

Salisbury Township News

2013– Volume 1

Salisbury Township

5581 Old Phila. Pike
Gap, PA 17527
(717)768-8059- Ph.
(717)768-3660- Fax
twp@comcast.net
salisburytownship.org

Office Hours:

Mon-Thurs. 8-4:30

Zoning Office

Mon-Thurs. 8-3:30

Board of Supervisors

Chairman

Samuel E. Esh

Vice Chairman

Gordon Hoover

Secretary-Treasurer

Lester O. Houck

Sewage Officer

Robert L. Mohn

Zoning Officer

Damian Clawser

Public Works Director

Alexander Balla

Tax Collector

Kirsten Peachey

INSIDE THIS ISSUE:

Burning	2
Septic Pumping	3
Inspections	4
Sewer Bills	4
Email Alerts	4
Yard Waste Site	5

IMPORTANT MEETINGS TO ATTEND!

Salisbury Township is currently undertaking a joint comprehensive plan update with neighboring Leacock and Paradise Townships. A comprehensive plan is a document that is used as a guidance tool for future planning of the township. The comprehensive plan study looks at current land uses, current infrastructure, roads, sewer facilities, water facilities, natural resource areas, etc. When updating the comprehensive plan, a study group for each municipality looks at what currently and in the past has taken place in the township to help guide the residents in the direction the township needs to plan for the future. By looking how the township has progressed over the last 10, 20, 30 years is a help in guiding the township for future planning. Some questions to keep in mind are as follows. What type of a community do township residents want to live in? What services do the township residents

want in their township that they do not have now? Should some services be discontinued? With additional services or maintaining current services, where do the funds to support those services come from? Should it be through increased taxes, increased user fees, growth expansion (i.e. higher density development) within the township, etc.? What type of restrictions, if any, on building homes and businesses should there be? How does the subdivision of lots, building of new homes and businesses in agricultural areas affect current uses like home based businesses and agriculture? How does each community (farm, business) view signage?

Two scheduled meetings being held in March are a time for the residents of Salisbury Township to have an open dialogue to help direct and provide vision for what they would like their town-

ship looking like in the future and should any changes be made to the current direction or should things stay on the current course. Please plan to attend these meetings and express your ideas. These meetings will not be to defend or encourage anything, to set policy or voice individual complaints, but to help the Planning Commission and the Board of Supervisors establish a direction to move the comprehensive plan process forward.

MARCH 21st, the meeting will start 9 AM at the White Horse Fire Company. This meeting will concentrate mainly on the agricultural district and businesses within the agricultural area. Over the past number of years there have been several meetings on the issue of the change in the farming industry concerning farms no longer being financially sustained just by farming. Some of the issues are businesses on farms and on residential properties within the agricul-

IMPORTANT MEETINGS (cont'd)

tural district, the sizes and any affect those businesses may have on the agricultural community and its residents. The farming and rural residential communities need to address these issues and how they will affect their community in the future. If you are involved in agriculture, business or residence located within the rural areas of Salisbury Township, please attend this meeting and share your thoughts and suggestions on what you would like to see in the future for your grandchildren and great-grandchildren living in the township.

MARCH 28th, the meeting will begin at 7 PM at the Gap Fire Hall and will concentrate mainly on the topic of residential and commercial building within the Gap area. The residential and commercial areas extend from the Chester County line to the Paradise Township line, south of Route 30 and several hundred feet on the north side of Route 30. When residential and commercial growth occur, it is there for a long time. You could almost say forever. That is why it is so important to discuss future needs and vision to es-

tablish an idea of what the area of Gap should look like in the future, in order to provide a direction for development and what would be most advantageous for the businesses and property owners living in the Gap area. Residential, commercial and industrial growth will happen, but when and where it will happen within the township is what can be planned for so that it has little, if any, adverse affect on property or local resources. Please plan to attend this meeting if you live within the Gap area to express your ideas and suggestions.

BURNING AND YARD WASTE

Open Burning has and still remains a widespread problem within the township. An ordinance was adopted in 2010 as mandated by the Pennsylvania Department of Environmental Protection (PADEP) meets the standards that was set for burning in a municipality with our population. The rules established by this ordinance pertain to all zoning districts and are available to be viewed at the township office. Simply put, the **ONLY** items that may be burned are paper and paper products that are generated by households. These

items must be burned in a container that has a screen over it to prevent sparks from escaping. Businesses are **NOT** permitted to burn and must utilize the services of an approved licensed waste hauler.

Brush, trees, tree trimmings, shrubbery, stumps and leaves are considered yard waste and are also regulated by PADEP. These materials may **NOT** be burned. PADEP regulations, in order to be followed, prompted the construction of a recycling facility that is located at the township office in White Horse.

Yard waste must be brought to this facility, which is open for residents 24/7 and is monitored by security cameras, for disposal. Signage within the facility directs where materials are to be placed. Further information is posted in this newsletter concerning access to this facility.

Additionally, construction waste is strictly regulated and must be disposed of with a licensed waste hauler. At no time is this to be burned, especially in the case of treated lumber, which releases harmful toxins into the air and ground when burned.

PADEP MANDATED SEPTIC TANK PUMPING

Salisbury Township over the past year has been in the process of implementing the enforcement of the septic tank pumping requirement that was mandated by the Pennsylvania Department of Environmental Protection (PADEP). Generally, there has been a positive response from residents who have received notices that their systems had not been pumped within the 3-year period required by PADEP. The Township wants to thank everyone for their cooperation and understanding as this program is implemented and perfected. There were and still may be some issues that have to be straightened out in the process, but we are working diligently to get this program running smoothly. Every property that has an on-lot septic system has a permit that is generated for this system. A permit is generated for each septic system on a property. Each permit expires 3-years after its use is established or pumping has been completed. Initially there were a little over 1200 notices that were sent and over the past few months, there are less than 100 that have yet to pump their septic system.

