

**EAST COVENTRY TOWNSHIP**  
**BOARD OF SUPERVISORS**  
**CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA**  
**RESOLUTION NO. 2024-04**

**A RESOLUTION AUTHORIZING THE CONDEMNATION OF A PARCEL OF LAND IN EAST COVENTRY TOWNSHIP, CHESTER COUNTY FOR THE IMPROVEMENT OF TRAFFIC SAFETY, INSTALLATION OF TRAFFIC SIGNAL IMPROVEMENTS, POTENTIAL ROAD WIDENING, CURBING AND SIDEWALK INSTALLATION, AND/OR FOR ACCESS THERETO.**

**WHEREAS**, the Board of Supervisors of East Coventry Township ("Board") has determined that it is in the best interest of the Township to acquire 14,831 square feet of land, more or less, being a portion of the parcel located at 1574 New Schuylkill Road, in East Coventry Township, Chester County, Pennsylvania, and known as Chester County UPI No. 181-51 (the "Parcel"), which portion abuts Peterman Road and is more particularly identified in the legal description attached hereto as Exhibit "A" and depicted on a certain plan prepared by Hanover Engineering, consisting of one (1) sheet, titled "Peterman Road ROW Acquisition", a true and correct copy of which is attached hereto as Exhibit "B" (the "ROW Plan") (the "Property") for the purposes of the improvement of traffic safety, installation of traffic signal improvements, potential road widening, curbing and sidewalk installation, access thereto, public utilities, and any other lawful public purpose (collectively, "Public Purposes"); and

**WHEREAS**, the Board has the authority to acquire lands or buildings by the exercise of the Township's power of eminent domain for the aforesaid purposes pursuant to Pennsylvania Eminent Domain Code, 26 Pa.C.S.A. §101, *et seq.*, and the Pennsylvania Second Class Township Code, as amended (including without limitation 53 P.S. §§2312, 2501, 2601, 2702 & Article XXXIV).

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Supervisors of East Coventry Township, Chester County, Pennsylvania hereby authorizes as follows:

1. The condemnation of the 14,831 square feet of land, more or less, located at 1574 New Schuylkill Road, in East Coventry Township, Chester County, Pennsylvania, more particularly identified in the legal description attached hereto as Exhibit "A" and depicted in the Plans attached hereto as Exhibit "B", in fee simple absolute, for the above-identified Public Purposes; and
2. The Township Solicitor and all other appropriate Township Officers and staff, including without limitation the Township Manager, are hereby authorized to take such actions as are necessary to implement this Resolution and condemn the property rights in the Property, including, but not limited to, filing and recording a Declaration of Taking, Notice of Condemnation, Memorandum of Condemnation and giving notice to the Condemnee.
3. That the institution of such proceedings and any damages which may be awarded to the owner of said Property to be paid out of funds of the Township.

**ADOPTED** at the public meeting of the East Coventry Township Board of Supervisors held on this 8<sup>th</sup> day of January, 2024.

**BOARD OF SUPERVISORS OF  
EAST COVENTRY TOWNSHIP**

Attest:

  
\_\_\_\_\_  
**Eugene C. Briggs**, Secretary

By:

  
\_\_\_\_\_  
**Ray Kolb**, Chairman

**Exhibit "A"**

**DESCRIPTION OF RIGHT-OF-WAY TO BE ACQUIRED BY  
EAST COVENTRY TOWNSHIP**

ALL THAT CERTAIN tract of parcel of land as shown on a plan prepared by Hanover Engineering Associates, Inc., titled Peterman Road ROW Acquisition, dated March 30, 2023, situated in East Coventry Township, Chester County, Commonwealth of Pennsylvania is further described as follows:

BEGINNING at a found concrete monument at the northwest corner of lands now or formerly GLM Realty Holdings, LLC (Tax Parcel 1801 00520000; DBV 8516, Page 620), and the southerly right-of-way of New Schuylkill Road (SR 0724; 120 foot right-of-way), thence

Along said right-of-way, North  $53^{\circ}-59'-11''$  West, 33.00 feet to a point in line with lands now or late of Jacob Singer (Tax Parcel 1801 00510000; DBV 4900, Page 2293) and the eastern right-of-way of Peterman Road (T-534; 33 foot right-of-way), The TRUE PLACE OF BEGINNING, thence

Along said right-of-way and lands of Singer, South  $37^{\circ}-22'-41''$  West; 649.93 feet to a point on the northern right-of-way Old Schuylkill Road (T-523; 33 foot right-of-way), thence

Along said right-of-way and lands of Singer North  $18^{\circ}-28'-22''$  West; 21.15 feet to a point, thence

