

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

Timothy Dugan from the Bureau of Forestry attended the meeting to discuss the practice of **forestry** in the State of Pennsylvania. The goal of the Department of Conservation and Natural Resources is to promote sustainable long-term management of forest land and for reforestation. Many older forests are degrading and losing understory which will not sustain a healthy forest.

Currently the township zoning prohibits forestry in areas of steep slopes exceeding 10% unless relief is obtained from the Zoning Hearing Board. The Planning Commission's desire was to offer reasonable restrictions without disturbing the conservation districts which they are obliged to protect. Some concerns of the Planning Commission were with erosion and regeneration. Mr. Dugan indicated that the DCNR supports qualified erosion sedimentation control and indicated that the County Conservation District staff is well trained and has the expertise to know how timber harvesting will impact the land. They rely on natural regeneration.

Mr. Shelly mentioned that Lower Salford requires a five year moratorium after timber harvesting and thought it was something the township could consider.

It was decided that more consideration would have to be given to the wording of the township ordinance to allow for less restrictive timber harvesting while protecting the townships conservation districts.

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Jeff Kerlin reviewed the amendments to the Financial Analysis submitted recently with regard to the **537 Plan**. Changes included the addition of an analysis based on 50% and 75% connection. Mr. Kerlin also presented some text and map changes to the 537 draft plan based on comments made at the previous 537 discussion. Mr. Poatsy felt that all references to percentages were not needed and should be removed. The rerouting of the conveyance line down Bergey Road as previously suggested by Mr. Giannini reduced the run length by 1800 feet and resulted in a construction savings of \$75,000, which was reflected in the amended financial analysis for Options one through six. Option two figures were adjusted by relocating the site for the Salford wastewater treatment plant.

Mr. Poatsy made the suggestion to bring the lines for the Woxall area down Old Sumneytown Road to Bergey and then over to the Shelly wastewater treatment plant. Mr. Kerlin indicated he would look into that idea.

It was decided that the Board must decide on one option before proceeding. Questions for the Board to consider are what they are comfortable with from a financial

status and what goals they wish to implement. They could consider utilizing stream discharge systems initially for discharge of the wastewater and then change to land application in the future by implementing a long term plan that would be financially feasible. The Board needs to decide what they are comfortable charging the residents and what their vision is to collect, treat and dispose of the wastewater short term and long term.

Mr. Poatsy was concerned with what effect piping the wastewater to stream discharge plants would have on the township wells and ground water recharge. He did not agree that a failed system that had been repaired should be considered a malfunctioning system as per DEP's language. Mr. Imms explained we are not in a position to change the language presented by DEP.

Mr. Raisner pointed out that the Board was in a position to choose a plan that would require the individual home owners to resolve their failed systems on their own, although that plan may not be accepted by DEP. Mr. O'Donnell felt that would not be a wise choice since it would only be a temporary fix and could end up costing the residents more in the future. He agreed it was not an easy decision but felt it had to be made soon before the decision is made for the township. He asked the Planning Commission members to offer their individual opinions.

Mr. Sacks appreciated all of the options present but felt he needed more time to review those options before giving his opinion. He indicated he would have an opinion in the next several weeks. He also felt that public input was necessary and thought something needed to be done to make the public aware of the decision being considered by the Board.

Mr. Giannini indicated he liked the lowest cost option with future consideration to land based disposal.

Mr. McMaster agreed that the township should choose the most economic option for the residents.

Mr. Raisner was concerned with how the residents would be able to afford the proposed options and would like to see if there was any way the costs could be lowered. He questioned if allowing other residents to connect to the system would bring down the cost to those that were required to connect.

Mr. Shelly asked if the amount of tapping fee and monthly payments could be decided by the individual residents. Mr. Imms did not feel that option was possible due to bonding requirements. Usage fees can be based on metering or a set fee. Mr. Kerlin indicated that the fee had to be consistent by sewer district. The township could choose to define three separate districts for the three villages and have a different tapping fee for each village but throughout the village it would have to be standardized. Mr. Ebert offered examples from several other municipalities, some of whom base their fee on the size or type of building. He also cautioned against relying on metering since the township has private wells and the cost to install meters on everyone's wells would increase the total cost of the project.

The operation and maintenance costs, which are about one-third of the debt service, should decrease once the debt service is paid off, which would be in 20 years through the Pennvest borrowing option unless additional funds for capital costs are needed to convert to a land based application for the wastewater discharge or if discharge standards are increased and become more stringent requiring alterations to the plants.

Suggestions to reach the public to obtain their input included newspaper and television ads, web-site, and to mail a notification out for a township meeting.

One resident requested giving the residents at least a two year notice to prepare for the expense. Mr. Ebert explained that once the draft is approved by the township it will take at least four years at a minimal before connection can be expected which includes reviews by outside agencies and adoption by DEP , a year of design, a year to secure financing and at least a year for construction. Realistically it will most likely be closer to seven years before connection will occur.

Mr. Hagey requested that Mr. Kerlin calculate the cost if the THP development would get approved per the stipulation. Based on Option 3, Mr. Imms estimated the savings to be approximately \$1,900,000 for conveyance and the expansion of the treatment plan. Mr. Hagey asked that the figures be included in the analysis and available for consideration by the Board.

Mr. Poatsy asked that everyone be prepared to offer their opinion at the next meeting.

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Mr. Imms lead the discussion on amendments to the Township Zoning Ordinance and SALDO. Some items discussed were changes relating to the alternate for the Zoning Hearing Board mandated by the MPC, the minimum 15,000 square foot lot size for conservation subdivisions, windmills, lighting, signs with consideration of newer technology and the suggestion to get a copy of Lower Salford's sign ordinance, lots of records, and no impact lot line adjustments. It was decided that everyone should thoroughly review the amendments presented by Mr. Imms at the July meeting before any decisions could be made.

On a motion made by Mr. O'Donnell and seconded by Mr. Raisner, the minutes from the August 20, 2008 Joint meeting were unanimously approved as written.

Mr. Poatsy announced that Rick Buckman had requested an executive session with the Board of Supervisors to discuss some financial matters concerning the property he rents from the township. Mr. Poatsy suggested that an executive session be held after the next Board of Supervisors meeting.

The meeting adjourned at 10:15 p.m.

Respectfully submitted,

Susan Rosato  
Assistant Secretary