

June 24, 2009  
Salford, Pennsylvania

A special 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, Hagey, Giannini, Raisner, McMaster and Nase were present, as was the Township Solicitor, Stephen P. Imms Jr., Township Engineers, Jeff Kerlin and Michael Reinert and Sewage Engineer, Fred Ebert. Mr. Sacks was absent.

The purpose of the meeting was to review and discuss the proposed revision to the **Township's Act 537 Sewage Facilities Plan**.

Responses to the Township's Sewage Facilities Plan from the Montgomery County Planning Commission, Montgomery County Health Department, Pennsylvania Historical and Museum Commission, Pennsylvania Game Commission, Pennsylvania Fish & Boat Commission, United States Department of the Interior Fish and Wildlife Service and DCNR were reviewed. John Veneziale from DEP verbally acknowledged receipt of the complementary copy of the plan that was sent to the Department of Environmental Protection.

*Comments from the Planning Commission, Board of Supervisors & Township representatives included:*

- The Township needs to address the definition of SEO (Sewage Enforcement Officer) and requirement for replacement areas to clarify the ordinance in view of the comments from the Montgomery County Health Department.
- A phase one environmental study will be required to confirm that the habitat of the bog turtles will not be disturbed with the project. Mr. Kerlin indicated he is in the process of securing quotes for the study.

*Comments and questions from the public included:*

- Bob Holden questioned why the Township was revising its current sewage facilities plan at this time.
- Roger Richter stated that the letter from the Pennsylvania Historical and Museum Commission did not appear to indicate that conveyance lines were proposed to run through his property in option three. He further pointed out that artifacts had been found on the Shelly Square property prior to construction of the shopping center and felt further research may be needed. Mr. O'Donnell indicated that the township would decide at a later time if they wish to have the Township Engineer investigate these issues further.

Also reviewed were the proposed sewer district areas.

*Comments from the Planning Commission, Board of Supervisors & Township representatives included:*

- Mr. Poatsy asked for clarification as to the distance from the sewer district that required connection to the system. The Township Solicitor indicated that he would clarify the section of the Township Second Class Code once he has the opportunity to review and provide the Board with a memorandum on that issue.
- Mr. Giannini questioned how the Salford Hills Elementary School and the Church of the Holy Spirit on Barndt Road would connect to the system.
- Mr. Giannini felt the larger lots on Briar Ridge Lane and Hendricks Station Road should not be included in the “Woxall” district if the systems are currently functioning properly.
- Mr. McMaster referred to the property at the corner of Barndt and Sunneytown Pike. He felt it should be included in the sewer district due to the size of the lot.
- Mr. Nase felt that some other small, pre-regulatory lots may need to be considered for inclusion into the sewer district.
- Mr. Hagey asked how blockages are handled with the low pressure lines and questioned the advantage of having a low pressure system over a gravity feed line.
- Mr. Poatsy suggested that the Board may wish to re-visit the zoning ordinance relating to subdividable lots of 10 acres or more.
- Mr. Poatsy also questioned whether it was prudent to locate the high pressure conveyance line down Old Skippack Road and suggested the alternate of Old Sunneytown Pike. He also stated his opinion that the first five lots on Church Road should not be included in the sewer district.
- Mr. Poatsy indicated the Township may want to reconsider the minimum lot size for all zoning districts to avoid in-fill development once sewer service is available.
- Mr. Poatsy suggested making an over-lapping map with the adjustments suggested.
- Mr. Giannini suggested removing the large lots on the North side of Harmon Road from the sewer district and moving the collector to Quarry Road.
- Mr. Giannini questioned if a developer could compel the township to allow a subdivision not in the sewer district to connect to the township wastewater treatment plant.
- Mr. Raisner felt it was important to address various policy issues that would dictate the decision making with regard to the sewer districts, such as whether residents could connect at a later date if not initially connected and will the sewer plant be able to handle the capacity based on the policy adopted by the township.
- Mr. Hagey questioned why Bergey Road was included in the proposed sewer district since many of the lots are larger and also indicated that he feels the conveyance lines should be kept on Old Skippack Road since it is the spine of the township and because of the many poor soil issues along that road.

- Mr. O'Donnell questioned why the two properties on Wolford Road were included in the sewer district. Mr. Kerlin indicated that the property on the west side of the road was included in error and would be removed.
- Mr. O'Donnell asked Mr. Kerlin if he would verify when it was decided to include Bergey Road in the sewer district due to concerns mentioned by Mr. Hagey.
- Mr. Poatsy felt the Indian Creek Foundation group home on Old Skippack Road should be included in the sewer district; however he did not feel the township property off of Old Skippack and other large lots on Bergey needed to be included if the owners choose not to. Those who choose not to be included at this time should not be able to connect in the future if they decide to subdivide their properties.
- Bob Nase mentioned that there may be multi-family dwellings in the proposed sewer district which could affect the actual daily flow.
- Mr. Hagey felt the high pressure conveyance line should go down Shelly Road instead of Diminjan Lane, which would eliminate the issue of the bog turtles and make a cleaner design.
- Mr. Poatsy felt that the lots on Woessner Road should not be included in the sewer district. He would prefer to have the high pressure line go down Old Sumneytown Pike to the East Branch of the Perkiomen Creek or out to Sumneytown Pike if the creek would cause an issue with the bog turtles.
- In response to Tom Browns concerns with the inclusion of his property in the sewer district, Mr. Hagey suggested that Mr. Brown indicate his concerns in writing besides continuing his verbal comments at the meetings. His letter should include what type of system he currently has, how often it is serviced and whether any ponding is noticed in the yard, as well as all reasons why he feels his property should not be include in the sewer district.

*Comments from the public included:*

- Al Ulrich questioned how the proposed sewer district was determined.
- Bob Holden questioned how the Township secured Technicon Enterprises to handle the 537 Sewer Facilities plan study.
- Mark Krupp questioned why only one side of Burton and Bergey Roads were included in the sewer districts.
- Tom Brown questioned what would be the best way to submit his disagreement with the proposed sewer districts to the township and reiterated his opposition to the inclusion of his property in the sewer district.
- Mark Krupp questioned Article 25, Section 2502 of the Second Class Township Code with regard to the homes required to hook up to the sanitary sewers.
- Al Ulrich also questioned clarification of the property line and connection to the sewer system.
- Chip Damiani asked how a flag lot would be considered for connection.
- Phil Halteman questioned if a gravity system would be more cost effective.
- Gary Larson asked if a house not in the proposed sewer district could connect to the high pressure conveyances line on Old Skippack Road.
- Roger Richter questioned if the group home on Old Skippack was not included in the sewer district because of the gas pipe line that ran through the property.

- Mark Krupp felt nitrates found in the water testing may be from farming and will go away in time. He also felt there was no consistency in the lots chosen to be part of the sewer district.
- Al Ulrich asked if estimates of the costs for the wastewater system were available and if the township had decided how the funds would be secured.
- Tom Brown questioned how many additional EDUs would be gained once the Shelly Square wastewater treatment plant is expanded as proposed.
- Roger Richter questioned how many gallons per day were considered an EDU per household.
- Bob Holden questioned the tentative completion date.

It was decided that the next meeting for review of the Township's 537 Sewage Facilities Plan should include a review of any changes made or information obtained with regard to the sewer districts based on the comments made, as well as the routing of the conveyance lines, and sewer service ordinance. The date of the next meeting had not been determined but was expected to be held toward the end of July.

The meeting adjourned at 10:30 p.m.

Respectfully submitted,

Susan Rosato  
Secretary