

SALFORD TOWNSHIP BOARD OF SUPERVISORS

Regular Business Meeting

July 16, 2014

Chairman Jim Styer called the meeting of the Board of Supervisors to order at 7:35 PM with a Pledge of Allegiance. Present were:

Jim Styer, Chairman

Barb Lynch, Vice Chairman

Tom Neff, Supervisor

Robert Iannozzi, Solicitor

Karen Landis, Secretary

Doug Hedrick, Road Superintendent

Wayne Mensinger, Zoning Officer

ANNOUNCEMENT OF EXECUTIVE SESSION – Jim Styer announced Executive Session was held at 7:00 PM discussing next steps related to land development application filed by Linh Quang Buddhist Temple. No decision made.

CONSENT AGENDA – Jim Styer reviewed items 3a through 3i. **Motion 14-068** by Styer, second by Lynch Neff approved Consent Agenda with payment of Sewer Fund check #1236 (Franconia Sewer Authority) conditional upon further discussion later in agenda. Motion carried 3 – 0.

- a. Approval of A/P invoices
- b. Approval of June 18th minutes
- c. Resolution 14-1693 – authorizing Fire Police at Annual Folk Festival
- d. Resolution 14-1694 – authorizing Fire Police at Old Goshenhoppen Picnic
- e. Resolution 14-1695 – disposition of old records
- f. Resolution 14-1697 – authorizing Fire Police at Mango Men Concert
- g. Resolution 14-1698 – authorizing Fire Police at Franconia Night Out
- h. Approval of June Financial Reports
- i. Approval of Committee and Staff Reports

COMMITTEE RELATED:

- A. **OPEN SPACE** – Montgomery County Agricultural Land Preservation (Farm Board) expects to offer an agricultural easement purchase for the Carl Barndt farm. If accepted by the family this easement provides the township with protected farmland from Cowpath Road to Allentown Road and Green Hill Road to Barndt Road. **Motion 14-069** by Styer, second by Lynch approving Resolution 14-069 agreeing to commit \$70,500 of reserve funds to preserve an agricultural conservation easement on this farm. Motion carried 3 – 0.

In addition, the preferred open space property list requesting BOS feedback was discussed. Jim Styer commented he accepts the list as presented and reiterated all purchases must be approved by BOS first with all conditions and circumstances evaluated. Barb Lynch raised concern that the Halteman property is still listed and should not be based on previous BOS action. Tom Neff also accepted the list as presented.

- B. **PARK BOARD** – In order to provide an accurate estimate for the Tylersport Park storm water plan, the Township Engineer requested Park Board direction on a few items. Frank Jarrett advised that Tim Clemmer responded to Mark Matucci via email – therefore review of this estimate is postponed until the August 20th meeting. No action required.
- C. **PLANNING COMMISSION** – Proposed Ordinance 163 amending certain articles of the zoning ordinance related to special events and zoning hearing board was forwarded to both Township and County Planning Commissions for review and recommendations. County review letter was received with comments and recommended approval. Township Planning Commission responded with comments and clarifying questions. Discussion was held on clarification – Barb McMonagle to work with Planning Commission(s) and Township Solicitor to refine Ordinance 163 for draft review at July 30th Planning Commission meeting and potentially further review at August 20th BOS meeting.

Tom Neff further commented township ordinances must be able to be defended by Solicitor. Approximately 3 years ago the BOS tasked the Planning Commission to develop a revised nuisance ordinance because our Solicitor advised the current nuisance ordinance was not effective – the revised nuisance ordinance was not finished. There is a wealth of information and/or templates available at County level to obtain ordinance guidelines currently working in other municipalities.

NEW BUSINESS:

- A. **MAINTENANCE GARAGE ROOF** – As a result of the harsh winter, Doug Hedrick recommended and presented estimates for replacement of the maintenance garage roof. Motion 14-070 by Styer, second by Neff approving Road Superintendent recommendation. Motion carried 3 – 0.

OLD BUSINESS:

- A. **WEBSITE HOME PAGE** – Jim Styer explained the proposed website home page which incorporates the previously approved site plan. There being no concerns/comments, Motion 14-071 by Styer, second by Neff approved the website home page as presented. Motion carried 3 – 0.
- B. **FSA SEWER INCREASE** – Supplemental response was received from Franconia Sewer Authority (FSA). Barb Lynch questioned correctness of some of the answers provided, i.e., quantification of the additional \$13/Quarter increase over Telford Borough Authority (TBA) increase, and late payment fees to TBA. Barb Lynch proposed the three entities (FSA, TBA, Salford) meet again to begin discussion and/or revisions to the existing inter-municipal agreement and further proposed Salford consider to paying TBA for treatment. The 2nd quarter payment to FSA will be held until further notice. Solicitor to schedule a meeting among the 3 parties.

NEXT MEETING (AUGUST 20TH) AGENDA ITEMS:

- a. Review Revised Procurement Policy
- b. Status of Tree Removal Ordinance
- c. Solicitor update on embezzlement
- d. Planning Commission
 - a. Zoning Audit response
 - b. RLUIPA Ordinance
 - c. LQBT Land Development Plans

PUBLIC COMMENT:

Denise & John Kane commented and questioned the proposed land development plans, storm water, sewer & legal occupancy at Linh Quang Buddhist Temple (Ridge Road). Labor & Industry to be contacted regarding occupancy compliance on weekends.

Mr. Curley questioned if/when nuisance from the ATV tracks on N. Allentown Road is going to be resolved for relief from dust and noise. Solicitor advised that under current zoning code this is considered a private property dispute. The proposed nuisance/noise/dust ordinance from past was further discussed for enforcement. Solicitor strongly suggested utilizing Montgomery County Planning Commission for templates related to ATV operations in other municipalities.

Tom Neff reported on upcoming special event expecting additional people, excessive traffic, and potential road blockage at Camp Green Lane. Tom to notify PA State Police to assure roads remain open for emergency passage.

Barb McMonagle commented Whites Mill Dam is seriously in need of repair. Barb Lynch advised waiting for PEMA/FEMA confirmation of additional costs.

Jim Wellington commented that Township Line Road is the emergency route for Sumneytown Pike.

Tom Neff requested the BOS to request Solicitor to provide a status report on the past embezzlement case at the August 20th meeting.

ADJOURNMENT – There being no further business, **Motion 14-072** by Styer, second by Lynch and Neff adjourned the meeting at 9:25 PM. Motion carried 3 – 0.

APPROVED: AUGUST 20, 2014

MOTION: 14-073

BY: STYER

SECOND BY: LYNCH

VOTE: 3 - 0

(TOWNSHIP SEAL)

