

MINUTES OF THE  
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS  
WORKSHOP MEETING HELD ON DECEMBER 6, 2004  
(Approved December 20, 2004)

The Board of Supervisors held their Workshop Meeting on Monday, December 6, 2004. Present for the meeting were supervisors David K. Leinbach, Robert F. Preston and W. Atlee Rinehart. Also, in attendance was John A. Koury, Jr., Township Solicitor. Mr. Leinbach called the meeting to order at 7:10 p.m. and the pledge was recited.

**1. MINUTES**

Minutes of the October 11, 2004 Special Meeting

Mr. Preston moved to approve the minutes of the October 11, 2004 special meeting as presented. Mr. Rinehart seconded the motion. The motion carried unanimously.

Minutes of the October 25, 2004 Special Meeting

Mr. Rinehart moved to approve the minutes of the October 25, 2004 special meeting as amended. Mr. Preston seconded the motion. The motion carried. Mr. Leinbach abstained due to his absence at the October 25, 2004 special meeting. Amendment being under subheading, Coventry Glen, the last sentence shall be changed to “.....the daily pump out of the system occurs at a rate of 100 gallons per minute each day during the manual pump out period and that once automatic pump out occurs, the developers shall pump out the system operated automatically at least once per day.”

Minutes of the November 15, 2004 Workshop Meeting

Mr. Preston moved to approve the minutes of the November 15, 2004 workshop meeting as amended. Mr. Rinehart seconded the motion. The motion carried unanimously. Amendment being under subheading, Additional Items Brought Before the Board, in the second paragraph, clarify that the Board of Supervisors appoints the Zoning Hearing Board alternate.

Minutes of the November 22, 2004 Special Meeting

Mr. Preston moved to approve the minutes of the November 22, 2004 special meeting as presented. Mr. Leinbach seconded the motion. The motion carried. Mr. Rinehart abstained due to his absence at the November 22, 2004 special meeting.

**2. PUBLIC COMMENTS**

A resident inquired about the East Cedarville Road/Earl Drive stormwater issues. Mr. Leinbach stated information would be sent to the residents once the document prepared by the Township Engineer is approved at the December 13, 2004 special meeting. The Township Engineer provided a verbal overview of the plan.

Mr. George Brand of Grubb Road had concerns regarding the Public Works Department blowing leaves onto his property and suggested the Township dispose of the leaves. Mr. Leinbach responded the Township does not have the resources to collect and dispose of residents' leaves and each resident is responsible for the disposal of their leaves.

Mr. Walter Woessner inquired about a new Planning Commission member and Mr. Leinbach noted the issue would be addressed at the beginning of the year.

### **3. SUBDIVISION AND LAND DEVELOPMENT**

Project: Benjamin Freigh Subdivision Applicant: Benjamin Freigh, Jr.  
Mr. William Conver of Conver and Smith Engineering, Inc. was present.

There was a brief discussion regarding a request for a waiver from Section 705.5 of the Subdivision and Land Development Ordinance. Mr. Preston moved to reject the waiver request and the original waivers approved prior will remain intact. Mr. Rinehart seconded the motion. The motion carried unanimously.

Project: James DiGiuseppe Subdivision Applicant: James DiGiuseppe  
Mr. Preston requested all the letters referenced in the Township Engineer letter dated November 18, 2004 be provided to the Board of Supervisors prior to any action being taken. The waiver requests will be addressed at the December 20, 2004 workshop meeting.

Project: Bethel Church Road Subdivision Applicant: Mullray Builders  
The Board of Supervisors reviewed the change to the Bethel Church Road Subdivision Development Agreement requested of Mullray Builders. The Board asked that it be further clarified whether a cash escrow or a bond is being requested. The Township Solicitor may prepare the appropriate documents at the expense of Mullray Builders.

Project: Coventry Glen (a.k.a. Coventry Meadows) Applicant: Heritage Building Group  
Mr. Preston moved to authorize the Township Engineer to perform an inspection for Off-Site Sewer Bond Reduction #1. Mr. Rinehart seconded the motion. The motion carried unanimously.

Mr. Walter Woessner stated that the units the builders are proposing for the Coventry Glen site might not meet plan requirements. The Township Manager stated the Township Code Official has inspected the plans and found them to be appropriate and Mr. Leinbach asked that the Code Official be made aware of such concerns. Mr. Leinbach questioned if the height of the proposed buildings meet code and the Fire Company should review.

The Off-Site Water Bond Reduction #1 has to be referred to Pennsylvania American Water Company.

Project: Eckhart Subdivision Applicant: Brandie Layne Associates, L.P.  
Mr. Preston moved to authorize the Township Engineer perform an inspection for Escrow Release No. 6 for the Eckhart Subdivision. Mr. Rinehart seconded the motion. The motion carried unanimously.

