

August 15, 2023  
Upper Salford, Pennsylvania

### **Planning Commission Meeting Minutes**

The regular meeting of the Upper Salford Township Planning Commission was brought to order by Chairman Giannini at 7:30 p.m. Messrs. Raisner, Larson, and Bean were present, as was Township Solicitor Stephen P. Imms, Jr. and Township Engineer Mike Reinert. Mr. Nase was absent. Supervisors in attendance were Messrs. O'Donnell, Poatsy, Jr. and Sacks.

Anthony Hibbeln Engineer from Gorski Constructioneering presented final plans for a **minor subdivision of 1239 Salford Street**. Property owners Nick Chiarolanza and Tim Fritz were also present. Mr. Reinert went over his review letter, dated August 2, 2023 and the Montgomery County Planning Commission review letter, dated August 10, 2023. Mr. Hibbeln stated the applicant's intent is to comply with the comments in the Engineer review letter. Discussion and comments from the Planning Commission members included questions of existing vegetation, site distances, street tree requirements, storm water management, landscape, new septic currently being installed on Lot 1 and trails. A question was posed if the owners would consider a deed restriction.

**On a motion**, made by Mr. Giannini, seconded by Mr. Larson, the Planning Commission unanimously recommend to the Upper Salford Board of Supervisors final approval of the **minor subdivision for 1239 Salford Street**, dated May 26, 2023, revised July 27, 2023 with the following conditions:

- Compliance with the Township Engineer Review Letter dated August 2, 2023.
- Waiver from Section 22-404.C.3.b.iv, which would allow deferral of stormwater management plan and report for calculations at the time of the request for a building permit for Lot #2.
- Waiver from Section 22-505 A.3.c - subdivision plan is less than 5 years from the previous subdivision of this site (Morrall Tract).
- Partial waiver from Section 22-612, Landscape with exception of Street Trees.
- Provide an easement from the property line at Salford Street across the Greenway to the Perkiomen Creek.

**On a motion**, made by Mr. Larson, seconded by Mr. Giannini, minutes of the April 18, 2023 meeting were approved, as written.

**On a motion**, made by Mr. Larson, seconded by Mr. Giannini, the meeting was adjourned at 8:33 p.m.

Respectfully Submitted,

Lori F. Smith  
Assistant Secretary