

North Coventry Township  
Board of Supervisors

**Minutes of the Meeting  
December 27, 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, E. Kent High and Jim Marks Supervisors; 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 December 12, 2011 minutes and there were none. **Supervisor Claypoole made a motion to approve the December 12, 2011 minutes and it was seconded by Supervisor High. The motion carried at 4 to 0 with Supervisor Marks abstaining from the vote due to being absent at that meeting.** There were no other comments.

Vice-Chairman Greenawalt asked if there were any questions from the Board or the audience concerning the bills, totaling \$30,673.22 and there were none. **Supervisor Marks made a motion to approve payment of the bills totaling \$30,673.22 and the motion was seconded by Supervisor Claypoole and unanimously carried.** There were no comments.

**Developer's Bills**

- Township Manager Hennessey said that he has still not received any report on the money owed from Wawa, although their attorney had emailed him to ask if the township received a check. Vice-Chairman Greenawalt said it was his understanding that the Township Manager and Solicitor are working with Wawa and their attorney to get the matter resolved.
- Mr. Hennessey said that the township received a payment today for Cedarmill Crossing.
- Chairman Paravis asked why Coventry Lake had a bill from the engineer and Mr. Hennessey explained that even though the roads had been accepted, the developer is still working on the punch list and that LTL billed for their time on the punch list.

**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. There were no comments.

**Subdivision, Land Development, and Conditional Use**

**Rosewarne/Miller Crossing**

- Vice-Chairman Greenawalt said that the township received a request from the developer for a 6 month extension to 6-30-2012 and although the Planning Commission will not meet this month, they had previously recommended granting a similar extension. Solicitor Sager questioned why the township is carrying this on its books since the development deals with zoning changes. Mr. Sager said the developer needs to discuss this with the zoning board. Township Manager

Hennessey said this is a 5 unit plan and now the developer wants to downgrade it to 2 lots, but is proposing not doing the improvements on Miller Road. Solicitor Sager suggested granting a 2 month extension and have the developer appear before the board to explain the situation. Supervisor Marks asked if the developer was in foreclosure and Mr. Hennessey said he heard that the bank was trying to work things out. Chairman Paravis said he agreed with the Solicitor in that the developer is not and has not followed through and should come before the board to explain the situation. **Supervisor Claypoole made a motion to grant an extension to February 29, 2012 and have the developer appear at the board's January 23, 2012 meeting. Supervisor Marks seconded the motion and it unanimously carried.** There were no further comments.

#### North Coventry Commercial LP

- Vice-Chairman Greenawalt said that at the last meeting, the board referred this extension request to the Planning Commission, who had previously recommended a similar 6 month extension. Solicitor Sager said he would recommend the extension due to economic reasons and the Planning Commission is working hard on the review of this and it could be a benefit to the community. Planning Commission Chairman Jay Kline concurred with Mr. Sager's comments. **Supervisor High made a motion to grant an extension on the Conditional Use application until June 30, 2012. The motion was seconded by Supervisor Claypoole and unanimously carried.** There were no other comments.

