

North Coventry Township
Board of Supervisors

**Minutes of the Meeting
December 12, 2011**

The regular meeting of the North Coventry Township Board of Supervisors was called to order at 7:00 PM, December 12, 2011 at the Township Building, 845 South Hanover Street, Pottstown. Present were, Chairman Andy Paravis, Vice-Chairman Harvey Greenawalt, and Spencer Claypoole, Supervisor; and Kevin Hennessey, Township Manager, Lawrence Sager, Solicitor.

Chairman Paravis asked Vice-Chairman Greenawalt to run the meeting.

Vice-Chairman Greenawalt asked if there were any changes or corrections to the November 28, 2011 minutes. Supervisor Claypoole said that the number of historical properties had increased to 20 and asked that it be changed in the minutes on page 3. Supervisor-elect, Rebekah Elliott said she agreed with the idea of installing a light at the entrance to the township building, which was talked about on page 4 and that the minutes be corrected to read 'Hanover Street at the township driveway entrance, 2nd bullet from the bottom. **Chairman Paravis made a motion to approve the November 28 2011 minutes and it was seconded by Supervisor Claypoole and unanimously carried.** There were no other comments.

Vice-Chairman Greenawalt asked if there were any questions from the Board or the audience concerning the bills, totaling \$43,969.34 and there were none. **Supervisor Claypoole made a motion to approve payment of the bills totaling \$43,969.34 and the motion was seconded by Chairman Paravis and unanimously carried.** There were no comments.

Developer's Bills

- Township Manager Hennessey said that the attorneys for Wawa and Caribou are working on getting their accounts paid. He said that Caribou's attorney Ed Campbell wanted an updated, detailed bill and Mr. Hennessey had given him that shortly after the last meeting of the board. Vice-Chairman Greenawalt asked when the township could expect their payment and Mr. Hennessey said he didn't know, but said they are aware that there will be no further work done until it is paid.
- Mr. Sager said that the Wawa attorney Mike Gill had presented Wawa with their bill, which is supposed to be processed but gave no date of the expected payment. Mr. Sager said he thinks they are showing poor judgment because they won't go into the maintenance period for a long time.

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. Scottolini of 348 Reiff Avenue said he has lived there for 36 years and now needs help with a stormwater issue that the new pipes are causing. He explained that the water goes onto Reiff Avenue off of Laurelwood Road and ends up traveling 6 to 8 feet onto his lawn, causing water to run into the side of his home. Vice-Chairman Greenawalt asked when the pipe was put in and Township Manager Hennessey said the township did do the work last year but there was no flow

change. Mr. Sager said the pipes were replaced because they had soil and other built up material in them. Roadmaster Joe Wood said that there were 2 pipes put in by the builder, which are constantly clogged and since they are on private property, the township can't do anything with them. Mr. Wood said that his crew used a video camera to look down the pipes and that's how they know about them being clogged. Solicitor Sager said the water is on the right hand side of Reiff Avenue and the Chairman said there needs to be some solution to this problem. Shawn Ferrell said the fire company can flush the pipe out but the homeowners are responsible for it near and under their driveways. Vice-Chairman Greenawalt asked if there could be a swale put in and Mr. Wood said that is not feasible. Vice-Chairman Greenawalt suggested getting a sketch of this from the Roadmaster to help figure out how to solve the issue, along with a rough cost estimate. Vice-Chairman Greenawalt asked the Roadmaster to have the information for the next meeting and Mr. Wood said he would try. There were no other comments.

Subdivision, Land Development, and Conditional Use

North Coventry Commercial LP

- Vice-Chairman Greenawalt said that this is the proposed hotel across from Route 100 from the Coventry Mall and that the applicant is requesting another 6 month extension due to the economy. Vice-Chairman Greenawalt said that since this is a conditional use request, the board must either schedule a hearing or grant the request, which was the staff's recommendation, or it can be tabled until the next meeting in order to have the Planning Commission make a recommendation. **Supervisor Claypoole made a motion to table the matter; and refer it to the Planning Commission. The motion was seconded by Chairman Paravis and unanimously carried.** Township Manager said the extension would take them until June 30, 2012. There were no other comments.

Integral Staff Meeting

- Vice-Chairman Greenawalt said the staff meeting is set for Tuesday, December 20th at 1pm and 2 supervisors can attend. Township Manager Hennessey said he will confirm that their check to cover the costs of the staff meeting is in and if not, the meeting will be cancelled. Solicitor Sager suggested having Ed Latshaw of LTL review it. Chairman Paravis asked if the Planning Commission Chairman Jay Kline was attending the staff meeting. Mr. Kline indicated that 3 Planning Commission members would be there. There were no further comments.

Pecarich Minor Subdivision

- Vice-Chairman Greenawalt said the township has received a subdivision application for a lot line change from the Pecarich's to subdivide a 3 acre parcel at 1318 Sheep Hill Road and attach it to their house at 1282 Sheep Hill Road and that it needs to go to the Planning Commission for review. **Chairman Paravis made a motion to refer the Pecarich Minor Subdivision application to the Planning Commission for review and comment. The motion was seconded by Supervisor Claypoole and unanimously carried.** There were no comments.

Open Space Hearing

- Vice-Chairman Greenawalt explained that the township has advertised a Public Hearing to approve action to acquire the "Rexrode" property, which is approximately 19 acres of land adjacent to Kenilworth Park, to be paid for out of the Open Space fund. Vice-Chairman Greenawalt said that this property was noted at the previous hearing as a property which a portion of could be acquired

through a Growing Greener Development. He said that since this is now being purchased, that the township want to make it clear by testimony from the Open Space Chairman Chris Washburn what areas the township may be looking to acquire in the future. Vice-Chairman Greenawalt said that when the testimony is done, he will ask for comments from the audience and board. Vice-Chairman opened the Public Hearing.

