

LOWER SALFORD TOWNSHIP  
BOARD OF SUPERVISORS  
REORGANIZATION MEETING MINUTES  
January 6, 2025

The Reorganization Meeting of the Lower Salford Township Board of Supervisors was called to order at 7:30 p.m. by the Township Manager, Joseph S. Czajkowski. Present were Supervisors Keith Bergman, Chris Canavan, Kevin Shelly, Dave Scheuren and Kent Krauss. Also present were Assistant to the Township Manager, Holly Hosterman; and Township Solicitor, Andy Freimuth.

Mr. Czajkowski led everyone in the Pledge of Allegiance.

Public Discussion Period

There was no public comment.

Reorganization of Board

Temporary Chairman Czajkowski asked for nominations for Chairman of the Board of Supervisors for the 2025 calendar year. Supervisor Canavan nominated Supervisor Bergman, which was seconded by Supervisor Krauss. Temporary Chairman Czajkowski called for a vote to name Supervisor Bergman Chairman. Vote was unanimous in favor and Supervisor Bergman was elected Chairman.

Chairman Bergman then opened the nominations for the position of Vice-Chairman for the 2025 calendar year. Supervisor Bergman nominated Supervisor Chris Canavan as Vice Chairman. Supervisor Scheuren Krauss. The vote was unanimous in favor and Supervisor Canavan was elected Vice Chairman.

Agenda Items 5 through 22

Chairman Bergman made a motion to approve agenda items 6 through 22 as listed below. Supervisor Canavan seconded the motion, and items 6 through 22 were approved by a unanimous vote.

5. Motion for the appointment of the following for 2025:
  - Solicitor - Law Firm of Wisler, Pearlstine, LLP.
  - Consulting Engineers – CKS Engineering
  - Traffic Engineers – Bowman
  - Township Manager - Joseph S. Czajkowski
  - Secretary-Treasurer - Joseph S. Czajkowski
  - Assistant to the Township Manager – Holly Hosterman
  - Zoning Officer/Building Official – Michael Beuke
  - Building Inspector/Fire Safety Inspector – Keystone Municipal Services
  - Solicitor for Zoning Hearing Board- Marc Jonas, Esquire
  - Solicitor for UCC Appeals Board – The Law Offices of Robert Brant and Assoc.
  - Independent Auditor – Maillie, LLP
  - Pension Actuary – Conrad Siegel
  
6. Motion to appoint individuals to fill positions on the various Township Commissions and Boards listed below:

- A) Planning Commission (4-year term)
  - 1. Joe Harwanko – 4-year term ending 12/31/28
  - 2. Scott Bamford – 4-year term ending 12/31/28
- B) Zoning Hearing Board (3-year term)
  - 1. John Frankenfield– 3-year term ending 12/31/27
  - 2. Christine Schreiner – (alternate)
- C) Park Board (5-year term)
  - 1. Ryan Beltz – 5-year term ending 12/31/29
- D) Communications Committee (3-year term)
  - 1. John Del Pizzo - 3-year term ending 12/31/2027
  - 2. Harry Solimeo - 2-year term ending 12/31/2026
- E) Lower Salford Township Authority (5-year term)
  - 1. David Scheuren – 5-year term ending 12/31/2029
- F) Indian Valley Regional Planning Commission (annual appointment)
  - 1. Keith Bergman
  - 2. David Goodman
- G) Recreation Authority (5-year term)
  - 1. James O’Malley– 5-year term ending 12/31/2029
  - 2. Kevin McCloskey- 3-year term ending 12/31/2027
- H) Industrial Development Authority (5-year term)
  - 1. Scott Bamford – 5-year term ending 12/31/2029
- I) UCC Appeals Board – (5-year term)
  - 1. Stephan Shaffer – term ending 12/31/2029
- J) Police Committee – (3-year term)
  - 1. Steve Moyer - term ending 12/31/2027
  - 2. Barry Bohmueller - term ending 12/31/2027

