

July 20, 2010  
Salford, Pennsylvania

## Planning Commission Minutes

### Agenda Items

**Weiss – Lot Line Adjustment  
Caroff / AG Farm Market Sketch  
Ordinance 2010-3 - Review**

The regular meeting of the Upper Salford Township Planning Commission was brought to order by Chairman Giannini at 7:38 PM. Messrs. Sacks and Nase were present. Also present were the Township Solicitor, Stephen P. Imms, Jr. and Township Engineer, Michael L. Reinert. Messrs. Raisner and McMaster were absent.

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Kenneth Weiss, along with his Engineer, Brian Nixon, presented an amended Plan of Lot Line Change for the Karen Weiss/Kenneth and Carol Weiss properties located on Perkiomenville Road.

**On a motion** made by Mr. Giannini and seconded by Mr. Sacks, the Planning Commission unanimously recommended to the Board of Supervisors Preliminary/Final approval of the Weiss Plan of Lot Line Change, dated September 29, 2009, amended May 28, 2010, with the following condition:

- Compliance with the Township Engineers letter dated July 12, 2010

With the approval of the following wavers:

- §602.C – Lot Frontage
- §605.A – Sidewalks
- §607.B.5 – On-site sewage facilities inspection
- §608 – Stormwater Management Plan
- §612 - Landscaping
- §615.A & B – Permanent Monuments

The applicant was requested to reconsider the waiver from Section 620, Community Connections, to provide an easement that would allow for a possible trail connection in the future.

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**John Caroff from the AG Farm Market** presented a sketch for the installation of a refrigeration building to be built next to the existing produce stand located at 2073 Sumneytown Pike. Mr. Caroff was advised that he would need relief from the Zoning Hearing Board for various zoning issues as well as an approved land development plan

before he would be able to expand the current non-conforming use. No further action was taken.

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**On a motion** made by Mr. Nase and seconded by Mr. Sacks, the Planning Commission unanimously recommended to the Board of Supervisors adoption of Ordinance 2010-3, amending various sections of the Upper Salford Township Code of Ordinances.

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**On a motion** made by Mr. Giannini and seconded by Mr. Nase, the minutes from the June 15, 2010 Planning Commission meeting were unanimously approved as submitted.

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Susan Rosato  
Secretary