

February 17, 2009  
Salford, Pennsylvania

## Planning Commission Minutes

### Agenda Items

**Spring Run Farm** – Vesting Period Extension  
**THP - Normandie Golf Course**– Road Improvements & Rec. Plan  
**537 Review Schedule**  
**Ordinance 2009-1 Draft Review**

The regular February meeting of the Upper Salford Planning Commission was brought to order by Vice Chairman Raisner at 7:30 PM. Messrs. Sacks, McMaster and Nase were present. Also present were Township Engineer, Michael Reinert and Township Solicitor, Stephen P. Imms, Jr. Mr. Giannini was absent.

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Rob Lewis from the Law Firm of Kaplin Stewart, along with Sal Paone Jr. from Sunny Brook Developers, Inc., appeared before the Planning Commission to offer justification for an extension of the vesting period for the **Spring Run Farm Subdivision**, which had received preliminary approval from the Upper Salford Board of Supervisors on April 13, 2004.

**A motion** was made by Mr. McMaster and seconded by Mr. Nase, authorizing a two year extension of the vesting period. The motion died for lack of a quorum.

**On a motion** made by Mr. Sacks and seconded by Mr. Nase, the Planning Commission unanimously approved a recommendation to the Board of Supervisors to extend the vesting period for one year, pending documentation to the township confirming DEP had been a significant factor in delaying construction of the pending development.

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Richard Parry from **T. H. Properties** was unable to attend the meeting to discuss the pending Normandie Golf Course Plan. The discussion on road improvements and trails is expected to continue next month.

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It was decided that a special meeting for the review of the **537 draft plan** would be scheduled and advertised for Wednesday, March 4, 2009 at 7:30 p.m.

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A red-line draft of the pending **Ordinance 2009-1** was reviewed. Changes discussed included:

- The amendment to Section 304.A.3.b.ii relating to cell tower lighting was removed.

- Section 304.A.16.g was amended to replace IBC with UCC with regard to the township building code.

Mr. Imms was authorized to forward the draft Ordinance to the Montgomery County Planning Commission for their review after allowing Mr. Sacks 48 hours to review it.

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On a motion made by Mr. Raisner and seconded by Mr. Nase, the minutes from the January 20, 2009 meeting were approved as amended.

The meeting adjourned at 9:25 PM.

Respectfully submitted,

Susan Rosato  
Secretary