

LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS MINUTES
March 1, 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 Township Manager, Joseph S. Czajkowski; Director of Building and Zoning, Mike Beuke; Assistant to the Township Manager Holly Hosterman, Township Solicitor, Jim Garrity; Township Engineer, Michele Fountain and Township Traffic Engineer Stephanie Butler.

Chairman Bergman led all in the Pledge of Allegiance.

Public Comment

There was no public comment.

Consent Agenda

Supervisor Canavan moved to approve the consent agenda as presented. Supervisor Scheruen 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. Czajkowski 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 March 28th at 7pm.

Fire Chief

There was no fire report.

Freedom Valley Medical Rescue – Chief Don Lynch reported that Freedom Valley responded to 566 calls in the month of February, 216 were out of the Harleysville Station. Chief Lynch said that they recently graduated 13 new EMT's.

Communications Committee

Supervisor Shelly reported that the committee just closed the community survey, and they will be reviewing the results at their next meeting. The next Committee meeting is on March 15th at 7:30pm.

Recreation Authority

Mr. Czajkowski reported that the golf course had a great month of January. Revenue for the month was %58,260 on a budget of \$16,400. There were 941 rounds on a budget of 200. He said that February numbers are looking good as well.

Unfinished Business

- A) Ordinance 2023-01 – Repealing the Fee Schedule for Building and Zoning Applications - Chairman Bergman opened the hearing on the ordinance. Mr. Czajkowski explained that this would allow the Township to update the Fee Schedule by resolution when necessary, without having to do an ordinance change each time. He said that the fee schedule changes at least once per year. Supervisor Canavan moved to adopt Ordinance 2023-01. Supervisor Scheuren seconded the motion. The motion passed unanimously.

- B) Review of Bids for Alderfer Road and Park Avenue Basin Retrofit Project – Chairman Bergman explained that the project was amended and re-bid to get a better price. He said that the process was successful as the new bids were substantially lower than the original bids. He Thanked the Township Engineer, Michele Fountain and Supervisor Scheuren for their work with the bid specifications. Supervisor Canavan moved to award the bid to R.E. Pierson in the amount of \$249,587. Supervisor Scheuren seconded the motion. The motion passed unanimously.

New Business

- A) Conditional Use Hearing – Accessory Use Building – 610 Lederach Station Way - Chairman Bergman opened the hearing. Solicitor Garrity reviewed the

application for an accessory use building and the process for the conditional use hearing. Rick Mast, Engineer for the applicant gave an overview of the structure and its location on the property, he also noted that the garage would exceed the square footage of the residence. Rick said that once the garage and addition to the house are complete, the project will be in compliance with the building coverage limitations in the zoning ordinance. Supervisor Shelly asked if Mr. Reeves had reached out to his neighbors and if so, did they have any issues with the garage. Mr. Reeves said that he had and that they did not have any issues with it. Supervisor Shelly then reminded Mr. Reeves that he should understand that no business can be run out of the garage building. There being no other comments from the Board or the public Chairman Bergman closed the hearing. Supervisor Canavan moved to approve the conditional use application noting the following conditions, there will be no business use in the garage, it will not be converted into living space without future approval and that the applicant submit grading, stormwater and landscaping plans at the time of building permit application. Supervisor Scheuren seconded the motion. The motion passed unanimously.

- B) Resolution 2023-06 – Amending and Reestablishing the Fee Schedule for Certain Services Rendered by Lower Salford Township – Chairman Bergman explained that this is related to the ordinance repealing the fee schedule ordinance which is now to be updated by resolution. Supervisor Canavan moved to adopt Resolution 2023-06. Supervisor Krauss seconded the motion. The motion passed unanimously.
- C) Resolution 2023-07 – Preliminary/Final Land Development Approval for 285 Maple Avenue – Annie Neamand, Attorney for the applicant reviewed the plan noting that this was for an expansion of the parking lot at the site. Supervisor Shelly asked why the request for preliminary/final approval was not in the original waiver letter. Township Engineer, Michele Fountain said that that waiver request was added at the Boards last meeting when the applicant was reviewing the original waiver requests. Supervisor Shelly then asked why the applicant was requesting the parking lot lighting to stay on 90 minutes after the business closes. The applicant explained that it takes at least an hour to clean up after they close and they want the lights on so employees have can leave safely. Supervisor Shelly said he was concerned that the lighting would be on late into the evening and my adversely affect the neighbors. Supervisor Canavan suggested that the approval resolution could be worded to say that the lights can stay on no longer than 90 minutes after closure and no later than 11pm. Supervisor Shelly agreed with that suggestion. Supervisor Shelly noted that he would like to separate the

preliminary and final approvals. Supervisor Canavan moved to adopt Resolution 2023-07. Supervisor Scheuren seconded the motion. The motion passed 4 to 1 with Supervisor Shelly voting no.

