

North Coventry Township
Board of Supervisors

**Minutes of the Meeting
November 28, 2011**

The regular meeting of the North Coventry Township Board of Supervisors was called to order at 7:00 PM, November 28, 2011 at the Township Building, 845 South Hanover Street, Pottstown. Present were, Chairman Andy Paravis, Vice-Chairman Harvey Greenawalt, Jim Marks, E.Kent High and Spencer Claypoole, Supervisors; and Kevin Hennessey, Township Manager, Lawrence Sager, Solicitor.

Chairman Paravis announced his intention to resign as the Chairman due to health reasons. Supervisor Claypoole thanked Andy for his leadership over the past 6 years and said that he had taken the township to new heights during the time he was the Chairman. Supervisor High said that Mr. Paravis did a good job serving as the Chairman. Supervisor Marks said he was sorry to hear this but asked that Mr. Paravis reconsider his resignation at least until the end of the year. Solicitor Sager asked when the resignation is effective and Mr. Paravis said that his resignation was effective as of today since he wouldn't be here until the end of the year but that he would try attending the meetings via teleconferencing. Mr. Sager suggested that the Board elect a new Chairman at their yearly re-organizational meeting in January. Mr. Paravis asked Vice-Chairman Greenawalt to run the meeting. There were no other comments.

Vice-Chairman Greenawalt asked if there were any changes or corrections to the October 24, 2011 minutes and there were none. **Supervisor Claypoole made a motion to approve the October 24, 2011 minutes and it was seconded by Supervisor High. The motion carried at 3 to 0, with Supervisors Paravis and Marks abstaining due to being absent for that meeting.**

Vice-Chairman Greenawalt asked if there were any changes or corrections to the November 14, 2011 minutes. Supervisor Claypoole said that on page 4, the 2nd bullet from the bottom under the Checklist should read 'going west' not 'going east'. **Supervisor Claypoole made a motion to approve the November 14, 2011 minutes and it was seconded by Supervisor Marks. The motion carried at 3 to 0, with Supervisors Paravis and High abstaining due to being absent for that meeting.**

Vice-Chairman Greenawalt asked if there were any questions from the Board or the audience concerning the bills, totaling \$72,162.05 and there were none. **Supervisor Marks made a motion to approve payment of the bills totaling \$72,162.05 and the motion was seconded by Supervisor Claypoole and unanimously carried.** There were no comments.

Developer's Bills

- Township Manager Hennessey said the Solicitor spoke to Wawa's attorney, Mike Gill who was going to check on the status of their payment. Mr. Hennessey said that the township will not establish a maintenance bond until the accounts receivable balance is paid in full.

Public Comment-5 minutes

- Vice-Chairman Greenawalt said this portion of public comments is kept short and is meant to put comments or requests on the record.
- Mr. and Mrs. Brock Smale of 329 South Hanover Street said they have lived there for 3 years and now at the adjacent property on Coyne Avenue owned by Mr. O'Dell, there is a camper parked there without Mr. O'Dell's permission and they are tired of looking at it. Mr. Smale said the camper owner won't move it. Vice-Chairman Greenawalt asked if the camper is blocking the alley and Mr. Smale said no, but it is an eyesore and drops the property value, which is a concern to him because he was in the process of doing a re-assessment. Township Manager Hennessey asked who owned the camper and Mr. Smale said that it is owned by Joseph Lutz, who could park it behind his house. Mrs. Smale remarked that the neighbors are trying to improve the look on South Hanover Street by making improvements and this camper is having the opposite effect. Vice-Chairman Greenawalt asked the Chief if there was anything that could be done. The Chief said it has a current inspection sticker and is on private property, there was not much that could be done. Township Manager Hennessey said that recently Mr. O'Dell was cooperating with the police regarding some unregistered vehicle removals. The Chief said he will have someone check the camper. There were no further comments.

Subdivision, Land Development, and Conditional Use

Caribou Development

- Vice-Chairman Greenawalt said the township has received an extension request from Caribou. Township Manager Hennessey said they have requested a 90 day extension which takes them up to March 11, 2012. Solicitor Sager said the extension is not a good idea since it appears they don't have any funding yet. **Chairman Paravis made a motion to grant the 90 day extension to Caribou, giving them until March 11, 2012. The motion was seconded by Supervisor High and unanimously carried.** There were no comments.