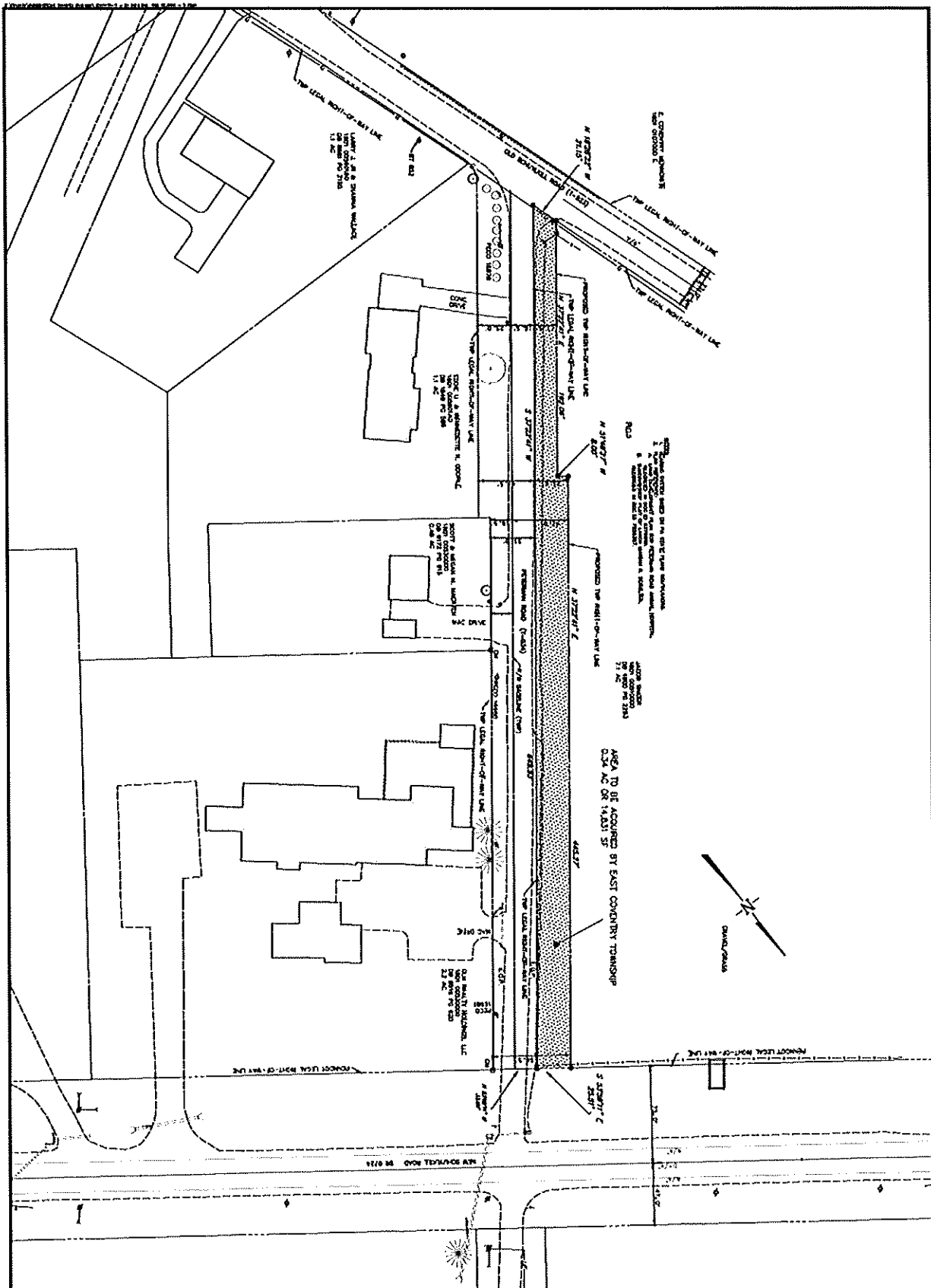
Through said lands of Singer the following three (3) courses:

1. North  $37^{\circ}-22'-41''$  East; 192.06 feet to a point, thence
2. North  $51^{\circ}-48'-27''$  West; 8.00 feet to a point, thence
3. North  $37^{\circ}-22'-41''$  East; 445.27 feet to a point on the southern right-of-way of New Schuylkill Road (SR 0724), thence

Along said right-of-way South  $53^{\circ}-59'-11''$  East; 25.51 feet to a point, the PLACE OF BEGINNING.

CONTAINING 0.34 OR 14.831 SF

# Exhibit "B"



<b>Hanover Engineering</b> <small>211 Postel Road, Suite 100                  Berwyn, PA 19312-8064                  P 610.697.1900                  F 610.697.1901                  www.hanovereng.com</small>	EAST COVENTRY TOWNSHIP CHESTER COUNTY PENNSYLVANIA	PLAN TITLE <b>PETERMAN ROAD</b>		SHEET NO. 1	TOTAL SHEETS 1	DATE 05/20/11	PROJECT NO. ECOV19-11	DRAWN BY J. J.	CHECKED BY J. J.
		PROJECT TITLE <b>ROW ACQUISITION</b>		SCALE 1" = 20'	DRAWN BY J. J.	CHECKED BY J. J.			

(10)