

North Coventry Township
Board of Supervisors

**Minutes of the Meeting
October 24, 2011**

The regular meeting of the North Coventry Township Board of Supervisors was called to order at 7:00 PM, October 24, 2011 at the Township Building, 845 South Hanover Street, Pottstown. Present were, Vice-Chairman Harvey Greenawalt, E. Kent High, and Spencer Claypoole, Supervisors; and Kevin Hennessey, Township Manager, Lawrence Sager, Solicitor.

Vice-Chairman Greenawalt asked if there were any changes or corrections to the October 11, 2011 minutes and there were none. **Supervisor Claypoole made a motion to approve the minutes as presented and the motion was seconded by Supervisor High, unanimously carried.** There were no comments.

Vice-Chairman Greenawalt asked if there were any questions from the Board or the audience concerning the bills, totaling \$55,220.26 and there were none. **Supervisor Claypoole made a motion to approve payment of the bills totaling \$55,220.26 and the motion was seconded by Supervisor High, and unanimously carried.** There were no comments.

Developer's Bills

- Township Manager Hennessey said he had not heard anything from Caribou about paying their accounts receivable balance.
- Solicitor Sager said that Wawa had indicated there was a communication problem and Mr. Hennessey said the copies were mailed to them again as it was done back on July 19th. Mr. Hennessey said he copied everything to Mike Gill, their attorney.
- Mr. Sager asked if the Tower 1 invoice was done and Mr. Hennessey said it was to be completed on Tuesday, October 25th.
- Vice-Chairman Greenawalt asked if the township had any recourse regarding Caribou and Township Manager Hennessey said they were waiting for their financing to get in place and that he would contact them again. Solicitor Sager said they will want another extension shortly and Mr. Hennessey said this will be on the first agenda in November.

Public Comment-5 minutes

- Vice-Chairman Greenawalt explained that this portion of public comments was not for lengthy conversations, just for identifying any problems that can be placed on the action item list. The Vice-Chairman said that if there are extended comments, the public gets a chance to speak at the end of the meeting and that any request or problem should be submitted to the township in writing. John Ellwanger thanked those who came out to support the Coventry Woods Bonfire last weekend. He said it went great. There were no other comments.

Subdivision, Land Development, and Conditional Use

Coventry Lake – Acceptance of Road

- Vice-Chairman Greenawalt said that in an attempt to get these roads eligible for Liquid Fuel money, the developer is offering a Deed of Dedication for the roads and has signed a letter

agreement maintaining the corporation's obligation until the punch list and security are in place. The Vice-Chairman said that the Homeowners Association's representative Cory Wasson and the other residents are anxious for the township to plow the roads this winter and this is being considered to accommodate them. Solicitor Sager said the concept is a benefit to the community and tax payers and suggested the board consider it. Mr. Sager said the agreement letter needs a bit tweaked, just to make it perfectly clear the obligation and the 18 month maintenance period once the financial security is in place. He said that if the board approves it, he will revise the letter and was happy to hear that the Roadmaster had no issues with accepting the roads. **Supervisor High made a motion to adopt the Resolution for the Conditional Acceptance of the roads; giving the Township Manager and Solicitor authorization to revise letter. The motion was seconded by Supervisor Claypoole and unanimously carried.** There were no further comments.

Per Capita Tax Exoneration

- Vice-Chairman Greenawalt explained that the Tax Collector prepared a list of individuals for whom she wishes to be exonerated from collecting per capita tax. Mr. Greenawalt said some of the reasons for the exoneration range from being deceased, moved from the township, students or individuals making less than \$5,000 per year, individuals in the military or those who are incarcerated. Vice-Chairman Greenawalt asked the value of the total list and the Treasurer said it is approximately worth \$2,160.00. Township Manager Hennessey said that all of the listed names had submitted exoneration forms. Supervisor Claypoole said that there are 3 pages of names of people who have moved from the township. Supervisor High asked if they still could be made responsible for the tax and Mr. Hennessey said no, they are not responsible if they moved before the first of the year. **Supervisor High made a motion to exonerate the Tax Collector from collecting the tax from the individuals on the list. The motion was seconded by Supervisor Claypoole and unanimously carried.** There were no other comments.

Flooding Issues

- Vice-Chairman Greenawalt said that the Township Manager will bring us up to date on the Shenkel Road flooding and the Roadmaster will comment on the flooding of Union Avenue that was brought up by John Ellwanger at the last meeting. Roadmaster Joe Wood said he did not believe there was a pipe issue and that the problem is that the residents put grass clippings and other yard debris into the basin, causing it to clog. Mr. Wood said the pipe is 18 inches and crosses the road to go into the basin and is in good shape, although the grate gets clogged, but his crew always cleans it up before any forecasted rainfalls. Vice-Chairman Greenawalt said the plastic bags and cups that go into it don't help either. Township Manager Hennessey said the neighbor put up a fence over the grate but there needs to be a better way to fasten it to the grate for better intake and the fence will prevent the grass from clogging the grate. Vice-Chairman Greenawalt asked if the township had a plan and Township Manager Hennessey said he would order a wire basket that is being manufactured that will fit over it. Roadmaster Wood said he will continue to check it.
- Township Manager Hennessey said that he will meet with the excavator to address the basin on Stratford Court tomorrow morning. Mr. Hennessey said that LTL will submit an application to DEP to put in the pipe on the Hands' property at the driveway and will try to get this work done before winter. The Township Manager explained that the design is to put in a 36 inch pipe with an end wall and grade down some of the driveway to create an emergency spillway, which will help the water to crest over the driveway and into the spillway. Vice-Chairman Greenawalt said there is always a concern with that type of thing when you have small children around and asked if the

