on the 515 Kulp Road litigation and remediation, an update on Kolb Farm Store Zoning Hearing Board application and an update on Spring City Acres application for food processing residual facility for nutrient management.

1. ORDINANCES

Ordinance No. 2022-254 – “C-1 Commercial and Business Campus 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 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. Rinehart asked if there was a definition between fresh mushroom soil and aged mushroom soil. Mr. Hosterman said the mushroom soil will not be produced there but may be sold. Brian Olinger, Weaver Mulch, said that fresh mushroom soil has an odor but as it sits it loses the odor and that they would be selling it which is legal right now under the current zoning. Mr. Hosterman asked if the Board had any further questions and if the public had any questions, seeing none the hearing was closed.

Mr. Rinehart made a motion to adopt 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; 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 reviewed the Ordinance.

Mr. Rinehart asked if the Planning Commission and Board have resolved the terms of a front yard and side yard when it is a corner lot. Mr. Hosterman believes that has been resolved and that is not affected by this particular ordinance.

Mrs. Nocella made a motion to authorize advertising Ordinance 2022-255 “Residential District Amendments”. Mr. Duffy seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

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 April 11, 2022 meeting minutes. Mr. Kolb 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. She also asked if any of the Supervisors would like to participate at the service which includes introducing people, readings and/or place flags. If it rains, they will hold it at the Ellis Woods Park Pavilion.

Steve Ussler, 938 Schoolhouse Road, asked what the status is of the Maack property. Mr. Kolb said they are not renting out the land for farming and are leaving the grass to grow which will be mowed twice a year.

Mr. Rinehart thanked Board members for sending him to PSATS.

Mr. Moyer made a motion to dress down for June, July, August and September. Mr. Kolb seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

5. REPORTS

Township Manager’s Report

Status Report on the Peterman Road and Route 724 Improvement Project

Mr. Kraynik stated we have three years from March 7th 2022 to complete the project. The cost of the project is \$3.3 million, with \$2.6 million grant money from PennDOT and \$781,000 from the Township. John Yurick from McMahon Associates was present to give an update on the Peterman Road and Route 724 Improvement Project. Bob Lynn, Hanover Engineering, had prepared a memo with an estimated timeline which was handed out to the Board. Mr. Yurick said the NPDES Permit has been submitted, they are working on Right of Way plats and will be starting on utility coordination. They are looking at a construction completion date of approximately November 2024. A discussion ensued.

Mr. Yurick also stated that PennDOT has advertised for ARLE Grant which will open on June 1st and is to fund safety improvements. If there is anything else in the Township that they have in mind he said they can talk further about it.

Mrs. Nocella asked if the proposed light at Peterman Road and Route 724 will have something to allow pedestrians to cross the road safely. Mr. Yurick stated yes. Mr. Rinehart asked about the safety at Ellis Woods Road and Bethel Church Road. Mr. Kolb stated PennDOT did signage there.

Consideration of an Amendment to a Memorandum of Understanding with Chester County Regarding Maintenance at the Schuylkill River Trailhead, Fricks Lock Village

Mr. Kraynik stated they negotiated with the County on a number of responsibilities for the maintenance of the Schuylkill River Trailhead at Fricks Lock Village. Mr. Kolb noted they have not put up the disposable dog waste bag dispenser yet. Mrs. Nocella made a motion to approve the Amendment to a Memorandum of Understanding with Chester County regarding the maintenance at the Schuylkill River Trailhead at Fricks Lock Village. Mr. Moyer seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

Consideration of the Adoption of Resolution 2022-14 Authorizing a Grant Application for Parker Ford Historic Riverside Park Improvements

Mrs. Nocella made a motion to adopt Resolution 2022-14 Authorizing a Grant Application for Parker Ford Historic Riverside Park Improvements. Mr. Duffy seconded the motion. Mr. Kolb called for a vote and the motion carried 5-0-0.

Consideration of Approving the Removal/Installation of a Steel Toilet/Sink Combination Unit in the Police Station for \$1,060

Mr. Kraynik said the lowest quote came from Gehringer Mechanical for \$1,060 to remove/install a steel toilet/sink combination unit in the Police Station. Mr. Rinehart made a motion to approve Gehringer Mechanical to remove/install the steel toilet/sink combination unit in the amount of \$1,060. 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 in regards to the Parkerford Act 537 Plan, they did receive comments back from the DEP and that ARRO is working on responding. He also said they had a decent turnout and a nice day for the stream cleanup which took about two (2) hours.

Mr. Moyer 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. Moyer 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

Discussion of Supporting a 100% Clean Renewable Energy Initiative

Mrs. Nocella stated a neighbor asked her to bring this draft Resolution regarding 100% Clean Renewable Energy Initiative to the Board of Supervisors. Bryan Maher, Chair of the Environmental Advisory Council of West Pikeland Township, was present and explained what type of initiatives they are doing. A discussion ensued. Mr. Kolb stated we have upgraded all the lights at the Township Building to LED’s. Mr. Duffy made a motion to table and discuss this at a later date. Mr. Moyer seconded the motion. Mr. Kolb called for a vote and the motion carried 4-1-0, with Mrs. Nocella voting no.

Mrs. Nocella asked if the Board would be opposed to starting an Environmental Advisory Council. A discussion ensued. Mr. Kolb asked Mrs. Nocella to obtain information regarding the Environmental Advisory Council before they move forward.

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	\$	284,698.31
Benefit Escrow		-
Open Space		70,370.95
Sewer Operating Fund		9,658.06
Sewer Capital Fund		-
Traffic Impact Fee Fund		-
Capital Reserve		49,079.00
Highway State Aid Fund		11,145.20
TD Escrow		-
Totals	\$	<u>424,951.52</u>

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

11. ADJOURNMENT

Mr. Moyer made a motion to adjourn the monthly meeting at 7:52 pm. Mr. Duffy seconded the motion. Mr. Kolb called for the vote and the motion carried 5-0-0.

Respectfully submitted,

David G. Kraynik
Township Manager