

# SALFORD TOWNSHIP BOARD OF SUPERVISORS

## *Joint Meeting Planning Commission and Regular Business Meeting*

February 17, 2016

Chairman Lynch called the meeting of the Board of Supervisors to order at 7:30 PM with a Pledge of Allegiance. Present were:

**Barb Lynch**, Chairman  
**Nate Yothers**, Vice Chairman  
**Jim Styer**, Supervisor  
Stephen P. Imms, Jr., Esquire

Karen Landis, Secretary  
Wayne Mensinger, Zoning Officer

**PUBLIC HEARING – PROPOSED ORDINANCE #172** – Solicitor Stephen Imms opened the hearing to consider adoption of Ordinance #172 amending Sections 1400 and 1401 of Ordinance #133 Zoning Ordinance. The proposed ordinance was advertised as appropriate and reported Exhibits B1 – B3 for the record. Barb McMonagle reiterated the township Planning Commission recommendation for approval. Solicitor called for questions/comments from the BOS and/or public. There being none, the Public Hearing was closed and referred back to BOS for action. **Motion 16-047** by Yothers, second by Styer approved adoption of Ordinance #172. Motion carried 3 – 0.

**JOINT MEETING – PLANNING COMMISSION AND BOS** – Planning Commission members present were: Mark Freeborn, Barb McMonagle and Matt Schelly. Barb Lynch reported on the high priority items to be discussed during the joint meetings – 1) Floodplain Ordinance process, 2) Subdivision/Land Development Ordinance (SDLDO) review, and 3) vision of Tylersport.

Mark Freeborn reported on the FEMA update with regard to updated Floodplain Ordinance and process for adoption.

Barb Lynch introduced the Planning Commission members and recognized Mark Freeborn for his dedication that Salford Township is the way it is – Mark's contribution is often overlooked.

Barb McMonagle commented on the proposed subdivision plan from Ridge Acquisitions (Allentown/Ridge); PC recommended possible intersection improvements that could be considered as part of the approval process.

Township Planning Commission has been working on updating the SDLDO. Mark Freeborn recommended the SDLDO and Zoning Ordinances be reviewed and updated appropriately prior to completing the codification process. Article IV (Plan Requirements and Processing Procedures) of SDLDO were reviewed, discussed and updated where necessary.

**APPROVAL OF FEBRUARY 3<sup>RD</sup> MINUTES** – **Motion 16-048** by Yothers, second by Styer – motion carried 3 – 0.

**APPROVAL OF ACCOUNTS PAYABLE INVOICES – Motion 16-049** by Yothers, second by Lynch – motion carried 3 – 0.

**APPROVAL OF JANUARY FINANCIAL REPORT** – Jim Styer reported we're off to a good start in 2016. **Motion 16-050** by Yothers, second by Styer – motion carried 3 – 0.

**APPROVAL OF COMMITTEE AND STAFF REPORTS** – status of open complaints was discussed. **Motion 16-051** by Styer, second by Lynch – motion carried 3 – 0.

**OLD BUSINESS:**

- A. **CAPITAL RESERVE TRANSFERS** – discussion on transferring proposed reserves to capital reserve funds. **Motion 16-052** by Yothers, second by Styer approved re-allocating \$400,000 to Capital Improvement Reserve Fund and \$45,000 to Parks Reserve Fund. Motion carried 3 – 0.
- B. **PA TURNPIKE ACQUISITION** – no action required. Discussion will be held at March 2<sup>nd</sup> meeting on PTC offer and appraisals.

**NEW BUSINESS:**

- A. **OPEN SPACE REQUEST – HALTEMAN LAND PRESERVATION** – request to reconsider resubmission of grant application was presented from Open Space at the March 2<sup>nd</sup> meeting. Barb McMonagle reported on conversations with both Natural Lands Trust and property owner and for the BOS to consider spending up to \$25,000 to preserve this property. Estimated approximately \$3,300 to cover appraisal and grant application costs. Barb Lynch clarified the appraisal and application does not approve BOS acceptance should the grant be awarded. Barb McMonagle advised depending on the grant being awarded the township would not be committed to more than \$25,000 total should the BOS choose to accept. **Motion 16-053** by Lynch, second by Yothers approving up to \$4000 to cover appraisal/application authorizing Open Space to move forward with NLT grant application for land preservation. Motion carried 3 – 0.
- B. **TOWNSHIP BUILDING SEPTIC SYSTEM** – has required pumping 2 times within the past month due to ground water level. Discussion was held on whether to spend money to improve the building if it's not going to be kept for the future. **Motion 16-054** by Lynch, second by Yothers authorizing connection to public sewer. Motion carried 3 – 0.

**NEXT MEETING (MARCH 2<sup>ND</sup>) WORK SESSION AGENDA:**

- a. Township Building Renovations (6:30 PM)
- b. Retirement Program representative (7:30 PM)
- c. Codification process (non-land use)
- d. PA Turnpike Acquisition
- e. Post Office Lease/Township Building Options
- f. Park Board project timeline

- g.** Newsletter suggestions
- h.** FSA Rate increase
- i.** Ridge Road Temple Field Changes
- j.** Sewer Status Update
- k.** Cell Tower offer

**PUBLIC COMMENT:**

Barb Lynch commented on the King Road bridge status and advised still attempting to contact County representative.

Barb McMonagle requested Jeanine Harrell be appointed as a member of Open Space Committee. **Motion 16-055** by Lynch, second by Yothers appointing Jeanine Harrell for a three year term. Motion carried 3 – 0.

**ADJOURNMENT** – There being no further business, **Motion 16-056** by Lynch, second by Yothers adjourned the meeting at 9:35 PM. Motion carried 3 – 0.

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**APPROVED: MARCH 2, 2016**

**MOTION: 16-057 BY: YOTHERS SECOND BY: STYER VOTE: 3-0**

**(TOWNSHIP SEAL)**