- 7. Motion to appoint Douglas Johnson to the Vacancy Board for 2025. (The Vacancy Board consists of the Board of Supervisors and one registered voter. The purpose of this Board is to fill an elected office left vacant through disability or resignation.)
- 8. Motion to appoint Holly Hosterman to the Northern Montgomery County Recycling Committee.
- 9. Motion to appoint Ryan Nase, Deputy Fire Marshal, for 2025.
- 10. Motion to reappoint Fire Police presently active for the year 2025.
- 11. Motion to reappoint Thomas Medwid Emergency Operations Coordinator and to reappoint Cory Moyer, Vince Medveckus and Elliot Towles as Deputy Emergency Operations Coordinators for the year 2025.
- 12. Motion to appoint Kevin Shelly as voting delegate at the State Association of Township Supervisors Convention.
- 13. Motion re-enacting and re-imposing the Earned Income Tax for 2025 and further that Berkheimer Associates is recognized as Earned Income Tax Collector as designated by the Montgomery County Tax Collection Committee pursuant to Act 32.

14. Motion designating Harleysville Savings Bank as primary depository for Township funds for 2025.
15. Motion designating PLGIT as depository for Recycling Fund and various maintenance agreements, TD Bank for developer escrow funds and Harleysville Savings Bank for golf course funds
16. Motion designating Uninvest as Investment Management Agency for the Lower Salford Township Police Pension Fund and the Non-Uniformed Employees & Township Authority Pension Fund.
17. Motion Confirming the IRS Standard Mileage Reimbursement rate of 70 cents per mile
18. Motion to appoint Mallie, LLP as the Township Independent Auditor for the 2024 audit.
19. Motion to recommend to the Board of Auditors that the Treasurer's Bond be set in the amount of \$3,500,000 for 2025.
20. Motion to accept the 2025 Budget figures for both Police and Non-Uniformed pensions as calculated by the Actuary and included in the budget.
21. Motion to approve all wages and pay ranges for Township employees as designated in the Budget for 2025.
22. Motion of Board of Supervisors to appoint a committee consisting of the Manager and his designate to open and read sealed bids other than at a Board of Supervisors meeting.
23. A. Motion designating the first Wednesday of the month as the regular public meeting of the Board of Supervisors to begin at 7:30 p.m.  
  
B. A motion designating a public work session will be held the day prior to the Board meeting, in addition to the third Wednesday of each month (excluding July and August third Wednesday meetings, which are cancelled) beginning at 7:30 a.m.

Supervisor Shelly made a request that the Board consider changing the time of the work session to the evening, noting that he did a survey of Montgomery County municipalities, and we were the only municipality to hold our meetings in the morning. Supervisor Canavan said that he felt that the morning meetings gave residents the opportunity to attend a meeting either in the morning or in the evening at our regular Board meeting.

Supervisor Canavan made a motion to approve the work session meeting schedule as posted. Supervisor Krauss seconded the motion. The motion passed 4 to 1 (Supervisor Shelly voting no).

24. Announcement that monthly meetings of Township advisory boards and committees for the year 2024 will be held in-person at the Township Building, 379 Main Street, Harleysville, PA as follows:

- Planning Commission - 4<sup>th</sup> Wednesday - 7:30 p.m.\*
- Zoning Hearing Board - as advertised
- UCC Appeals Board – as advertised
- Lower Salford Industrial Development Authority – as advertised
- Park Board - 4<sup>th</sup> Tuesday - 7:00 p.m.\*\*
- Recreation Authority – 4<sup>th</sup> Thursday – 7:00 p.m. \*\*\*
- Police Committee – 2<sup>nd</sup> Thursday (odd numbered months) – 1:00 p.m.
- Communications Committee – 3<sup>rd</sup> Wednesday of each month at 7:30 p.m.
- Sewer Authority - 3<sup>rd</sup> Tuesday - 7:30 p.m.\*\*\*\*
- Board of Auditors - reorganization meeting January 7th at 1:00 p.m.
- Indian Valley Regional Planning Commission at Franconia Township, 671 Allentown Road – Fourth Tuesday of every month beginning in January at 7:00 p.m.