Coventry Lake Estates

- Vice-Chairman Greenawalt said the applicant has requested an escrow release of \$176,117.40 but that LTL has reviewed it and has suggested a release of \$96,445.00. Solicitor Sager recommended the release since there is enough left for the improvements to be completed. **Supervisor High made a motion to approve the escrow release of \$96,445.00 subject to the payment in full of the accounts receivable balance in the amount of \$3,839.43. The motion was seconded by Chairman Paravis and unanimously carried.** There were no further comments.

Scheduling of 2012 BOS Meetings

- Vice-Chairman Greenawalt explained that the township must advertise the 2012 meetings in December and that the board meets every 2nd and 4th Monday of the month except for the re-organizational meeting in January and other times when holidays fall on that day. The Vice-Chairman said that the 4th Monday in December of 2012 is Christmas Eve and it has been suggested that the board hold the rare morning meeting on Friday, December 21, 2012 at 8:30 am. Supervisor Marks said he was ok with that time and date and he **made a motion to schedule the 2nd meeting in December 2012 on Friday, December 21st at 8:30 am. The motion was seconded by Supervisor High and unanimously carried.** There were no other comments.

Addition of North Coventry owned Parcels to the Township Historical Resource Map

- Vice-Chairman Greenawalt said that the Historical Commission has recommended that 20 properties be listed as Class I and 2 properties as Class II and he asked Supervisor Claypoole to elaborate. Supervisor Claypoole said that the board approves any changes to the Historical Resource Map and Comprehensive Plan and that the overly was done in 2002, 2003 and 2004. But now that the township owns these parcels, it has come to the Historical Commission's attention that they have significant historical value. He explained a parcel designated as a Class I, refers to the iron ore industry that was in northern Chester County from the 1715's to the 1880's and there should be other Class I parcels in other areas. Supervisor Claypoole said that most of the parcels are located in the Coventry Woods area and even though Kenilworth Park is considered historical, it is not listed on the map, but does indeed qualify as a Class 2, just as Bethlehem Steel does. Vice-Chairman Greenawalt asked the board and audience if they had any questions or comments and there were none. **Chairman Paravis made a motion to accept the recommendation of the Historical Commission and list the 18 parcels as a Class I historical designation and the other two as a Class 2 designation; amend the Historical Resource Map and Comprehensive Plan to accommodate these designations. The motion was seconded by Supervisor Marks and unanimously carried.**
- Jay Kline suggested that the amendment be done with the Open Space amendment to save the township money. Mr. Kline said the Open Space Board will also need to amend the Comprehensive Plan and that there are 45 days for review and comment. Solicitor Sager said the acquisition of the Rexrode property needs to be done at a Public Hearing so that the plan is in accordance with the requirements and that this could be done during the board's first meeting in December. Mr. Kline said that the Open Space Review Board and Natural Lands Trust are preparing amendments. Mr. Hennessey said that if the township needs to do the amendments for the historical designations, then it would be possible to incorporate the open space amendments in January. Mr. Kline said that the map changes need to include both the open space and historical amendments. There were no other comments.

Mall Reassessment Appeal

- Vice-Chairman Greenawalt said that the Manager received a call from Jaclin Krumrine, the Business Manager at the School District. She noted that on November 14th, the School Board finally acted on our request to waive the back taxes on the Chestnut Hill Open Space tract and to repay the taxes the Township had to pay to stop a Sheriff Sale. She also stated that the School District was acting on advice from counsel when it said they did not plan on taking action on the deed at that time, and that they were not looking for compensation. Ms. Krumrine suggested that with the election and the change of Board members for the School District, the Township should raise the issue again next year. Vice-Chairman Greenawalt said that in light of these recent discussions, does the Board wish to revisit their proposal and just agree to the \$1,250.00 contribution to the appraisal for the reassessment appeal. Solicitor Sager said that by paying the contribution, it shows good faith and Supervisor Marks agreed. Solicitor Sager said that by showing good faith, the township can seek a reciprocal good faith action from the school board when the time comes. **Supervisor Marks made a motion to contribute the township's proportional share based on the tax millage and include an explanation of reciprocal good faith with the payment. Supervisor High seconded the motion and it unanimously carried. There were no other comments.**

Administration

Action Item List

- Township Manager Hennessey showed the board a photo of the proposed remedy on the Hand's driveway. The photo showed it being lowered by 3.5 to 4 feet, which makes it become an emergency spillway and there will be a gradual grade there with a small section being paved. The overflow will be directed into a 36inch pipe. Solicitor Sager asked who is responsible for doing the work and Mr. Hennessey said the township's road crew will do it. Mr. Sager suggested having the Roadmaster review the photo and sketch. Vice-Chairman Greenawalt said the pipe will be clogged with leaves and Joe Wood said the homeowner needs to do maintenance to prevent that.
- Chairman Paravis, Vice-Chairman Greenawalt and Supervisors High and Marks had nothing for the action item list.
- Supervisor Claypoole asked if #14, the budget sub-committee, is supposed to report and Vice-Chairman Greenawalt said they are to report at the next meeting.

