

APPROVED

September 19, 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, Jeff Kerlin and Mike Reinert, Township Engineers, and Stephen Imms, Township Solicitor also attended.

BOARD OF SUPERVISORS ACTION

Independent of the joint agenda, the Board of Supervisors took action on the following:

The application of Delores E. Bateman, James W. Bateman and Spring Mountain Home Builders for a Conditional Use under Section 1704.A.2. of the Upper Salford Township Zoning Ordinance was GRANTED under and subject to the following conditions:

1. Lots 1, 3, 4, and 5 shall not be reduced in lot area beyond that which was stated on the record of this hearing, and in no event less than the required 240,000 sq. ft.
2. The maximum impervious surface shall not exceed the limits permitted under Section 1704.
3. The disturbance of any classification of the regulated steep slopes on the entire tract and on each lot, as applied, shall not exceed that permitted under Article 17, or the zoning ordinance otherwise.
4. All principal residential structures on all of the lots proposed under the plan of subdivision, except where existing, shall be located in the front of the lots and no principal structures shall be permitted to be constructed across the riparian corridor.
5. Surface run-off of water shall be properly controlled such that it will not create unstable soil or surface conditions, including erosion, and all stormwater management facilities shall be constructed as required by the Upper Salford Township Subdivision and Land Development Ordinance.
6. Non-agricultural displacement or disturbance of soil shall not cause erosion or unstable soil or surface conditions. The applicant will be required to comply with all erosion and sedimentation control regulations as required by the Upper Salford Township Subdivision and Land Development Ordinance and any other applicable federal, state or county regulation.
7. All on-lot sewage disposal facilities shall be designed and constructed in accordance with State and county regulations.
8. The Applicant shall be required to obtain any and all permits required for the erosion and sedimentation controls and stormwater management facilities, and shall provide the Township with a copy of any approvals or permits upon receipt.
9. The Applicant shall comply with all other requirements of the Upper Salford Township Zoning Ordinance and Subdivision and Land Development Ordinance, and shall be required to obtain approval of any land development, as required there under.

10. This decision shall not constitute nor be construed as approval of any land development or subdivision application.

In a motion made by Mr. Hagey and seconded by Mr. Gular, the Board of Supervisors unanimously approved the decision to grant the conditional use as stated in the written decision which will be made part of these minutes.

In a motion made by Mr. Hagey and seconded by Mr. Poatsy, the Board of Supervisor unanimously agreed to table the **Act 167 policy** until the October Board of Supervisors meeting.

In a motion made by Mr. Gular and seconded by Mr. Poatsy, the Board of Supervisors unanimously approved the proposal from **Alpha Space Control** Company for \$4,399.72 for the line painting of various township roads; totaling 54,859 linear feet of 4” double yellow center line striping.

In a motion made by Mr. Poatsy and seconded by Mr. Gular, the Board of Supervisors unanimously agreed to execute the **state grant contract** for \$10,000 for the partial paving of trails in the Upper Salford Park.

The meeting adjourned at 9:15 p.m.

Respectfully submitted,

Susan Rosato
Assistant Secretary