- \* with the exception of the July and August meetings and the November and December meetings to be combined and held on December 11.
- \*\* with the exception of the May, August, November and December meetings which are cancelled.
- \*\*\* with the exception of the January and November meetings, which are cancelled. The December meeting will be held on December 12.
- \*\*\*\* The Authority will conduct workshop meetings at 7:00 a.m. on the first Wednesday of every month at its offices at 57 Main Street, with the exception of the January and July meetings which are cancelled.

25. Announcement that non-uniformed employee holidays for 2025 are as follows: New Year's Day, Martin Luther King Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Day after Thanksgiving, Christmas Eve Day (after 12:00 noon), Christmas Day, Birthday and 7 personal days which include 3 days for death in the family. (Police Department Holidays as per collective bargaining agreement.)

26. Consent Agenda:

Supervisor Canavan moved to approve the December 4, 2024, meeting minutes as amended by Supervisor Shelly. Supervisor Krauss seconded the motion. The motion passed unanimously. Supervisor Canavan moved to approve the monthly bills and December 2024 Treasurers Report as posted. Supervisor Krauss seconded the motion. The motion passed unanimously.

27. Committee Reports

- Park Board - Mrs. Hosterman stated that the next Park Board meeting was scheduled for January 28<sup>th</sup> at 7:00 pm.
- Zoning Hearing Board – Mr. Czajkowski stated that there were no applications before the Zoning Hearing Board for the month of January.
- Fire Chief – No Report
- FVMR – Matt Frankel, President of the FVMR Board of Directors introduced himself and the new Chief of Operations for FVMR, Colleen Haines. Mrs. Haines said that she was excited to be appointed and gave a brief review of her background. She said that looked forward to working with the Township. The Board wished Mrs. Haines well in her new position.

- Recreation Authority – Chairman Bergman noted that the 2025 budget was approved in December. He said that the course did very well in 2024. He said that the next meeting of the Recreation Authority would be on February 27<sup>th</sup> at 7:00pm.
- Communications Committee – Supervisor Shelly reported that the Committees next meeting on January 15<sup>th</sup> at 7:30pm.

28. New Business –

- A) Resolution 2025-01 Tuttle Subdivision – Amending and Reestablishing the Fee Schedule for Certain Services Render by Lower Salford Township – Supervisor Canavan moved to adopt Resolution 2025-01. Supervisor Scheuren seconded the motion. The motion passed unanimously.
- B) Resolution 2025-02 – A Resolution Setting the Police Department Contribution to the Pension Fund – Supervisor Canavan moved to adopt Resolution 2025-02. Supervisor Krauss seconded the motion. The motion passed unanimously.
- C) Resolution 2025-03- Authorizing the Disposal of Township Property Valued at \$2,000 or Less – Supervisor Canavan moved to adopt Resolution 2025-03. Supervisor Krauss seconded the motion. The motion passed unanimously.

PUBLIC COMMENT – There was no public comment.

Chairman Bergman said that the Board would be going into executive session to discuss a real estate matter.

