

NOT APPROVED

January 16, 2008
Salford, Pennsylvania

A joint meeting of the Upper Salford Township Board of Supervisors and Planning Commission was brought to order by Chairman Poatsy at 7:30 PM. Messrs. O'Donnell, Hagey, Giannini, Sacks, Nase and McMaster were present. Stephen Imms, Township Solicitor also attended. Mr. Raisner was absent.

At this time the Board of Supervisors took action on an amended appointment of the Township Engineer and announcement of an executive session. The separate minutes documenting the Board's action will be made a part of these minutes but approved solely by the Board of Supervisors.

Since the County Planner, Eric Jarrell, was unable to attend the meeting, the review of the Greenway Guidebook was put on hold. Suggestions for future work studies were discussed.

Mr. Giannini suggested that the Park Board be included in discussions relating to the Greenway Guidebook and the Open Space and Recreation Plan. Copies of the Guidebook and the Open Space Plan should be given to the members of the Park Board. Members of the Planning Commission and Board of Supervisors were encouraged to attend the Park Board meeting on January 22, 2008 to work on setting up goals and objectives and to coordinate future efforts between the two boards.

Mr. Nase suggested getting a copy of a soils map for use during plan reviews to determine suitable sites for land based disposal. Mr. Giannini indicated that he would contact Jeff Kerlin and Mike Reinert from Technicon and Eric Jarrell to see what maps they have available. Mr. Nase hoped that the township zoning could tie in with the soils suitability.

Mr. Nase also felt that the township ordinance should address historic, cultural and scenic resources in the township.

Mr. Poatsy suggested taking a field trip with the members of the Planning Commission, Board of Supervisors and Mr. Jarrell to look at some existing developments outside of the township to get ideas for future subdivisions. One development with a community system he would like to look at is near the Philadelphia Cricket Club. Mr. Poatsy felt this field trip should take place prior to making a final decision on the 537 Plan. Mr. McMaster added that he felt it had been productive in the past when the Commission and Board visited existing developments in the township and discussed what worked and what didn't. He suggested doing that again. Mr. Nase felt that some consideration should also be made to subdivisions with country aspects as proposed by Mr. Jarrell. Mr. Poatsy felt this discussion should be placed on the agenda for next month to include Mr. Jarrell's input.

Mr. Nase thought it would be a good idea to secure copies of topography showing aerial views of the sites that are being reviewed for subdivision. Mr. Poatsy indicated the township is looking into securing equipment to project plans during the meetings.

Mr. Nase suggested consideration be given to implementing TDRs, Transferable Development Rights, in the ordinance. Also, TNDs, Traditional Neighborhood Designs, is another item he would like the Planning Commission and Board of Supervisors to look into. Mr. Nase will prepare a power point presentation regarding TNDs and secure some literature so that it can be discussed further at another meeting.

Mr. Nase suggested having the township's Zoning Ordinance and Subdivision and Land Development Ordinances available to the Planning Commission electronically. There was some discussion that possibly it could be made available on the Township web site or on ECode.com.

Mr. Imms reminded the Planning Commission and Board of Supervisors of an ordinance they were previously discussing to amend some deficiencies in the current Zoning Ordinance and SALDO. It was agreed that should be made a priority. Mr. Imms will make the most recent draft of the amending Ordinance available at the February Joint meeting but thought they may not get a chance to discuss it at that time since they will be reviewing the second draft of the 537 Plan during that meeting.

The Planning Commission and Board of Supervisors agreed that the Greenway Guidebook and 537 Plan should be completed before beginning any new projects.

Public comments included:

- Roger Richter discussed the pros of utilizing a community system for sewage problems in the village areas.
- Chip Damiani indicated he thought it would be a good idea to protect the historic sites as suggested by Mr. Nase.

On a motion made by Mr. Poatsy and seconded by Mr. O'Donnell, the minutes of the December 19, 2007 Joint meeting were approved as amended with a vote of 4 to 1 with Mr. Nase voting nay and two members not voting.

On a motion made by Mr. Poatsy and seconded by Mr. O'Donnell, the Board of Supervisors approved the minutes from the Board of Supervisors action at the December 19, 2007 meeting as written.