safety issue will be addressed to which Mr. Hennessey said yes. Joe Wood said that the nearby residents have debris in their yard that washes into the basin and Mr. Hennessey said there are approximately 50 acres that drain into the basin. Vice-Chairman Greenawalt said if the water has an outlet it will drain that way. Township Manager Hennessey said LTL recommends re-grading and lowering the driveway to eliminate the water backup into the Kalil and Keffer properties. Supervisor Claypoole asked if a larger pipe on Shenkel Road would help and Mr. Hennessey said the road crew planned to do that work, but at the rear of the Keffer's the water ponding was 150 feet long, 50 feet wide and 6 feet deep, which then came into her basement. Vice-Chairman Greenawalt said he hoped the re-grading and piping will solve this issue. Mrs. Keffer asked what the DEP application was for and Mr. Hennessey said it is a general application permit to place the pipe. There were no other comments.

Administration

Action Item List

- Township Manager Hennessey said he had contact Senator Rafferty and State Representative Tim Hennessey on #15, Neiman Road. He said that they both promised to call Penn Dot for a response.
- Vice-Chairman Greenawalt asked the status of #7, Peco pole. Township Manager Hennessey said that Gregg Carey of PECO was supposed to send an engineer out to look at it. Joe Wood said there needs to be scraping done at Valley View in order for the water to drain and he had planned to dig there this week to install a 12" pipe and basin.
- Mrs. Keffer said that at Catfish and Valley View, someone has dug a trench and she was concerned. She said it's located past Laurel Locks Farm going towards Catfish. The Chief said he saw it too and noted there was mud on the roadway and that it is 2 feet deep but there are no tire tracks there. Mrs. Keffer said it is a safety hazard. Vice-Chairman Greenawalt asked the Roadmaster to check it and put out some cones around it. Supervisor Claypoole suggested that the Manager check with the Laurel Locks Farm owner to see if they know anything about it.

Checklist

- Township Manager Hennessey said that the township received a letter from the PA Housing Authority concerning Integral LLC who is looking to build a low income/assisted living facility on Cedarville Road and Route 724, which would face Route 100. Mr. Hennessey said the Housing Authority is asking for comments from the township and/or neighbors within 30 days. Mr. Sager said it would be best for the township to indicate that they want to be involved. Supervisor High suggested putting on the next agenda. Mr. Sager said he will put together a proposal and response so that the township remains in the loop.
- Township Manager Hennessey reported that the County Board of Assessments has denied the mall's appeal and at this time, did not know if the mall will appeal the decision. Mr. Hennessey said the township received the school district's appraisal that came in at \$25,000 with the township's share of 5.6% or \$1,407.50 and this does not include court time. Mr. Hennessey said he has not responded to the school district yet and if there is no appeal, then there will not be an appraisal, thus the township has not paid anything to date. Solicitor Sager said he thought the general consensus of the board was to discuss the deed also and Mr. Hennessey agreed but said there has not been any action on that yet. Mr. Sager said that if the school district comes to the township looking for payment, the feeling is that then they can transfer the deed to the township and release any conditions. Vice-Chairman Greenawalt said the township must first find out what the mall is going to do. There were no other comments.

- Township Manager Hennessey said that the Water Authority's Solicitor, Jim Scheffey sent a letter about the rent and taxes due the authority being paid to the township and Mr. Hennessey said Mr. Scheffey suggested that the township have the duty of collecting the rent money. Mr. Hennessey said that if the township has the responsibility of collecting it, then the township should keep it. Mr. Scheffey responded that the authority will continue to send out the bills.
- Mr. Hennessey said the township received the LTL letter regarding the Act 167, Stormwater Ordinance and that the County is working on a county-wide ordinance. The Township Manager said that North Coventry's ordinance is more stringent than the county's, but there are 2 areas in theirs that the township may want to incorporate. He explained that the current township ordinance says that stormwater calculations are needed if there is 2,000 square feet of impervious surface and the county's lists it at 1,000 square feet. **Supervisor High made a motion to forward the LTL letter to the Planning Commission for review and comments. The motion was seconded by Supervisor Claypoole and unanimously carried.** There were no other comments.
- Supervisors High and Claypoole said they had nothing for the checklist.
- Vice-Chairman Greenawalt said he had nothing for the checklist.
- Solicitor Sager said there is a webcast on October 28th on FEMA matters and he was going to participate in it. He said the funds may not pay for a condemnation like the one Mrs. Diltz is asking for.

Extended Public Comment

- Township Manager Hennessey said that he, the Building Inspector and Roadmaster looked at a sinkhole on Brianna Circle and felt it could have been caused by the installation of the storm sewer. He said that the Roadmaster used a camera to view the underground part and it has been determined that it was not a storm sewer issue. Mr. Hennessey said the sinkhole is 28 feet from the curb and not the township's problem and he will contact the homeowner about it.
- Roadmaster Joe Wood said that Penn Dot fixed the problem at 563 Neiman Road by putting in a french drain last Thursday. He said the same repair was done 7 years ago on Chestnut Hill Road and it is still working well.
- Mrs. Keffer asked Mr. Hennessey if he had gotten any further information for her and Mr. Hennessey said yes.
- Supervisor High said that everyone should say a prayer for Chairman Paravis, who is in the hospital.

With no further business before the Board, the meeting adjourned at 7:50 pm.

Respectfully Submitted,

Kevin F. Hennessey
Township Manager