- Solicitor Sager said that under the Open Space Lands Act, the township was required to designate properties for acquisition through approved maps, following the guidelines set forth by the act. Mr. Sager said the board doesn't use eminent domain to acquire properties and generally has the property owners consent to enter into a friendly condemnation agreement which saves them from having to pay the transfer taxes. Mr. Sager called upon Chris Washburn, swore him in and asked him to explain the policies of the Open Space Review Board regarding land purchases.
- Mr. Washburn said the board started back in May 2002 when the residents voted for the open space tax back then also, and explained how the board started looking at the Comprehensive Plan and the high quality streams located in the township and developed a network of maps. Since its inception, the township has preserved 1,250 acres of open space with the help of state and county grants. Mr. Sager questioned if the Open Space Review Board was in the process of updating the maps and Mr. Washburn said yes. The Solicitor then asked that Mr. Washburn speak to the audience and board about the Rexrode property. Mr. Washburn said the parcel is 19.8 acres next to Kenilworth Park and has a high quality creek near it, and hopefully in the future, the park can expand to 42 acres. Mr. Sager asked if there were any questions.
- Shawn Ferrell of Vaughn Road asked what type of open space the Rexrode property will be. Mr. Washburn said that was a current discussion, and it may be passive with some active recreation on it. Jay Kline commented that there are no current plans for it, especially since there isn't any funding available. Mr. Washburn said the parcel is not ideal for active recreation and is more suitable for passive recreation. The Chairman agreed that there is no development money available for the parks. Mr. Ferrell said that it is nice that the township has a lot of open space for the residents. Mr. Ferrell asked if there are any plans for the entrance and Mr. Sager said not yet, the township plans to keep the parcel in its present form. There were no other comments or questions so the Vice-Chairman closed the Public Hearing. The Solicitor asked Karl Glocker if a settlement date was reached and Mr. Glocker said no, the owner still had to get some wood off of the site hopefully by the end of this week. Mr. Sager said if it is not cleaned up, the township will use escrow money to do so and the Township Manager will establish a settlement date. Mr. Glocker said that Mrs. Rexrode sent a thank you to the board.
- **Chairman Paravis made a motion to adopt the Resolution for the Rexrode and all future open space properties; the motion was seconded by Supervisor Claypoole and unanimously carried.** There were no other comments.

Report on Stubblebine House and Lodge at Fernbrook

- Vice-Chairman Greenawalt said that the board had a written report from Supervisor Claypoole on these properties, but he asked him to summarize the findings for the audience. Supervisor Claypoole said he and Jay Erb, Chairman of Park & Rec, along with Matthew Roberson of Restoration Carpentry met at the site on Monday December 5th at 9:30am. He said that Mr. Roberson will be sending a detailed written report of the findings. Supervisor Claypoole said to sum it up, it has been suggested that the Stubblebine House is to be used as a gateway informational area for historic displays or interpretive programs, similar to the dwelling in Ridley Creek State Park in Delaware County. Regarding the lodge at Fernbrook, Mr. Roberson has

suggested having an architect help with interior reconstructions would be best. The lodge needs the roof, gutters and downspouts to be stabilized and secured because it appeared that there was noticeable water damage from the roof on the 2nd floor. Supervisor Claypoole commented that the Miller's said they have put in at least \$10,000 worth of plumbing repairs. Chairman Paravis said the trees along the sidewalk need to be moved because they almost block the walkway. Jay Kline said there is a risk of the tree dying when you try to move them and suggested cutting them down. Supervisor Claypoole said the pine tree in the northwest corner is to be taken down. There were no other comments.

Reports

- Vice-Chairman Greenawalt asked if there were any questions or comments on the reports. Supervisor Claypoole thanked the Roadmaster for the Temple Road stop sign at St. Peters Road.

Administration

Action Item List

- Chairman Paravis said the light at Cedarville Road and South Hanover Street needs timed because the signal changes too fast for the Cedarville Road traffic. Township Manager Hennessey said the timing was set by Penn Dot and that he would check with Harry Orlando from McMahon Associates if it can be changed.
- Vice-Chairman Greenawalt said something has to be done to alleviate the amount of water freezing on St. Peters Road and Roadmaster Wood said he didn't know how to prevent it.
- Vice-Chairman Greenawalt asked when the Catfish and Valley View Road icing issue would be addressed and Roadmaster Wood said that his crew is currently working on the pipe installation on Shenkel Road and then plan to start the leaf collection before it snows. Vice-Chairman Greenawalt suggested having the roadway built up to allow the water to run along the side and Mr. Wood said that the engineer had originally said no to that idea.
- Supervisor Claypoole said he had nothing for the action item list.

Checklist

- Township Manager Hennessey said he received paperwork from the Owen J Roberts Search Committee which was in the Board's packet.
- The Township Manager reported that 2 pipes have been installed at the Hand property.
- Township Manager Hennessey said he looked into getting a grant to connect the trails but DVRPC said there is no funding for that.
- Chairman Paravis said he had nothing for the checklist.
- Vice-Chairman Greenawalt had nothing for the checklist.
- Supervisor Claypoole had nothing for the checklist.

Extended Public Comment

- Supervisor-elect Elliott asked when the next meeting is and Mr. Hennessey said it will be held on Tuesday, December 27th at 7pm.
- Mr. Scottolini again asked that something be done about the water on Reif Avenue. He said that last time it rained a big log rolled by and there are 5 homes that get water in them. Vice-Chairman Greenawalt said the township will do what it can but there is a limit on funding.

The meeting was recessed at 8:30 pm before an Executive Session.

With no further business before the Board, the meeting adjourned at 8:45 pm.

Respectfully Submitted,

Kevin F. Hennessey
Township Manager