#### Integral

- Vice-Chairman Greenawalt said there was a staff meeting held on December 20<sup>th</sup> and he asked the Solicitor to make a report for the public. Solicitor Sager said this is quite an interesting project and the result is that if it goes forward, the developer will seek a tax credit for federal funding. Mr. Sager said that it may be better for the community to send this to the Planning Commission for an overlay and to make sure that it is thoroughly reviewed. He explained that the zoning issue could go to the Zoning Hearing Board, but in that instance, the supervisors stand to lose some control. Mr. Sager said that if the board favors consideration of the project, entertains a zoning change upon proper application, with the Planning Commission doing the review, then it can be accomplished by a zoning change.
- Township Manager Hennessey said that Tom Smith, the engineer from Bercek & Smith, said his group is willing to attend the 2<sup>nd</sup> January 2012 board meeting and discuss it, so there is no motion necessary at this time. Supervisor Marks asked if the property is zoned for their use. Supervisor Claypoole said the zoning covers nursing homes to retirement homes but nothing in between, such as assisted living, which is what Integral wants. Mr. Sager said those uses are compatible to what Integral is seeking. Supervisor Marks asked if the PMRPC had any issues with it and Mr. Sager said there are no exclusions and that the general feeling is in the use and with substantial controls in place, the use will be compatible. Township Manager Hennessey said it is expected to be a \$14 million dollar project on about 7 acres. Vice-Chairman Greenawalt questioned what the buildings would be like and Mr. Hennessey said he believed they want 2 3-story buildings, but that may not work. Ed Latshaw of LTL said there has to be 2 acres set aside for open space so that roughly nets it out to 5 acres. The Township Manager said the land constraints may limit it to 1 building. Mr. Sager said the 62 years plus and low income factors are a benefit for the school district.
- The Solicitor suggested the board not take any position yet. Township Manager Hennessey said he will advise the developer that the board will listen to them at the 2<sup>nd</sup> January meeting. Supervisor

High said that everything is moving slowly in light of the economy. There were no other comments.

### **2012 Budget**

- Vice-Chairman Greenawalt asked the Township Manager to read the Budget Resolution for the public. The Vice-Chairman said that the board needs to act on this tonight and will be able to open and revise the budget during the month of January if necessary. Chairman Paravis said he can't justify using the money from the reserves for salary increases and the employees should be happy they have a job. **Supervisor Marks made a motion to adopt the 2012 Budget Resolution and the current taxes as well. The motion was seconded by Supervisor Claypoole. The motion carried at 4 to 1, with Chairman Paravis voting no for the reason stated above.** There were no other comments.

### **Administration**

#### **Action Item List**

- Chairman Paravis said the bridges on Cherry Hill Lane need to be tested due to the amount of traffic from the Asplundh trucks that travel to Arborganics. Mr. Paravis said those small bridges cannot take a pounding from trucks loaded down with trees. Vice-Chairman Greenawalt asked when they are leaving the area and Township Manager Hennessey said it is possible they will remain until springtime. The Chairman suggested they park at the mall and not at Arborganics. Vice-Chairman Greenawalt suggested calling them to make them aware of the Chairman's concerns. Solicitor Sager asked Ed Latshaw if an analysis could be done to see if the bridges are being affected. Mr. Latshaw said yes, it would cost a few thousand which includes 1 to 2 days at the site and taking pictures. Mr. Sager suggested having Asplundh pay for the analysis and that they should be put on notice of this situation.
- Supervisor Marks asked if the township has jurisdiction on the bridges and the Chairman said there are no weight limit signs there currently. Township Manager Hennessey said that the Asplundh trucks are dumping their waste at Arborganics and that DEP allowed the license. Chairman Paravis said there are anywhere from 30 to 40 trucks over the bridges daily and if something happens, it will be the township's expense to repair them. Vice-Chairman Greenawalt said that even if they park at the mall, they will still use the roads and bridges to go to Arborganics. Supervisor High commented that the wood chips and leaves that they are hauling aren't that heavy.
- Chairman Paravis said there are 2 bridges and cross pipes that may be affected. Mr. Latshaw said it may be easier to analyze the pipes and asked Roadmaster Joe Wood if the pipes did need to be replaced, could his crew do the work and Mr. Wood said yes. Solicitor Sager suggested getting Asplundh to bear the cost of this investigation because it appears that without an analysis, the township may have a failure at one or both bridges. Supervisor Marks suggested having Arborganic share in the expense of the analysis but said it didn't seem likely that the township could prove that it a certain truck's fault that caused damages. Chief Schurr said if there is a study done, or a road or bridge is reconstructed, the township can post a weight limit requirement but because Harmonyville Road is a state road, it can't be posted.
- **Chairman Paravis made a motion to get an estimate for an analysis from LTL on the 2 bridges for weight assessment on the Cherry Hill Lane side only. The motion was seconded by Vice-Chairman Greenawalt. The motion carried at 4 to 1 with Supervisor High abstaining from the vote.** There were no other comments.
- Vice-Chairman Greenawalt said that #7, the culvert installation is done and should be deleted.