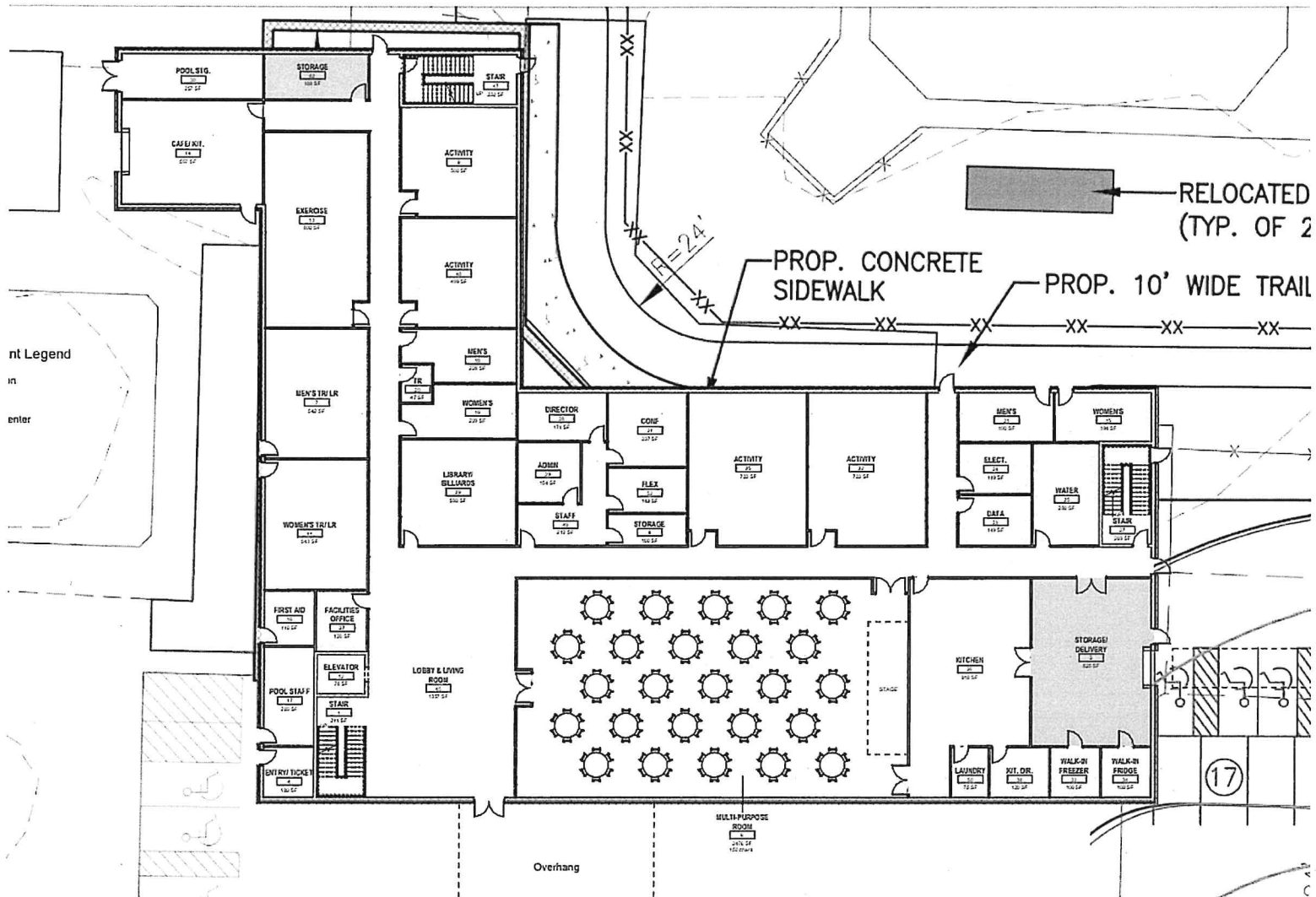
There being no additional business, Mr. Freimuth motioned to adjourn at 7:44pm