Project: Blossom Meadows I Applicant: All County Partnership

Mr. Preston moved to authorize the Township Engineer perform an inspection for Escrow Release No. 4 for Blossom Meadows I. Mr. Rinehart seconded the motion. The motion carried unanimously.

There was a discussion regarding Township Engineer letter dated November 30, 2004 concerning Creekview. The Board noted the trail issue on the Creekview plans has to be kept track of during construction and as-builts need to be submitted.

#### **4. OTHER BUSINESS**

##### SPCA Contract

Mr. Preston moved to accept the 2005 SPCA Contract #1 in the amount of \$1,655.00 for animal control services. Mr. Rinehart seconded the motion. The motion carried unanimously.

##### Township Building Expansion

Mr. Preston moved to authorize payment to Fayette Group in the amount of \$5,400.00 as per payment estimate No. 1. Mr. Rinehart seconded the motion. The motion carried unanimously.

Mr. Preston moved to authorize payment to Hampton Mechanical in the amount of \$7,920.00 as per payment estimate No. 1. Mr. Rinehart seconded the motion. The motion carried unanimously.

##### Maack Property Lease

Mr. Preston moved to award the Maack property lease to Howard Swavely for amounts stipulated in the bid tab for a 5-year period. Mr. Rinehart seconded the motion. The motion carried unanimously. Township Manager is to draft a resolution for Township Solicitor review.

#### **5. DISCUSSION ITEMS**

##### Cingular Conditional Use Hearing

The Township Solicitor has obtained an extension through January 31, 2005 for the Cingular Conditional Use Hearing. The Township Solicitor noted the applicant has not agreed to pay for the hearing transcripts.

##### NPDES Phase II Stormwater Permit

Mr. Preston moved to accept Township Engineer proposal dated November 15, 2004 in the amount of \$5,850.00 for the NPDES Phase II stormwater permit illicit discharge detection and elimination – screening and sampling for work to be done in 2005. Mr. Rinehart seconded the motion. The motion carried unanimously.

##### Sanitary Sewer Tapping Fee Calculations

Mr. Preston moved to accept Township Engineer proposal dated November 23, 2004 not to exceed \$3,800.00 for the calculation of sanitary sewer tapping fees for inclusion in the sanitary sewer ordinance. Mr. Rinehart seconded the motion. The motion carried unanimously.

## **6. ADDITIONAL ITEMS BROUGHT BEFORE THE BOARD**

Mr. Leinbach stated a letter was received from a resident of Coventry Greene regarding stormwater issues and it was noted the Township responsibility to ensure the developments are constructed according to approved plans.

Mr. Leinbach noted the Zoning Hearing concerning the Parkerford Church of the Brethren property would be scheduled around January 15, 2005.

Mr. Preston made note of the correspondence received from the Township Solicitor regarding what constitutes a quorum stating two members do establish a quorum. An alternate for the Zoning Hearing Board will be considered in January.

The Township Solicitor stated Hastings Lane deed of dedication would be complete for the December 20, 2004 workshop meeting.

Mr. Rinehart inquired if the Sunshine Act information was distributed to all the Committees and Commissions and the Township Manager noted he would look into it.

Mr. Leinbach requested the Board of Supervisors, including new Board members, and Planning Commission get copies of the Regional Plan for review.

Mr. Preston moved to accept the Township Engineer's recommendation for the certificates of substantial completion for Orchard Ridge on-site and Phase I of the common wastewater facilities and the certificate of completion for both the Phase I of the common wastewater facilities and the Orchard Ridge on-site facilities dated December 6, 2004 that is addressed to North Coventry Municipal Authority in accordance with the requirements of the Inter-municipal Agreement.

Mr. Ray Kolb, Public Works Supervisors, asked if the portion of Ellis Woods Road between Schoolhouse Road and East Cedarville Road could remain closed to thru traffic for the winter due to the condition of the road as a result of construction and the Board of Supervisors agreed.

Mr. Kolb inquired when the Public Works Department would be responsible for the pump stations and Mr. Preston noted the developers are responsible until project completion and dedication.

Mr. Preston moved to pay bill to Pennsylvania American Water in the amount of \$616.10. Mr. Rinehart seconded the motion. The motion carried unanimously. The Board requested the Township Manager establish the amount of money remaining for the Water User's Fund in accordance with the funding agreement with the water company.

## **7. ADJOURNMENT**

The Board of Supervisors monthly meeting adjourned at 8:30 p.m.

Respectfully submitted,

Robert F. Preston,  
Township Secretary/Treasurer