During public comment, Mr. Brown requested that his statement made on December 19, 2007 after the close of the meeting be included in these minutes. The following prepared statement was made on behalf of Rudy Gular:

In light of the recent political election, Rudy Gular will finish his term of Supervisor at the end of this year. He was defeated in the primary by his opponent, Kevin O'Donnell, on the platform of positive change for Upper Salford. I just want to say that over the last 12 years attending numerous township meetings, I always felt that Rudy voted from the heart, always what he felt was best for Upper Salford. For anyone to insinuate that his vote may have been influenced by who he was employed by or who

sponsored his son's racing team is simply flat out wrong. They do not know Rudy. Rudy proved that to me when he consistently opposed features of the shopping center that he felt were not right. Opposing them more vehemently than any other supervisor at the risk of jeopardizing his job as his employer, Haines and Kibblehouse, was a major player in the construction of the shopping center as the site contractor. I am sure that Rudy's sense of conviction and personal integrity are why John Haines employed him in the first place and why Upper Salford is lucky to have been served by Mr. Gular for the past 16 years on both the Planning Commission and the Board of Supervisors. If his successor proves to be half the man that Rudy is, the township will be well served. As for positive change, that remains to be seen. I would like to thank Rudy from my heart for the countless hours he has given to the township. I hope he stays involved in the matters of Upper Salford in at least some small way. We can always use his cool wisdom and expertise, especially in the trying times that we face in the near future. Thank you, Rudy.

Resident, Chip Damiani, voiced his agreement with Mr. Brown's statement.

Roger Richter questioned the status of Kate Harper's appeal. Mr. Poatsy indicated there was nothing to report at this time.

Chip Damiani asked Mr. O'Donnell if he had drawn up the resolutions presented at the Board of Supervisors reorganization meeting. Mr. O'Donnell indicated that he had written the resolutions and then he submitted them to the Township Solicitor for his comments. He takes full responsibility for those resolutions.

Tom Brown referenced the discussion from the December 19, 2007 meeting wherein they spoke about the April 1, 2008 deadline to spend grant funding for open space purposes. He referred to the Board's consideration to contribute 50% along with Montgomery County Lands Trust to purchase the development rights from Old Goshenhoppen Church. He questioned if that was a typical contribution percentage or if we would be setting precedence for future joint purchases. Mr. Poatsy claimed that in this case where 50% state grant was approved that the township would have to fund the other 50% either by further grants, or a township contribution. Mr. Poatsy spoke about grant funding secured for the township by Montgomery County Lands Trust. Mr. Brown further referred to the last tax increase which was presented to the residents as a way to secure funds to purchase open space. He was worried that those funds are being put to other expenses and not open space. Mr. Poatsy agreed with Mr. Brown's desire to reserve funds for the purchase of open space, but explained that the ordinance passed to increase the tax mills also included other park and open space uses that needed to be addressed with those funds. He also pointed out that funds are being used toward open space in other avenues such as the loan payments toward the open space purchase of Spring Mountain. Mr. Poatsy indicated that he planned to research the matter further. Mr. Hagey offered to provide Mr. Brown with a copy of the information that was presented to the public when the tax was increased, which should clear up some of his questions.

Roger Richter questioned if purchasing the development rights from Old Goshenhoppen Church would offer additional open space property for the public's use. Mr. Poatsy indicated it would not become public property for recreational use and the

underlying ground would still be owned by the church, but the grounds would be maintained as open space for future generations. Mr. Nase spoke about the benefits of purchasing development rights, one being the savings to the schools, and recommended a brochure from the Heritage Conservancy entitled "Opportunity Knocks" which refers to the investment and return of purchasing development rights.

An unidentified resident questioned the status of the bridge next to the township office on Salford Station Road. The Township Solicitor did not have any additional information to offer. The ownership of the bridge has not yet been determined. Mr. Brown offered to start a petition throughout the township in the hope of attracting attention from other government agencies that may be able to assist the township in its endeavors to repair or replace the bridge. Another suggestion was to excavate the road to the level of the trail which may be less expensive than replacing the bridge. Mr. Hagey indicated that he would like to see the wooden bridge preserved and used to extend the walking trail next to the farm house.

The meeting adjourned at 8:50 p.m.

Respectfully submitted,

Susan Rosato
Assistant Secretary