Checklist

- Township Manager Hennessey said the 1997 GMC truck that was listed on MunicBid sold for \$11,000.00 over the price that the township was willing to spend.
- Township Manager Hennessey said the Planning Commission has recommended the adoption of the Northern Federation Park & Recreation Plan and a public hearing is set for a 7pm, January 10, 2012 at the Warwick Township Building, with a snow date of January 31st.
- Mr. Hennessey said there is a meeting this Thursday, December 1 at 9:30 am with the County to make sure the township's Emergency Operations Plan is updated and that 2 supervisors can attend. The Township Manager said that the Chief, Ron Comtois and possibly Randy Richter will attend.
- Supervisor High said he had nothing for the checklist.
- Chairman Paravis said he had nothing for the checklist.
- Supervisor Marks asked Roadmaster Joe Wood if there is a leaf collection date. Mr. Wood said his crew had done some leaf collection today and that he hoped to get the remaining 26 yard waste applications done this week which will free them up to begin the leaf collection next week. Mr. Wood said there are 8 or 9 names for the yard waste pickup that could be done later in December. Supervisor Marks asked how the residents know when the leaf pickup happens in their neighborhood and Mr. Wood said he hoped to have a final leaf collection done by December 15th and that there is no set date for any area, just that the crew will work to get it all done. Supervisor Marks thanked him.
- Vice-Chairman Greenawalt said there is ponding happening at Catfish and Valley View. Joe Wood said his crew is going to dig out the stone and replace it with #4 stone and also put some stone in the ditch.
- Supervisor Claypoole said there is a COG meeting set for January 10, 2012 at 7pm at the township building.
- Supervisor Claypoole thanked the Roadmaster for removing the tree at Fernbrook.
- Supervisor Claypoole said that the Historical Commission had discussed a light installed on South Hanover Street. Vice-Chairman Greenawalt suggested painting lines on the roadway and Township Manager Hennessey said that the reflective lines are the best idea.
- Supervisor Claypoole said that on December 5th, he and Jay Erb are meeting at the Stubblebine house at Fernbrook. Chairman Paravis said the township should discuss what is acceptable on the outside of the caretaker's house with the Millers.

- Solicitor Sager asked the Township Manager if Mr. Stein had communicated with him. Mr. Hennessey said he had left a message for him this afternoon, but had not heard back.
- Solicitor Sager asked the status on the Diltz matter. Township Manager Hennessey said that at the FEMA/PEMA Kick Off meeting, it was explained that there are requirements pertaining to an acquisition of this property. Mr. Hennessey said a project specialist is supposed to come out and visit the property.
- Solicitor Sager said the settlement of the O'Connor parcel is set for December 9th.
- The Solicitor asked if there was an update regarding the Rexrode property cleanup. Jay Kline said he did not have an opportunity to go to the property. Township Manager Hennessey said he received a call from Karl Glocker saying that the loose wood was cleaned up but they needed to get a bobcat in there to remove the boards that are cemented in. Mr. Kline said he would go out there and then contact Mr. Glocker.

Extended Public Comment

- Roadmaster Joe Wood asked if the drawing for the Hand property will require a permit from DEP and Township Manager Hennessey said no, but DEP will be called about it. Mr. Wood said the excavator is almost ready to start the project and Mr. Hennessey said he will contact the Hands regarding the start date.
- A Coyne Avenue resident asked if the township is considering paving Coyne Avenue because of the number of potholes on it. Vice-Chairman Greenawalt said there was no plan to pave it now. Joe Wood said the township usually maintains it and will put stone into the potholes. Vice-Chairman Greenawalt asked that the road crew try to get there as soon as possible and that this should be listed on the Action Item List.
- Another resident asked who is responsible for removing some trees that fell onto her property from the Caribou development. Township Manager Hennessey said the township could ask Caribou to have it cleaned up. Solicitor Sager suggested putting Caribou on notice about it and told the resident that she should contact her homeowner's insurance company also.
- Township Manager Hennessey said he will need to discuss a Police Officers Association matter in Executive Session.

The meeting was recessed at 8:00 pm before the Executive Session.

With no further business before the Board, the meeting adjourned at 8:25 pm.

Respectfully Submitted,

Kevin F. Hennessey
Township Manager