

LOWER SALFORD TOWNSHIP  
BOARD OF SUPERVISORS MINUTES  
April 5, 2023

Chairman Keith Bergman called the Lower Salford Township Board of Supervisors meeting to order at 7:30 p.m. Supervisors present were Chris Canavan, Kevin Shelly, Dave Scheuren and Kent Krauss. Also, present were Assistant to the Township Manager, Holly Hosterman; Director of Building and Zoning, Mike Beuke; Township Solicitor, Andy Freimuth; and Township Engineer, Michele Fountain.

Chairman Bergman led all in the Pledge of Allegiance.

The first order of business was to welcome the newest Lower Salford Police Officer, Francis (Frank) Bailey to the Township. Chairman Keith Bergman provided the swearing-in to Officer Bailey as his wife held the Bible. Chief Tom Medwid gave Officer Bailey his badge as all in attendance wished him well with a round of applause. With the addition of Officer Bailey, the Lower Salford Police Department has 19 full-time officers. Congratulations Frank!

Public Comment

There was no public comment.

Consent Agenda

Supervisor Canavan moved to approve the consent agenda as presented. Supervisor Scheuren seconded the motion. The motion passed unanimously.

COMMITTEE REPORTS

Chairman Bergman reminded those present that the schedule of upcoming Township meetings was listed on the bottom of the agenda.

Zoning Hearing Board

Mr. Beuke stated that there were no Zoning Hearing Board applications for the month of March.

Park Board

Holly Hosterman reported that the next meeting of the Park Board is scheduled for April 25<sup>th</sup> at 7:00 p.m.

## Fire Chief

Fire Chief Ryan Nase provided the March 2023 Fire Report. Chief Nase reported that there were 44 calls for service in the month of March, of which 32 were in Lower Salford. 495 firefighters responded with an average of 11.25 per call. The Fire Company was in service for 21 hours and 49 minutes.

Freedom Valley Medical Rescue – Chief Don Lynch reported that Freedom Valley responded to 609 calls in the month of March, 225 were out of the Harleysville Station, with 135 of those being in Lower Salford. Chief Lynch reported that they moved out of the Trappe fire house and into their new station in Collegeville. Additionally, they recently held 2 CPR training sessions.

## Communications Committee

Supervisor Shelly reported that the committee has been reviewing the most recent survey information. He said that over 300 people took the survey, and he thanked our residents for participating, as their opinion counts. He said that the information gleaned from the survey would be discussed at future meetings, and he encouraged residents to attend. The next Committee meeting is on April 19<sup>th</sup> at 7:30pm.

## Recreation Authority

Chairman Bergman reported that the golf course has been seeing the number of rounds played monthly steadily increase and revenues continuing to rise. He reported that in January there were 941 rounds played, 1019 rounds in February and 1790 rounds in March. He said that the course is in excellent condition and the expectation for the coming months is very bright.

## Unfinished Business

- A) 2023 Bituminous Pavement Base Repair – Authorization to Award Contract –  
Chairman Bergman noted that this contract is associated with the yearly road maintenance program. Bids were solicited on PennBid, and the low bidder came in at \$90,750.00 submitted by Associated Paving Contractors. Supervisor Canavan made a motion to accept the bid and award the contract to Associated Paving. Supervisor Scheuren seconded the motion. Motion passed unanimously.
- B) 2023 Pavement Markings (Joint Contract with Franconia Township) – Authorization to Award Contract. Chairman Bergman noted that this bid was solicited as a joint contract with Franconia Township. Bids were solicited on PennBid, and the lowest bidder came in at \$113,787.50 submitted by Alpha Space Control. Supervisor Canavan made a motion to accept the bid and award the contract to Alpha Space Control. Supervisor Scheuren seconded the motion. Motion passed unanimously.

