

LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS MINUTES
April 3, 2024

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 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.

Public Comment

Allysa Pickard, 691 Sharon Lane, said that she was opposed to Walkable Lederach and said that she had a petition that she wanted to present to the board. Supervisor Canavan said that this item was on the agenda and that would be the appropriate time to speak on it. Geri Kraynak, 185 Fairway Drive, said that there are a lot of cars and trucks with loud after-market exhaust systems that drive on Quarry Road. She asked if there was anything that the Township could do as the noise is deafening. Lori Yamashita, 470 Wexford Circle, said that she was concerned with Walkable Lederach and the effects on the environment and stormwater runoff. Supervisor Canavan said that the Township is always cognizant of stormwater issues as the Township is required to account for all stormwater runoff as part of its MS4 permit required by the PADEP. Betty Duddy, 483 Cheswick Drive, also was concerned with Walkable Lederach.

Consent Agenda

Supervisor Canavan moved to approve the consent agenda as presented. Supervisor Krauss 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

Mike Beuke stated that there were no Zoning Hearing Board applications for the month of April.

Park Board

Supervisor Krauss reported that the next meeting of the Park Board is scheduled for

April 23rd at 7:00pm at Jacob Reiff Park. He also noted that the annual plant sale will take place at Heckler Plains on May 4th; the Perkiomen Creek cleanup will take place on April 11th; and, the Jacob Reiff plant sale will take place on May 11th and 12th.

Fire Chief

Assistant Chief, Jesse Mancini reported that there were 17 calls for service in the month of March. 159 firefighters responded with an average of 8.84 per call. The Fire Company was in service for 6 hours and 57 minutes.

Freedom Valley Medical Rescue – There was no report.

Communications Committee

Supervisor Shelly reported that they are finalizing details for the New Resident Packet, which is planned to be sent to future new residents once completed. Mr. Shelly said that the next meeting of the Communications Committee is scheduled for April 17th at 7:30pm.

Recreation Authority

Chairman Bergman reported that despite recent weather the golf course should be exceeding budget for the month of March.

Unfinished Business

- A) Resolution 2024-07 – Authorizing Acceptance of Walkable Lederach Feasibility Study – Supervisor Canavan made a motion to accept the Walkable Lederach Study and accepting the petition from the neighbors outlining their opposition/concerns with aspects of the study. Supervisor Scheuren seconded the motion. The motion passed unanimously.
- B) 196 Main Street – Conditional Use Hearing – Chairman Bergman opened the conditional use hearing and turned the proceedings over to the Solicitor Freimuth. Mr. Freimuth outlined the conditional use process and gave an overview of the conditional use application. Mr. Freimuth noted that the proposed apartment uses as well as the retail/bank uses and the drive thru were permitted by conditional use. Carl Weiner, Attorney for the applicant, with the assistance of Rick Mast, Engineer for the applicant, reviewed the application and discussed whether the proposed use met the threshold for use permitted by conditional use. Supervisor Canavan asked if the parking area for the apartments would be adequately screened from the existing single-family use located adjacent to the property, Mr. Mast said that there will be a heavy buffer planted along the property line. Supervisor Canavan noted that the rear of the bank building has the appearance of a “bunker.” He said that he would

like to see that side of the building improved as it will be seen by traffic approaching from the westerly end of Quarry Road. He suggested that a faux roof be installed along the entire length of the rear to help soften the look of the building from that direction. Supervisor Scheuren asked that the retail space be stipulated to remain retail in the future and that they would not be changed to residential in the future. Supervisor Shelly asked that the sidewalks internal to the property be open to the public. Mr. Mast said that would be the case. He also reiterated that the property north/east of the drainage swale would be stipulated to be only retail. Mr. Shelly made a statement regarding the timing of the application and felt that the Board and members of the public were not given an adequate amount of time to review the revised plan. Supervisor Canavan said that he felt there was adequate time for review of the application and that he was ok with the process moving forward. Andy Kraynak, 185 Fairway Drive, asked if the basins were designed to help with the flooding that currently takes place along this section of the road. Mr. Mast said that the plan will actually improve the drainage on Quarry Road and eliminate the flooding that occurs there currently. Geri Kraynak, 185 Fairway Drive, asked that the Township Traffic Engineer review the plan to ensure that access from Quarry Road to the site is adequate. Jessica Bancroft, 321 Kinsey Road, asked about public input for the development process. The solicitor, manager and board members explained the process and noted that all information related to the land development process and particular applications was available on the Township website. Additionally, it was noted that residents who signed up for the Township email list would receive regular notifications regarding all Township meetings and their agendas. Betty Duddy, 483 Cheswick Drive, said that she was disappointed with all of the development going on in the Township and said in particular that she was not in favor of the apartments. Alan Duddy, 483 Cheswick Drive, asked if there could be any additional development on this site? Supervisor Canavan said that with this development all of the allowed area will be used up and there will be no further development. Supervisor Canavan moved to approve the conditional use conditioned upon the following: Sidewalk/crosswalk locations as recommended by the planning commission, limiting the area north of the watercourse to retail only, public use of the interior sidewalk system and the consistency of building materials as discussed and represented in the presentation. Supervisor Krauss seconded the motion. The motion passed 4 to 1 (Supervisor Shelly voting no).

Public Comment

Geri Kraynak, 185 Fairway Drive, asked the Board to consider the installation of a sidewalk down Quarry Road as she has noticed a lot of pedestrians walking along the road to get to the Wawa development. The Board said that that area is a priority

of the Township's trail and sidewalk committee. Rick Mast, 658 Harleysville Pike, said that he was in favor of the Walkable Lederach Study and its recommendations. Supervisor Shelly clarified that he voted no on the conditional use application because he felt that there was not enough time to review the updated plans prior to the hearing and this set a precedent of rushing things.

There being no further business, Mr. Freimuth moved to adjourn at 9:20pm.

Respectfully Submitted,

Joseph Czajkowski
Township Manager