

**APPROVED**

December 19, 2007  
Salford, Pennsylvania

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

Eric Jarrell reviewed the changes in the final draft of the **2007 Open Space and Recreation Plan**, which he had presented to the Planning Commission and Board members at the November meeting. The changes were updates to the maps to include all parks, typing errors were corrected, some clarifications were made and the title had been changed to include Recreation Plan. This title is consistent with the county's recommendations and requirements for their open space plan as well as DCNR and the state's requirements for a recreation plan. Primarily, the update and addition of the recreation plan requirement puts the township in the position to offer the fee-in-lieu option for mandatory dedication of recreation land. The original Open Space Plan had been adopted by the township in 2005. Mr. Jarrell suggested the township adopt the new plan as the Township's Park and Recreation plan.

Mr. Jarrell reminded the Board of Supervisors and Planning Commission of the April 1, 2008 deadline to spend the initial allocation for grant funding for open space purposes. After that date, the funds will be combined into a pool for all municipalities to compete for on the merits of their particular projects.

Mr. Jarrell indicated that he would send the language they drafted jointly pertaining to the fee-in-lieu to the Township Solicitor to allow him to adjust it as he sees fit and thought the Township Supervisors may want to consider adopting an ordinance for the mandatory dedication of recreation land and fee-in-lieu option next year.

Mr. Jarrell briefly explained amendments to the Indian Valley Regional Comprehensive Plan which generally related to map changes and rezoning in other municipalities in the Indian Valley Regional District, as well as changes to the matrices with regard to density limits. All other municipalities in the district had already adopted the amendments, which would make it final once adopted by Upper Salford Township. The Planning Commission had previously made a recommendation to the Board of Supervisors to adopt the amendments.

At 7:45 p.m. the meeting was turned over to the Township Solicitor for the purpose of a public hearing regarding the adoption of Resolution 2007-17. Mr. Imms presented exhibits pertaining to the hearing.

Public comment included a question from Roger Richter who asked if this was regarding non-conforming lots and was told it was not. The regular meeting reconvened at 7:48 p.m.

At this time the Board of Supervisors took action on Resolution 2007-17. The separate minutes documenting the Boards' action will be made a part of these minutes but approved solely by the Board of Supervisors.

On a motion made by Mr. Poatsy and seconded by Mr. Gular, the Board of Supervisors unanimously approved the minutes from the Board of Supervisors action at the September 19, 2007 meeting as written.

On a motion made by Mr. Gular and seconded by Mr. Hagey, the minutes of the October 17, 2007 joint meeting were unanimously approved as amended.

On a motion made by Mr. Hagey and seconded by Mr. Gular, the minutes of the November 21, 2007 joint meeting were unanimously approved as amended.

On a motion made by Mr. Hagey and seconded by Mr. Gular, the Board of Supervisors unanimously approved the minutes from the Board of Supervisors action at the November 21, 2007 meeting as amended.

Eric Jarrell mentioned the county is working on the Greenway Guidebook and is currently reviewing the design standards for the internal open space of the rural cluster concept. They are looking into the issues that may arise with the internal open space. There will be access lanes through the open space land to reach the lots so they are trying to determine the best way to handle the access strip. Mr. Jarrell mentioned there was some thought into obtaining conservation easements to enforce the lot owners to fulfill requirements in the open space land. Clear-site triangles, length and width of hedgerows, stone walls and split rail fence standards were all issues being considered. He hoped to have the process completed by the first quarter of 2008. He reviewed a couple of new projects the township may want to consider working on in conjunction with the Montgomery County Planning Commission once the Greenway Guidebook is completed.

With regard to the Stipulation Agreement with THP, Mr. Hagey read the following prepared statement:

It was the consensus of the Board of Supervisors to sign the stipulation agreement ending the legal challenge. I feel to allow it to go through the court system would certainly not be in the best interest of Upper Salford Township and may have resulted in more than 175 housing units. We have spent over \$200,000 of tax payers' money fighting development at this general site for almost 20 years. We have serious water and sewer issues in Upper Salford Township that must be addressed now before we have serious health problems. We have a 52 acre site in Salfordville that has tested positive for e-coli bacteria and that whole aquifer may be contaminated. By signing the stipulation agreement we are taking positive action to address these problems and at a considerable cost savings for our residents. This should have been done years ago and it is past time to take positive action. If the Planning Commission feels they cannot or will not be able to review the plans within the parameters of the stipulation agreement, than I agree with Mr. Richter that they should resign and let others review the plans. By denying THP, it only prolongs the inevitable as other developers will follow in their footsteps. DEP is also not going away either and we have to come up with dates and plans of action for compliance. I would also like to take this opportunity to thank Mr.

Gular for his 16 years of dedicated service to Upper Salford Township as a Planning Commission member and as a Supervisor. I apologize for the tarnish to his reputation because of political posturing and a political agenda. We certainly appreciate the years that he has spent helping the township. It is time to stop that posturing. Political agendas have been met and will be met. Now let's do what's best for Upper Salford Township. Thank you.

The meeting adjourned at 8:05 p.m.

Respectfully submitted,

Susan Rosato  
Assistant Secretary