

SALFORD TOWNSHIP BOARD OF SUPERVISORS

Work Session Meeting

September 6, 2017

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
John Baker, Vice Chairman
Jim Styer, Supervisor

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

JOINT MEETING: PLANNING COMMISSION AND BOS – Planning Commission members present were: Barb McMonagle, Curt Klingerman and Jamie Magaziner. The following topics were discussed:

- a. **Impervious Coverage** calculations were discussed. Curt reported adjustments need to be made to the ordinance. John Klingman commented on his ability to obtain a shed. Barb Lynch suggested suspending the ordinance until a remedy is determined. Ed Odenwald commented on soil types and water discharge. Bette Bleam commented on grand-fathered zoning and consequences. Rich Kapusta commented on coverage tied to zoning districts and offered numerous suggestions. **Motion 17-118** by Lynch, second by Baker suspending Ordinance #174 until PC brings revised calculations back to November 1st joint meeting. Motion carried 3 – 0.
- b. **Subdivision/Land Development Procedures** – Barb McMonagle presented revised & updated SD/LD procedures, checklist and application for BOS consideration. Timing of \application submission changes were also discussed for further consideration.

PUBLIC COMMENT:

Rich Kapusta (Morwood Road building lot) commented on current non-conforming zoning versus pre-conforming lots prior to 2006 zoning changes – also how ZHB relief procedure is handled in surrounding municipalities.

APPROVAL OF AUGUST 16TH MINUTES – **Motion 17-119** by Styer, second by Baker – motion carried 3 – 0.

APPROVAL OF ACCOUNTS PAYABLE INVOICES & INTER-FUND TRANSFERS – **Motion 17-120** by Styer, second by Baker – motion carried 3 – 0.

OLD BUSINESS:

- A. **SBC AMERICAN TOWER 2ND AMENDMENT** – Jim Styer explained the offer for 2nd amendment of SBC Tower cellular agreement and requested the BOS consider authorizing Solicitor to proceed with negotiations. Barb Lynch commented – before the solicitor can proceed the BOS needs to consider whether they want to

extend the current lease an additional 30 years. BOS consensus was not to extend – Jim Styer will not pursue any further unless directed by BOS.

- B. EXISTING ON LOT OPERATION & MAINTENANCE AGREEMENTS** – a summary of existing agreements and draft annual notification letter was presented to the BOS for review. Karen Landis will work with Curt Klingerman to execute new agreements where property has changed hands, record original documents at Montgomery County Recorder of Deeds, and begin annual inspection letters/fees beginning January, 2018.

NEW BUSINESS:

- A. ACT 172** – Barb Lynch reported on Act 172 which provides municipalities the option to offer tax credit to active members of volunteer fire companies and nonprofit emergency medical service companies.
- B. MS4 OUTFALL MAPS** – as noted in Engineer Report (August 2017), the existing storm sewer system maps are required to be digitized in AutoCAD format to be submitted as part of the MS4 permit renewal due January 2018. Gilmore & Associates can complete digitizing and upgrading if requested for an estimate of \$4,000. Karen and Doug to confirm deadline with G&A – approval at September 21st meeting.
- C. TYLERSPORT PARK** – the BOS was provided with an updated timeline, swing set options, sketch plan of rain garden and engineer memo on potential service costs for bidding assistance. Resident Miranda Jellen will receive her scouting silver award as a result of this volunteer project. Township public works to assist with sod removal for rain garden. Rain garden detail and sketch and engineering services to be approved at September 21st meeting. Ed Odenwald commented the rain garden supplies will be discounted.

PUBLIC COMMENT:

Marv McKown commented on significant revenue source from cell towers and noted he attended a PA State Police seminar where the state has hired a contractor to improve 1900 towers to 36 towers for superior performance.

Ed Odenwald commented on the Emerald Ash trees and power lines.

Barb Lynch commented on publishing another newsletter and authorizing advertisement and input from committees at September 21st meeting.

Barb Lynch also reported that the corner property (Ridge & Allentown Roads) acquisition from WB Homes is settled. The Township has mowed the property, tree clearing and securing the barn from further deterioration will be reviewed.

ADJOURNMENT – There being no further business, **Motion 17-121** by Styer, second by Baker adjourned the meeting at 9:50 PM. Motion carried 3 – 0.

APPROVED: SEPTEMBER 21, 2017

MOTION: 17-122 BY: STYER SECOND BY: BAKER VOTE: 3 - 0

(TOWNSHIP SEAL)

