

May 3, 2011  
Salford, Pennsylvania

A joint meeting of the Upper Salford Township Board of Supervisors and Planning Commission was brought to order by Chairman O'Donnell at 7:30 p.m. Messrs. Poatsy, Sacks, Giannini, Raisner, Larson, and Nase were present, as was the Township Solicitor, Stephen P. Imms, Jr. and County Planner, Matt Schelly. Mr. McMaster was absent.

The review of the Township's existing **lighting provisions** and revisions suggested by the County Planner continued. The Township Solicitor recommended that the revisions be made as an amendment to the zoning ordinance instead of a stand-alone ordinance.

*Concerns and comments mentioned by the Planning Commission included:*

- Preference was indicated for the third definition of "Glare".
- Preference was indicated for the definition of "Spillover" as opposed to "Light Trespass"
- Mr. Giannini preferred that applicability of compliance to existing lighting not pertain to residential and the time period for compliance should be the same for commercial, institutional, public and semi-public uses.
- Mr. Raisner referred to Marlborough Township's lighting provisions, wherein lighting that existed prior to the adoption of their lighting ordinance that was not in compliance with their lighting requirements were referred to as "non-conforming" and only those non-conforming lights that presented a safety hazard were required to be brought into conformance.
- Mr. Giannini questioned how the township would address complaints of light violations.
- It was agreed that all lighting should be fully shielded. It was questionable whether that requirement should apply to residential lighting.
- The suggested requirement for landscape and architectural lighting should either be revised to be less restrictive or removed as other sections of the ordinance address all types of lighting, which would include landscape and architectural.
- It was suggested that the requirements for seasonal lighting be removed.
- Mr. Raisner suggested removing the restriction of outdoor lighting within the setbacks.
- Lighting for festivals and other special events should be amended to be allowed for 7 days.
- It was determined that the maximum intensity of lighting should be indicated in lumens. Mr. Schelly offered to obtain a conversion chart to determine the output of light for both LED and CFL to help determine the maximum amount of lumens to be allowed.
- For measurement of light, the term footcandles should be left in.
- The location above ground level for the measurement of light was an item of consideration. Mr. Nase offered to contact an engineer for a recommendation.
- Externally illuminated signs shall utilize a top mounted fixture. (Section 203.D.1.a.)
- The distance for illuminated signs to be read at night was an item of consideration. (Section 2003.D.2.) Suggested amendments would be discussed further at a later time.

The review of the lighting provisions will continue at the next joint meeting.

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Mr. Schelly passed out draft **alternative energy** ordinances with regard to geothermal, solar, and wind to be reviewed and discussed at a future meeting.

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Mr. Imms indicated that it appears from his review of the MPC, the definition of forestry does not include non-commercial activity. This was in response to the Zoning Officer's inquiry as to whether the clearing of small trees and brush should be considered forestry. Mr. Imms presented a memo outlining his findings to the Board and Planning Commission members. Mr. Schelly indicated that he also had done some research on imposing a waiting period after forestry clearing before a subdivision plan can be submitted. This idea would be discussed at a future meeting, along with the definition for forestry.

On a motion made by Mr. Poatsy and seconded by Mr. Giannini, the minutes of the April 5, 2011 joint meeting were approved as written.

On a motion made by Mr. Poatsy and seconded by Mr. Giannini, the meeting adjourned at 9:15 p.m.

Respectfully submitted,

Susan Rosato  
Secretary