

SALFORD TOWNSHIP BOARD OF SUPERVISORS

Work Session Meeting

November 5, 2014

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

James Styer, Chairman
Barbara Lynch, Vice Chairman
Thomas Neff, Supervisor
Robert Iannozzi, Solicitor

Karen Landis, Secretary
Doug Hedrick, Road Superintendent
Wayne Mensinger, Zoning Officer

ANNOUNCEMENT OF EXECUTIVE SESSION – Executive Session was held at 7:00 PM regarding zoning and personnel issues.

CONSENT AGENDA – Jim Styer reviewed items 3a – 3c. Tom Neff inquired about check #5680. **Motion 14-090** by Styer, second by Neff approved Consent Agenda. Motion carried 3 – 0.

OLD BUSINESS:

SEWER USAGE BILLING – Jim Styer explained in response to resident inquiries regarding sewer billing by usage versus flat rate, the township engineer was requested to review information and prepare recommendation. Bill Dingman reported on Gilmore memorandum dated 10/24/14 in which Engineer recommended remaining with flat rate structure.

Barb Lynch confirmed response was based on the understanding that the current Franconia Sewer Authority (FSA) agreement remain in place and commented that if consumptive billing is pursued the existing agreement would need to be re-negotiated. Barb also clarified the entire Country View development is water metered.

Jim Styer confirmed with Engineer the majority of the quarterly rate expense is a fixed rate component and inquired about incentive for FSA to change the current agreement.

Barb Lynch further commented she was generally dissatisfied with DEP fines and meter malfunction at the pump station.

Nick Sanfrantello questioned what the township is doing with the additional \$27,000 fees over the FSA rate, requested consideration to re-evaluate the \$30 additional administrative fee and felt the administrative costs are duplicated. Nick also commented on comparable fees of other local sewer authorities and Country View residents request the BOS investigate getting the rate into \$130 - \$135 ballpark similar to surrounding municipalities which may require installing our own treatment plant and/or tying into another plant.

Action Items:

1. Investigate alternatives of sending flow to another sewer authority and/or installing treatment plant.
2. Contact FSA regarding changes to the existing agreement.
3. Advise HOA that monthly reports are available to show sewer operating expenses.

ORDINANCE #166 – TREE REMOVAL & SAFETY – Jim Styer reported proposed Ordinance #166 has been advertised as required with no issues raised. **Motion 14-091** by Styer, second by Neff approved Ordinance #166 for adoption. Motion carried 2 – 1. Barb Lynch opposed. Barb Lynch re-iterated opposition because Road Superintendent has advised these has never been an issue with this process in the past. Jim Styer suggested reading newspaper articles on associated costs with various municipalities as the ash borer disease continues. Solicitor clarified this is a protective ordinance for public safety as noted in 2nd Class Township Code.

NEW BUSINESS:

PLANNING COMMISSION(S) – ZONING ORDINANCE: Jim Styer commented on recent audit of zoning ordinances and potential exposure regarding sheds, fences, etc. in the new development of which zoning requirements are much different that farmland; recommended County & Township Planning Commission(s) with Solicitor assistance (if needed) analyze applicable regulations in VR and VCR zoning districts to determine if revisions are needed.

Action Item: Joint MCPC and Township PC review appropriateness of current zoning ordinance relative to higher density zoning and report if revisions are needed by January 21, 2015 meeting.

PLANNING COMMISSION(S) – SD/LD PROCESS: The current process is not clear and as result of issues related to subdivision and land development process with regard to plans, fee schedule and escrow accounts recommended MCPC/PC review process and ordinances with recommended amendments to improve process.

Action Item: Joint MCPC and Township PC review outdated procedures and provide amendments to improve process by the February 4, 2015 meeting. Finance Committee to further review the Fee Schedule.

Jim Styer to provide both Planning Commission(s) with a scope of work and deadlines.

ZONING HEARING BOARD SOLICITOR RESIGNATION – Zoning Hearing Solicitor position is vacant. Bob Iannozzi advised under the Municipal Planning Code, the choice defers to the Zoning Hearing Board; however since the Township incurs the costs it was recommended that a short list of qualified candidates be provided to assist the Zoning Hearing Board.

NEXT MEETING (NOVEMBER 19TH) AGENDA ITEMS:

- a. 2015 BUDGET – 2ND DRAFT AND PRELIMINARY APPROVAL FOR ADVERTISEMENT
- b. FURTHER DISCUSSION/STATUS OF ORDINANCE #165 (BURNING REGULATIONS)

PUBLIC COMMENT:

Kathleen Utz representing Harleysville Area EMS requested consideration be given to provide financial support to this local emergency management organization.

Russ Makos publicly thanked the Fire Company for participation in Country View parade and also inquired about the outcome of the shed issue. Solicitor clarified further investigation of the permit was not erroneously issued.

Barb Lynch read an email from Bob Sorenson regarding ordinances in general.

David Hofmeister commented on a portion of Hausman Road being used as a hill climb causing mud ruts and suggested barrier on the north side of bridge. Doug Hedrick to investigate.

Nick Sanfrantello further clarified Country View residents looking into alternative sewer arrangements with Telford.

ADJOURNMENT – There being no further business, Motion 14-092 by Styer, second by Lynch the meeting adjourned at 8:40 PM. Motion carried 3 – 0.

APPROVED: NOVEMBER 19, 2014

MOTION: 14-093 BY: STYER SECOND BY: LYNCH & NEFF VOTE: 3 - 0

(TOWNSHIP SEAL)