- Vice-Chairman Greenawalt asked the status of #8, the Army Corp report and Mr. Hennessey said he had not heard anything from them regarding River Road but he had submitted a claim through FEMA for the emergency repairs. Vice-Chairman Greenawalt suggested that Mr. Hennessey contact them again.
- Vice-Chairman Greenawalt said that #15, Coyne Avenue potholes, could be deleted since this was also done.
- Supervisor Claypoole said he had nothing for the action item list.

### **Checklist**

- Township Manager Hennessey said that Louise Griffiths has resigned from Town Watch and the organization has dissolved and is defunct. Supervisor Marks suggested sending her a thank you letter. Supervisor Marks said that she had mentioned some mold in the Town Watch office in the basement and the Chief explained that there has been a water leak in the basement for years and has caused some mold in the police department gym area next door. Supervisor Marks said that this should be looked into and Township Manager Hennessey said he will handle it.
- Chairman Paravis and Supervisor High had nothing for the checklist.
- Supervisor Marks said he had nothing for the checklist but thanked Supervisor High for his years of service to the township and said that the board will miss him. Supervisor High said it has been his pleasure to serve. Vice-Chairman Greenawalt presented Supervisor High with a framed map from 1883 that showed the original Samuel High farm in the same location as the Sunny High Farm.
- Vice-Chairman Greenawalt said he had nothing for the checklist.
- Supervisor Claypoole said that the township had approved the Historical Map revisions but that Jay Kline said that one parcel in Fernbrook has been split off and now needs to be included, along with the open space from the O'Connor property. Vice-Chairman Greenawalt suggested re-writing the Resolution so that the board could vote on it. Mr. Kline said that the Comprehensive Plan cannot be amended with just a motion. Township Manager Hennessey explained that there can be a designation of the properties, then the township has to advertise it and can adopt it in 2012. Mr. Sager suggested having the Resolution as part of the beginning of the process and then the map can be done. Mr. Hennessey said a parcel number for the O'Connor property should be coming in soon since settlement has been made.
- Township Manager Hennessey said that the Fire Marshal pointed out that there has been some lost data on the MEA system for East & West Schuylkill Roads.
- Solicitor Sager said he had nothing for the checklist.

### **Extended Public Comment**

- Brian Budd of 200 Krepps Lane wanted to thank the Chief for the bus stop monitoring and said that the situation has somewhat improved.
- Solicitor Sager asked when the Rexrode settlement was and Mr. Hennessey said it is set up for Thursday.
- Roadmaster Joe Wood said that on December 22, an initial assessment was done on Reif Avenue and today a camera was used and it can be said that the pipes are all clear from Fisher to Union Avenues. Mr. Wood said there are steel pipes there that are rotted and all of them are underneath the property owners driveways. Mr. Wood said that he calculated 440 feet of pipe needs to be replaced, costing approximately \$16,000 plus a week or more of his crews' time and that the project be funded so that it could possibly start in the spring or summer. Mr. Sager said that not

only will the township need easements to do the work, but also permission from each of the 7 property owners. Mr. Sciotti said he agrees that the township should do the work. Vice-Chairman Greenawalt suggested talking to the owners involved but said he was not prepared to make any decision on this tonight. Vice-Chairman Greenawalt thanked Mr. Wood for the update.

- Joe Wood said that the Shenkel Road property issue is caused by the owner blowing grass onto the road that ends up in the drainage pipe. Vice-Chairman Greenawalt said that the township has an ordinance to prevent people from doing that.
- Township Manager Hennessey said there will be an Executive Session with LTL after the meeting.

The meeting was recessed at 8:15 pm before an Executive Session.

With no further business before the Board, the meeting adjourned at 8:30 pm.

Respectfully Submitted,

Kevin F. Hennessey  
Township Manager