

SALFORD TOWNSHIP BOARD OF SUPERVISORS

Regular Business Meeting

June 15, 2016

Chairman Barb 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

Karen Landis, Secretary

Nate Yothers, Vice Chairman

Jim Styer, Supervisor

Wayne Mensinger, Zoning Officer

Stephen P. Imms, Jr., Esquire

JOINT MEETING – PLANNING COMMISSION AND BOS – Planning Commission members present were: Mark Freeborn, Barb McMonagle, Curt Klingerman and Matt Schelly. Also attending were Kate Croll and Daniel Harrell. **Home Occupation** regulations were discussed at length for township wide zoning districts. Barb McMonagle reported on the status of **SD LD Codification** and how best to proceed for completion.

PUBLIC COMMENT:

Wayne Mensinger commented on inquiry from Linh Quang Temple (Ridge Road) on a request for a freezer building and advised of their interest in purchasing adjacent foreclosed property (5 acres). Solicitor to review restrictive covenant agreement regarding future expansion. Mark Freeborn recommended using existing house garage for freezer would eliminate expansion.

NEW BUSINESS:

COUNTRY VIEW / COUNTRY CROSSING DEDICATION – Chris Canavan (WB Homes) was present and reported on the maintenance bond agreement and deeds of dedication. He requested the BOS either accept dedication holding release of tri-party escrow funds or acknowledge approval action at the July 20th meeting assuming final documents are in order. BOS agreed to table action until July 20th.

RIDGE ACQUISITIONS SUBDIVISION AND LAND DEVELOPMENT – Following review and recommendation from Township and County Planning Commission(s), **Resolution 16-1764** was presented for preliminary/final approval of LD application 2016-0001. Jim Styer inquired how the MCPC issues were addressed – Chris Canavan advised all issues were addressed to the satisfaction of Township Planning Commission and that this is an allowed use for this property. **Motion 16-089** by Lynch, second by Yothers approved **Resolution 16-1764** approving preliminary/final plan approval imposing conditions set forth in resolution. Motion carried 3 – 0.

APPROVAL OF JUNE 1ST MINUTES – **Motion 16-090** by Styer, second by Lynch – motion carried 3 – 0.

APPROVAL OF ACCOUNTS PAYABLE INVOICES – Motion 16-091 by Yothers, second by Lynch – motion carried 3 – 0.

APPROVAL OF MAY FINANCIAL REPORT – Jim Styer reported revenues are up and expenses are down. **Motion 16-092** by Styer, second by Yothers – motion carried 3 – 0.

APPROVAL OF COMMITTEE AND STAFF REPORTS – Motion 16-093 by Yothers, second by Styer – motion carried 2 – 0.

OLD BUSINESS:

- A. **CODIFICATION REVIEW UPDATE** – Tabled until July 6th work session meeting.
- B. **STATUS OF OPEN ZONING PERMITS** – Wayne Mensinger and Karen Landis provided an update on the open zoning permits. Curt Klingerman will assist with closing the final aged permits.

NEW BUSINESS CONTINUED:

- A. **POMPA LANE DEDICATION** – Karen advised in reviewing the Liquid Fuels inventory map, it was determined that Pompa Lane has never been recorded by PennDOT for Liquid Fuels funds. **Motion 16-094** by Styer, second by Yothers approved **Resolution 16-1763** accepting Pompa Lane for dedication. Motion carried 3 – 0.
- B. **MOSHER AGRICULTURAL LAND EASEMENT** – Montgomery County Farm Board has chosen the Marjorie Mosher Farm (Fretz Road) as a priority for farmland preservation and completed an appraisal to determine the agricultural easement value for this farm. **Motion 16-095** by Styer, second by Yothers approved **Resolution 16-1766** committing up to \$28,553 for an agricultural easement to preserve this farm. Motion carried 3 – 0. Barb McMonagle provided an update on the Philip Moyer property and advised Salford Township has a combined total of 11 farms, 610 acres of preserved farmland.

NEXT MEETING (JULY 6TH AND JULY 20TH) WORK SESSION AGENDA:

- a. Update – Codification Review (July 6)
- b. Discuss potential shutoff procedures
- c. Township Building / Post Office
- d. Appoint Vacancy – Planning Commission
- e. Accept Country View/Country Crossing Dedication (July 20)
- f. Review/Approve 2015 Audit Report & Management Letter

PUBLIC COMMENT:

Jim Styer reported on Finance Committee review of the FY15 Audit Report, recommended the auditor attend the July 20th meeting to review management letter addressing internal controls.

ADJOURNMENT – There being no further business, **Motion 16-096** by Styer, second by Yothers adjourned the meeting at 9:20 PM. Motion carried 3 – 0.

APPROVED: JULY 6, 2016

MOTION: 16-097 BY: STYER SECOND BY: YOTHERS VOTE: 3 - 0

(TOWNSHIP SEAL)

