

APPROVED

August 15, 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, Raisner, Sacks, Nase and McMaster were present. Eric Jarrell, County Planner, and Stephen Imms, Township Solicitor also attended.

Prior to the commencement of the joint meeting agenda, the Board of Supervisors took action on the Bunton Tract Final Plan, through their adoption of Resolution 2007-9. They also adopted Resolution 2007-8 with regard to no-parking areas during the Philadelphia Folk Festival activities. The separate minutes documenting the Boards' action will be made a part of these minutes but approved solely by the Board of Supervisors.

Eric Jarrell discussed the standards for dedication of park and recreation facilities, as well as a fee-in-lieu of the dedication. He provided for consideration a section to be added to the Subdivision Land Development Ordinance relating to these issues that would allow the township to enforce those standards and accept a fee in lieu of the dedication of land.

Next month Mr. Jarrell will be providing the last chapter of the Greenway Guidebook.

On a motion by Mr. Poatsy and seconded by Mr. Hagey, the Board of Supervisors unanimously agreed to table the minutes from the July 18, 2007 meeting so that the Board's actions could be incorporated into separate minutes from the joint agenda minutes.

Mr. Hagey mentioned the Township's success in securing a \$10,000 grant to be used to macadam a portion of the trails in the Upper Salford Park.

Mr. Hagey replayed the PowerPoint presentation relating to the T. H. Properties offer to settle their appeal of the Board's denial of their conditional use application. Comments and concerns from the Planning Commission included a request for the September 30th deadline to be extended to allow for a thorough review of the complete plan. After they have received the plan, they will suggest a date that they would consider sufficient to have a response by. One member felt that THP should be held to the same standards as all other developers. The question arose as to whether there is a possibility that the developer would be required to abide by the new zoning ordinance that was adopted in 2005. The Township Solicitor indicated that THP has argued that the Municipal Planning Code would suggest that the conditional use application submittal established THP's right to utilize the zoning in effect at the time of their submittal; however, he further states that there was no case law to support that finding or any more limited interpretation.

- One resident, Tim Ebner, commented that the township shouldn't get involved in failed septic systems since it is the homeowner's problem. Mr. Hagey explained that in many of these circumstances, there are no alternative systems that can be used to replace the failed system other than a holding tank, which would not resolve the problem. Additionally, when alternate systems are utilized, the Township is forced into a position whereby they must oversee the maintenance of the system.

It was decided that copies of the complete plan would be given to the Planning Commission as soon as possible to allow a better understanding and a more productive discussion with regard to THP's offer.

The meeting adjourned at 10:00 p.m.

Respectfully submitted,

Susan Rosato
Assistant Secretary