## New Business

- A) Louis J. Mascaro Foundation WWTP Planning Module (565 & 585 Freeman School Rd.)  
Present to represent the Louis J. Mascaro Foundation was Michael D. Wade, P.E. of Keystone Engineering Group. Mr. Wade was the engineer who prepared the sewage planning module that was before the Board for tonight's consideration of approval. The Board asked Mr. Wade if there was any additional development planned for the site. Mr. Wade said that what was currently there would remain, and no additional building was planned. The Board wanted to clarify that if the sewage treatment plant were to fail, the Township and the Township Authority would not be required to assume ownership and/or repair/maintenance of the facility. Mr. Wade indicated that his client was aware of this condition to the approval of the module. Supervisor Canavan asked if the facility would have the same flow ratings as previously indicated and Mr. Wade confirmed that, yes, the flow ratings were not changing. Supervisor Canavan also asked if the client was aware of the flow from Upper Salford Township, which the properties straddles. Mr. Wade said this was "unknown". Supervisor Scheuren, who is also a member of the Lower Salford Authority, asked if the client would be installing a completely new facility, or if the existing one would be refurbished. Mr. Wade said the client would be putting in a completely new concrete facility and abandoning the old one. Supervisor Shelly asked Mr. Wade if there was any plan to expand the facility in the future. Mr. Wade said no, and that the DEP approval/license for the facility allows only 22,500 gallons per day. To expand, additional DEP approval would be needed and that would trigger the request to come back to the Board of Supervisors. However, no expansion is planned. The Supervisors discussed the "what if" scenario of the system being "abandoned" in the future and what would happen to the system. It was noted that a "stop flow" would be required. Supervisor Scheuren asked Mr. Wade what the plan was for the property and Mr. Wade said that the client is proposing to keep the same use, which is institutional/school.

Supervisor Canavan then made a motion to authorize the Planning Module. Supervisor Shelly seconded the motion. Motion passed unanimously.

- B) Ordinance 2023-02 - To Adopt the 2018 ICC International Fire Code and Establish and Annual Fire Inspection Program for Specific Uses within LST – Authorization to Advertise  
Chairman Bergman explained that this Ordinance will adopt the most recent ICC Fire Codes into the Township Codes. Supervisor Canavan made the motion to authorize the advertisement of the proposed ordinance. Supervisor Scheuren seconded. Motion passed unanimously.
- C) Resolution 2023-12 - Recognizing April 2023 as "Pennsylvania Safe Digging Month"  
Chairman Bergman explained that this Resolution was to recognize the importance of safe digging not only during construction, but for any type of project that may require earth

disturbance. Supervisor Canavan made the motion to authorize the advertisement of the proposed ordinance. Supervisor Scheuren seconded. Motion passed unanimously.

D) Resolution 2023-13 - Preliminary/Final Land Development Approval for Velocity Venture Partners, LLC (355 Maple Ave) On hand to discuss the Resolution was the developer's counsel, Christin Pionzio, Esquire of Hamburg, Rubin. Chairman Bergman asked Ms. Pionzio if the newly proposed trail through/along the property would trigger additional disturbance calculations. Ms. Pionzio said that there would be no additional requirement based on the area the path would cover. He went on to ask if Velocity Ventures would consider making the trail a separate plan from the land development. Ms. Pionzio said that she would confer with her client, however, she felt that making the trail a separate submittal would benefit everyone. Chairman Bergman noted that making the trail a separate project would allow the Township's Sidewalks and Path Committee to take a closer look at the plan. He also noted that along with preparing a separate plan, that an escrow for the installation of the trail should be put in place. Ms. Pionzio agreed. Township Engineer Michele Fountain, P.E., noted that the developer and Ms. Pionzio met with her as well as the Township Traffic Engineer, Stephanie Butler, P.E. of McMahan, A Bowman Company. Both Michele and Stephanie have indicated they would ask to walk the property with the developer to fine tune the path prior to the final plan being submitted. Supervisor Shelly thanked Ms. Pionzio for the developer's willingness to connect trails. He went on to say that it would be a good idea for the Planning Commission to review the proposed trail. He also suggested that the maintenance of the trail should be spelled out on the plan and/or the developer's agreement. He also asked Ms. Pionzio if the developer had considered a sidewalk versus a trail, as a sidewalk would allow for easier access for a wheelchair. Chairman Bergman noted that a sidewalk would be much narrower, 8-foot width of the trail versus 5-foot width of the sidewalk. Ms. Pionzio noted that the developer preferred a trail as it would blend with the beauty of the property.

Supervisor Canavan said that if the money is escrowed for the trail, he was fine with a separate submittal/plan for the trail. Ms. Fountain told Ms. Pionzio to add a note to the trail plan that the location will be "field verified". She also noted that the ADA ramps on the opposite side of Oak Drive will also need to be updated.

