

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
ZONING TASKFORCE MEETING HELD ON SEPTEMBER 25, 2007
(Approved October 15, 2007)

The Board of Supervisors held a Zoning Task Force Meeting on Monday, September 25, 2007. Present for the meeting were supervisors W. Atlee Rinehart, John Doering, Jr., Robert F. Preston and Rosemarie C. Miller. Timothy Roland was not present. Also present was Bernard Rodgers, Township Manager

Also in attendance was Township Planner Wayne Grafton of The Grafton Association, Harold Kulp, Chairman, East Coventry Township Planning Commission, Walter Woessner, Vice-Chair, East Coventry Township Planning Commission and Kathryn Alexis, Member, East Coventry Township Planning Commission.

Mr. Rinehart called the zoning taskforce meeting to order at 7:10 p.m.

1. PUBLIC COMMENT

Gregory Shantz, counsel for Strutynski development applicant, was present. Mr. Shantz inquired above the rezoning hearing regarding the Strutynski development. Mr. Preston indicated the "Proposed Zoning Map" indicates the property will be zoned R – 2. It was noted the Board has not made a final decision regarding the rezoning of such property.

Paul Martin on 739 Bethel Church Road asked if the audit was complete. The Township Manager noted the auditors are there this evening to discuss audit items. The Township Manager noted a manager letter may be provided within 4-6 weeks.

Matthew Selvaggio of 1640 S. Keim Street asked if public comment may be made during the auditor discussion and Mr. Rinehart replied 'no'. Mr. Selvaggio asked if an interim draft would be available and the Township Manager replied 'no' but the Board of Supervisors will be provided a final report. Mr. Selvaggion asked if the audit will be discussed in executive session and Mr. Rinehart replied 'no'.

2. AUDIT DISCUSSION

Pam Baker and Steven Kutsuflakis, of Barbacane Thornton and Company, were present.

Ms. Baker noted that further information has been requested from the township staff and assured the Board that she would arrange her staff to get the audit completed by the end of October 2007. In response to inquiry by Mr. Doering, Ms. Baker did note that they have not seen any irregularities that would lead to fraudulent activity discovered to date. Mr. Doering inquired how the auditors established that there has been no wrong-doing. Ms. Baker stated that the cash reconciled and all transactions were compared with bank records. Mr. Preston noted concerns of the developer \$650.00 contribution not be placed in the Capital Reserve fund. Mr. Preston also noted concerns of reconciling the tapping fees collected to date.

Mr. Preston noted that transfers require resolution of the Board of Supervisors per the 2nd Class Code per paragraph 1508 and per paragraph 3202f. Mr. Preston pointed out that no resolution or motion previously approved by the Board of Supervisors authorizing the

transfer of any monies from any fund to general fund for operations and specifically not from the Capital Reserve Account for general fund for operations. In fact the Board of Supervisors rejected approval of \$114,000 transfer from the Capital Fund to the General Fund in 2007 reflecting transfers done at the end of 2006.

Ms. Baker noted that their contract with the township did not account for the amount of work and delay that is being experienced.

Ms. Baker provided the Board of Supervisors with a letter including rates regarding the additional work needed to complete the audit.

3. ELLIS WOODS PARK

There was a discussion regarding the Ellis Woods Park project bids.

Mr. Preston moved to authorize Reading Site Contractors in the lump sum amount of \$382,266 (which includes Alternates 1, 2 and 3 for Ellis Woods Park construction) with the caveat that no more that \$300,000 will be spent in calendar year 2007 and the Board authorizes the Township Manager to solicit notes from three (3) banks for \$150,000 in 2007 and in 2008 the Township Manager is to solicit note for the difference to ensure full payment of the project and to cover all other costs. Mr. Doering seconded the motion. The motion carried with a 4-0-0 vote.

4. ZONING ORDINANCE DISCUSSION

Mr. Grafton provided a full color zoning map and several black and white copies for the township office.

Mr. Grafton noted the zoning ordinance process will be as follows: the Chester County Planning Commission, local Planning Commission and Pottstown Metropolitan Regional Planning Commission will review the revised zoning ordinance in its entirety. A public hearing will later be held to take action. Mr. Grafton stated that the revised zoning ordinance will be forwarded on October 4, 2007 and strike-outs add-ons will be included.

The Zoning Taskforce will be reviewing the complete revised document.

There was a brief discussion regarding the Strutynski property and the steep slopes and landscapes. Mr. Preston noted the Strutynski property should be left as R-2 and referenced the fact that the project is proposed on a steep sloped hill.

The Board decided to take no action on the rezoning of the Strutynski project and the applicant will be notified of such at the next meeting the applicant or representation is present.

5. ADDITIONAL ITEMS BROUGHT BEFORE THE BOARD

There was a brief discussion regarding police pension widow coverage. Mrs. Miller a recent workshop she attended and learned police officer widow benefits are a requirement. The Township Manager noted he will check if the township has a policy in place.

The Township Manager inquired about the EC Mennonite Association having their permit fees waived for a roof they need to put on the building in the cemetery.

Mr. Preston moved to waive the township's portion of the permit fee and inquire if the Codes Department would waive their fees and an inspection of the roof must be obtained. Mr. Doering seconded the motion. Mr. Rinehart abstained due to his involvement with the EC Mennonite Association. The motion carried with a 3-0-1 vote.

Mr. Rinehart moved to pay the NCD Associates bill from the September 17, 2007 vendor summary of expenses. Mr. Doering seconded the motion. Mr. Preston voted no. Mr. Rinehart voted yes. Mr. Doering voted yes. Mrs. Miller voted yes. The motion carried with a 3-1-0 vote.

6. ADJOURNMENT

Zoning Taskforce meetings are scheduled for October 8, 2007 and October 22, 2007 at 7:00 p.m. The Zoning Taskforce meeting adjourned at 10:35 p.m.

Respectfully submitted,

John Doering, Jr.
Township Secretary