To recap why pumping of septic systems is required by PADEP, in

1999 the Township's Act 537 (Sewage) Plan was updated. As part of that update, PADEP required that the 3-year pumping requirement be instituted and that it be enforced. If this requirement is not adhered to, then there is the chance that PADEP will not issue any approvals for new on-lot system planning modules within Salisbury Township. This means that new development/homes and possibly even modification of existing systems would not be able to obtain permits for expansion. Keep in mind that this requirement is not exclusive to Salisbury Township, but includes all neighboring municipalities with on-lot septic systems.

To date, there have been three notices sent to property owners that have not had their systems pumped. There was overwhelming response to these notices and as stated previously, there are fewer than 100 properties that have not complied with the pumping requirement. These are facing fines for not complying. In order for you to not face fines, you should keep a record of your last pump date to insure that you have it done within the 3-year time period. Many of the

waste haulers have put their customers on an automatic list that will notify their clients that they need to have their system pumped. This however does not alleviate the fact that you as a property owner, landlord, etc. are responsible to have the systems pumped on your property (ies), and could face fines should this requirement be failed to be met in the future.

If the township is required to send a notice to a property owner, there will be fees assessed. A notice will be generated and a notice sent to individual property owners when your pumping permit has expired. It is important to remember that even if you have tenants in a property you own, the property owner is held responsible, not the tenant. The fee schedule for expired sewage permits is as follows:

- * No notice required – No Charge
- * 1st notice - \$30
- * 2nd notice- \$90
- * 3rd notice- \$1000 + Legal Costs + PADEP penalties

BUSINESS INSPECTION PROGRAM

For little more than a year, the Township has undergone the process of beginning inspections of business located on residential and farm properties. So far, this program has been a success as it has brought to light potential issues with businesses and also allowed business owners to know



what is permitted on their properties by zoning. Although sometimes the rules can be seen as restrictive, in most cases they were created as a result of concerns and disputes that have arisen from residents over property values and appearance. It is important to remember that these rules were put into effect to fairly protect everyone's property, interests and values as well as the natural and cultural features of the township. If there are concerns

over these rules and there is a large group consensus that can provide a better solution, please feel free to contact the township office. As a general rule, this program as been met with little resistance and most businesses have been found to be in compliance with their Zoning Decisions. This will be a continual process that businesses will be inspected annually.

PAY SEWER BILLS ON-LINE

Recently the township began using a new sewer billing software. Please be aware that the look of your sewer bill may be changing over the coming months. Also available with this new system is the ability for you to

pay bills on-line using a credit/debit card or ACH (one time or recurring payments) all for a small convenience fee. Please check our website for a link to use this service.

Also if you would like to receive your sewer bill by email, or if you prefer making annual or bi-annual sewer payments instead of quarterly, please contact the township office.

EMAIL ALERTS

The township is in the process of compiling a list of email addresses for residents that would like to receive notifications, alerts, newsletters, etc. by email.

This process will hopefully save time and money for the township

and will also provide you as a resident with up-to-date information.

If you are interested, please email us your name, street address and email address to twp@comcast.net. Please be assured that your email address will

not be shared with anyone nor will it be used for any other purpose than to disseminate information that is relevant to township residents.

Thanks in advance for your help in this process.

GET YOUR FREE ACCESS CODE FOR YARD WASTE DROP-OFF SITE

Within the next few months, a stop bar will be located at the entrance of the yard waste site in order to control the site. Unfortunately, the site has been abused by a few people, which will require the placement of a stop bar. After the stop bar has been installed you will NOT be able to access the site without an access code. The site will still be open 24/7 and enforced by the security cameras.

To get your access number, please fill out the

form below and return by mail or by email (twp@comcast.net). Include all the information below (including the compliance statement) in your email to receive your access code number to gain entrance to the yard waste drop-off site.

Curbside Collection

The township will be providing curbside collection of leaves on the following Wednesdays:

APRIL 3 & 10
OCTOBER 9 & 23
NOVEMBER 13

Leaves must be placed at the edge of the road in biodegradable bags, which MUST be purchased at the Township (30¢ each) in order to register your address for pick-up. Leaves may continue to be dropped off at the Township Yard Waste Center 24/7. Any questions— 717-768-8059.



RESIDENT'S NAME _____

HOME PHONE # _____ CELL PHONE # _____

PROPERTY OWNER'S NAME _____

PROPERTY ADDRESS _____

EMAIL ADDRESS (to send code #) _____

I/We agree for the above mentioned property to only drop off items at the yard waste site as per the signs posted at the site. I/We understand that this site is for residential drop-off only and not for any commercial use. Only yard waste from this property (removed by the resident/property owner) can be deposited or dropped off. I/We understand that anyone receiving payment to remove or drop-off materials at the site cannot do so.

Signature

Signature

Please complete and mail to: Salisbury Twp., 5581 Old Phila. Pike, Gap, PA 17527
Fax to: 717-768-3660 or email to: twp@comcast.net

Salisbury Township
5581 Old Phila. Pike
Gap, PA 17527

Important:

Check us out on our website at: www.salisburytownship.org

TWO VERY IMPORTANT MEETINGS

March 21st– 9AM– White Horse Fire Hall– Ag. businesses and Ag. Zoning to be discussed. All property owners in agricultural area should attend.

March 28th– 7PM– Gap Fire Hall– Gap area residential and commercial use zoning to be discussed. All property owners in the Gap area should attend.