- D) Resolution 2023-08 – Preliminary/Final Land Development for 841 Main Street (SKC2 Group LLC at Vernfield) – Susan Rice, Engineer for the applicant reviewed the plan. Supervisor Canavan asked the Township Engineer and Traffic Engineer if they had any outstanding issues with the plan, they both said that they were ok with it. Supervisor Shelly said that he would rather separate preliminary and final approvals. Additionally, Supervisor Shelly said that he had also concerns with the placement of parking on the site. Supervisor Scheuren moved to adopt Resolution 2023-08. Supervisor Krauss seconded the motion. The Motion passed 3-1-1 with Supervisor Shelly voting no and Chairman Bergman abstaining.
- E) Resolution 2023-09 – Preliminary/Final Land Development for 25 Fretz Road (ALMAC) – Jim Mazeika, Engineer for the applicant said that they had no issues with the approval resolution. Supervisor Shelly thanked Jim and Almac for their work in making the sight more walkable. Supervisor Canavan thanked Almac for their community outreach work with Souderton High School. Supervisor Canavan moved to adopt Resolution 2023-09. Supervisor Krauss seconded the motion. The motion passed 4 to 1 with supervisor Shelly voting no.
- F) Tri-Party Agreement between Foxlane Homes, Kay Builders and Lower Salford Township – Supervisor Canavan outlined the agreement noting that it will allow Foxlane Homes to construct the improvements to the Oak Drive Extension which were part of the approval of the Jacobs Crossing development approval (Kay Builders). George Ozorowski and Gia Raffaelli counsel for Kay Builders and Foxlane Homes said that both of their clients were ok with the agreement. Supervisor Shelly said that he didn't like setting a precedent for future developments. Supervisor Canavan moved to approve the execution of the agreement conditioned on it being signed by the other parties. Supervisor Scheuren seconded the motion. The motion passed 4 to 1 with Supervisor Shelly voting no. Supervisor Canavan made a motion to amend the agenda to include the approval of the issuance of building permits to Foxlane Homes. Supervisor Scheuren seconded the motion. The Motion passed 4 to 1 with Supervisor Shelly voting no. Supervisor Canavan moved to allow the issuance of 2 building permits for six units in accordance with the developers agreement with Foxlane Homes Highpoint at Salford development. Supervisor Scheuren seconded the

motion. The motion passed 4 to 1 with Supervisor Shelly voting no.

- G) Resolution 2023-10 – Jacobs Crossing Approval Extension – Supervisor Canavan moved to adopt Resolution 2023-10 extending the land development approval by one year, conditioned upon receiving a signed copy of the executed tri-party agreement. Supervisor Scheuren seconded the motion. The motion passed 4 to 1 with Supervisor Shelly voting no.

- H) 355 Maple Avenue – Preliminary/Final Land Development – Discussion of Waivers – Attorney for the applicant, Annie Neamand, presented the waiver list. The Applicant and the Board discussed the requested waiver of curbs, sidewalks and storm sewer management. The applicant said that in lieu of a sidewalk, they would like to install a macadam path along the property frontages that would allow them to save some trees on the property. Supervisor Shelly said that he was fine with the trail as long as the applicant would maintain (snowplow) the trails so that the public could access them throughout the year. Additionally, he would like to see the plan. Supervisor Canavan said that they would not waive the other public improvements but would defer them. The Board also said that they would like to see large truck traffic to access the site via the Oak Drive entrance that would require the use of the signalized intersection at Oak and Route 113. The Board generally had no issues with the other requested waivers.

- I) Resolution 2023-11 – Authorizing the Application for a DCNR Grant for a Bioretention Basin at the Harleystville Community Center – Supervisor Canavan moved to adopt Resolution 2023-11. Supervisor Scheuren seconded the motion. The motion passed unanimously.

- J) Indemnity Agreement Concerning a PennDOT Highway Occupancy Permit for Stormwater Management Facilities Located in the State Right-of-Way – Authorization to Execute – Supervisor Canavan moved to approve the execution of the agreement. Supervisor Scheuren seconded the motion. The motion passed 4 to 1 with Chairman Bergman abstaining.

- K) Motion to Approve Fire Police Assistance for the Harleystville Bank Community Appreciation Day on June 10, 2023 – Supervisor Krauss moved to approve the request. Supervisor Canavan seconded the motion. The motion passed unanimously.

- L) Motion to Approve Fire Police Assistance for the Towamencin Day on May 13, 2023 – Supervisor Canavan moved to approve the assistance. Supervisor

Scheuren seconded the motion. The motion passed unanimously.

Public Comment

Supervisor Scheuren said that the Sewer Authority had concerns with the sewage facilities module that will be coming before the Board next month.

There being no further business, Mr. Garrity moved to adjourn at 9:02 PM.

Respectfully Submitted,

Joseph Czajkowski
Township Manager/Secretary