Supervisor Shelly requested the following statement be a part of the Minutes:

"The board recently made a zoning text amendment to the AO District that was intended to address the uses of this property. Now with the redevelopment and reuse of the building, we can obviously anticipate more activity here. I feel that with the proximity of businesses, parks, and residential neighborhoods, we should pay extra attention to making sure we have connectivity. While I appreciate the trail in lieu of a sidewalk, there were 14 different comments given from McMahan to consider and this hasn't been seen or discussed by our PC.

I understand that it is more complicated with sidewalks than trails. This township is also dealing with the costs of working around trees and utility lines for sidewalks. I addressed another concern last month and do not see in writing anywhere that these will be maintained as our sidewalks would be in bad weather. McMahon gave me another perspective in regard to considerations of ADA improvements and others too. Recently, we received praise from residents regarding the sidewalks from the recent properties on Maple and Oak. I feel the township has been very considerate of your requests to help you and I feel that your tenants, and our entire community would benefit better without this waiver. We have this in our ordinance for a reason. Thank you.”

This statement is attached to these minutes.

At this time, Supervisor Canavan disclosed to the Board and the attendees that his employer is currently in the process of purchasing land from another client of Ms. Pionzios, but that would not prevent him from voting on this Resolution. Chairman Bergman asked for a motion to approve Resolution No. 2023-13 based on noted modifications to the plan and submitting a separate trail plan for review and approval. Supervisor Scheuren made the motion to approve, and Supervisor Krauss seconded.

Motion passed with four votes of approval and one no from Supervisor Shelly.

- E) Resolution 2023-14 - Transfer of Restaurant Liquor License to Henning’s Super Market  
Henning’s Supermarket owner, Bobby Henning, along with counsel Mark Davis, Esq. told the members of the Board that business owners are required by the Pennsylvania Liquor Control Board (PLCB) to get approval from the local municipality whenever a liquor license is being transferred. Mr. Davis said that his client was obtaining a license from a now-defunct business in Whitmarsh Township. The Supervisors asked Mr. Henning several questions regarding the sale of spirits in the supermarket. Mr. Henning noted that the license also allows them to serve on the property as well as sell. As is required by the PLCB, there will be a separate register/checkout for alcohol sales. Supervisor Canavan made a motion to approve Resolution 2023-14 and Supervisor Scheuren seconded. Motion passed unanimously.
- F) James & Susan Wiley (209 Maple Ave.) 3 Lot Subdivision – Extension Request  
Jason Smeland, P.E., along with property owners James & Susan Wiley were in attendance to request an extension of their land development at 209 Maple Avenue. Mr. & Mrs. Wiley said they are not ready to sell their property at this time and would like to obtain the extension for an additional 5 years, which is allowable within the Pennsylvania Municipal Planning Code (PMPC). After a brief discussion about the installation of a culvert within the next 6 months, which is planned to be completed, Supervisor Canavan made a motion to

approve the extension. Supervisor Shelly seconded the motion. Motion passed unanimously 5-0.

G) Authorization for Sale of Used Equipment

Chairman Bergman noted that the Township recently sold several pieces of equipment via PennBid. The listing is below of items sold. A complete spreadsheet listing the items, bid amounts and bidding winners, is available for review at the Township Office.

1. 2000 John Deere 6310 Tractor with Plow
2. 1969 Caterpillar 120 Motor Grader
3. 1982 Clark Michigan Wheel Loader
4. Toro GroundsMaster 4500-D Mower
5. Toro ReelMaster 5410 Mower (Golf Course Mower)
6. 1985 John Deere F1145 72" Front-Mount Mower
7. 1997 Jacobsen HR-5111 11' 4WD Mower

Supervisor Canavan made a motion to approve the sale of the Used Equipment. Supervisor Scheuren seconded the motion. Motion passed unanimously.

H) Proclamation – National Library Week 2023

Chairman Bergman noted the importance of the Indian Valley Public Library and all the services they provide to the Indian Valley Area. Supervisors Canavan, Shelly, Scheuren and Krauss also noted the many programs that enrich not only school-aged children but adults as well. Supervisor Canavan made a motion to approve the Proclamation of National Library Week 2023. Supervisor Krauss seconded the motion. Motion passed unanimously.

Public Comment

There was no public comment.

There being no further business, Mr. Freimuth moved to adjourn at 8:17 PM.

Respectfully Submitted,

Holly Hosterman  
Assistant to the Township Manager