Respectfully Submitted,

Joseph S. Czajkowski  
Township Manager/Secretary

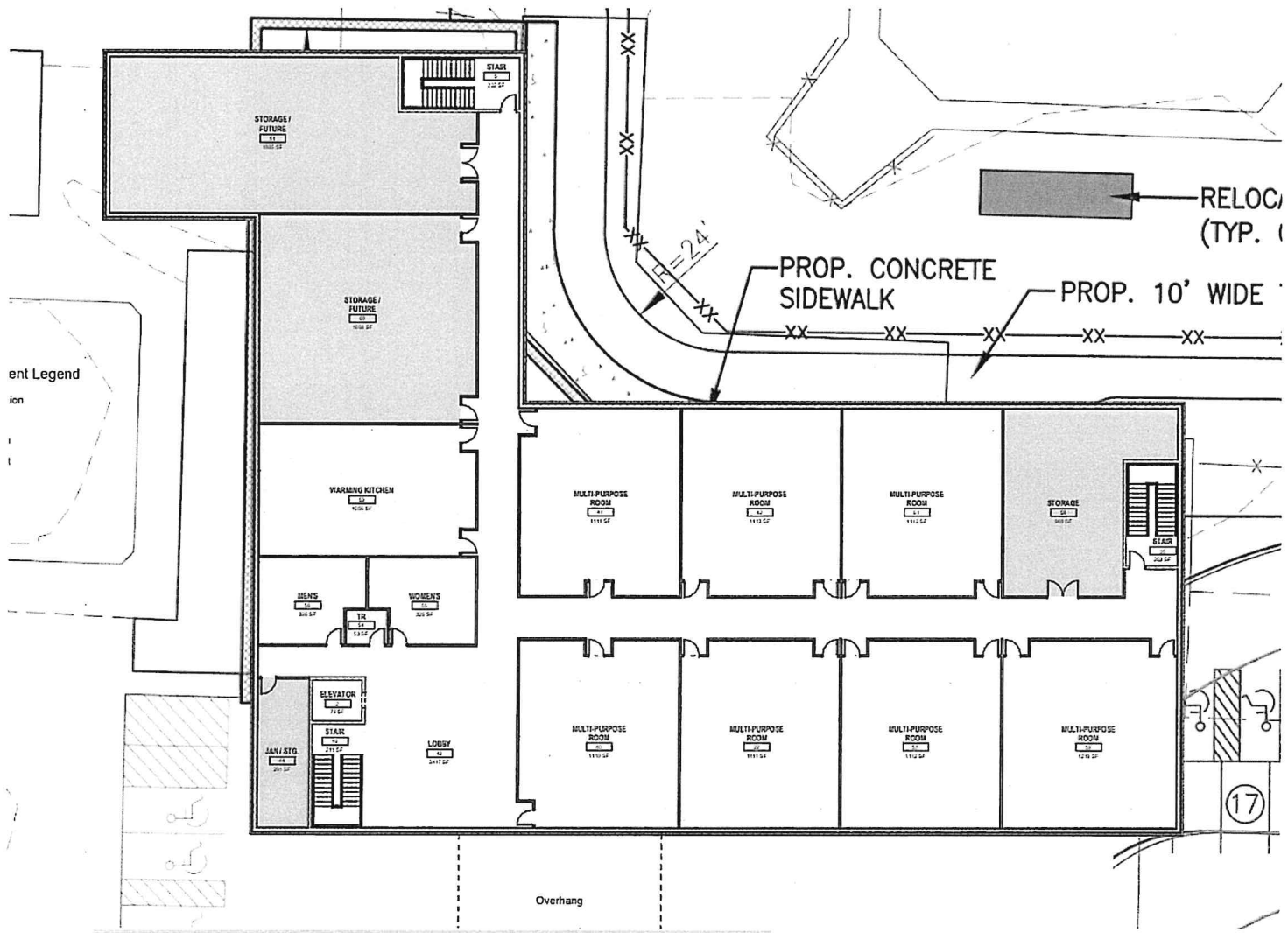
I have concerns about the process used to narrow down our interview candidate pool. The Planning Commission (PC) reduced the applicant pool to three candidates via email, a process not documented in any public PC meeting recordings. While this may have been unintentional, it lacks transparency. This email chain, forwarded to me by Joe, did not include feedback from all PC members. The Board of Supervisors subsequently chose to interview only the PC's recommended candidates, and to do so privately, rather than publicly. While I respect and will honor the Board's majority decision, I would like the record to show I disagree with it, as it prevented the interview of all applicants, including some who had previously expressed interest. Furthermore, a scheduling conflict with one of the three candidates resulted in only being able to choose from two interviews. Of those two, I believe Mr. Crippen is the best choice and a strong addition to the commission. I urge my colleagues to consider establishing a consistent procedure for reviewing applications to our township boards, especially considering our growing community and evolving communication methods. I feel a standardized process is crucial to ensure fairness and transparency as our candidate pool expands.

I extend my sincere gratitude to everyone who applied to serve and those currently serving on our township's commissions and committees. The dedication and hard work of our residents, who volunteer their valuable time, are vital to our community's success. We deeply appreciate your contributions and commitment



nt Legend  
in  
enter

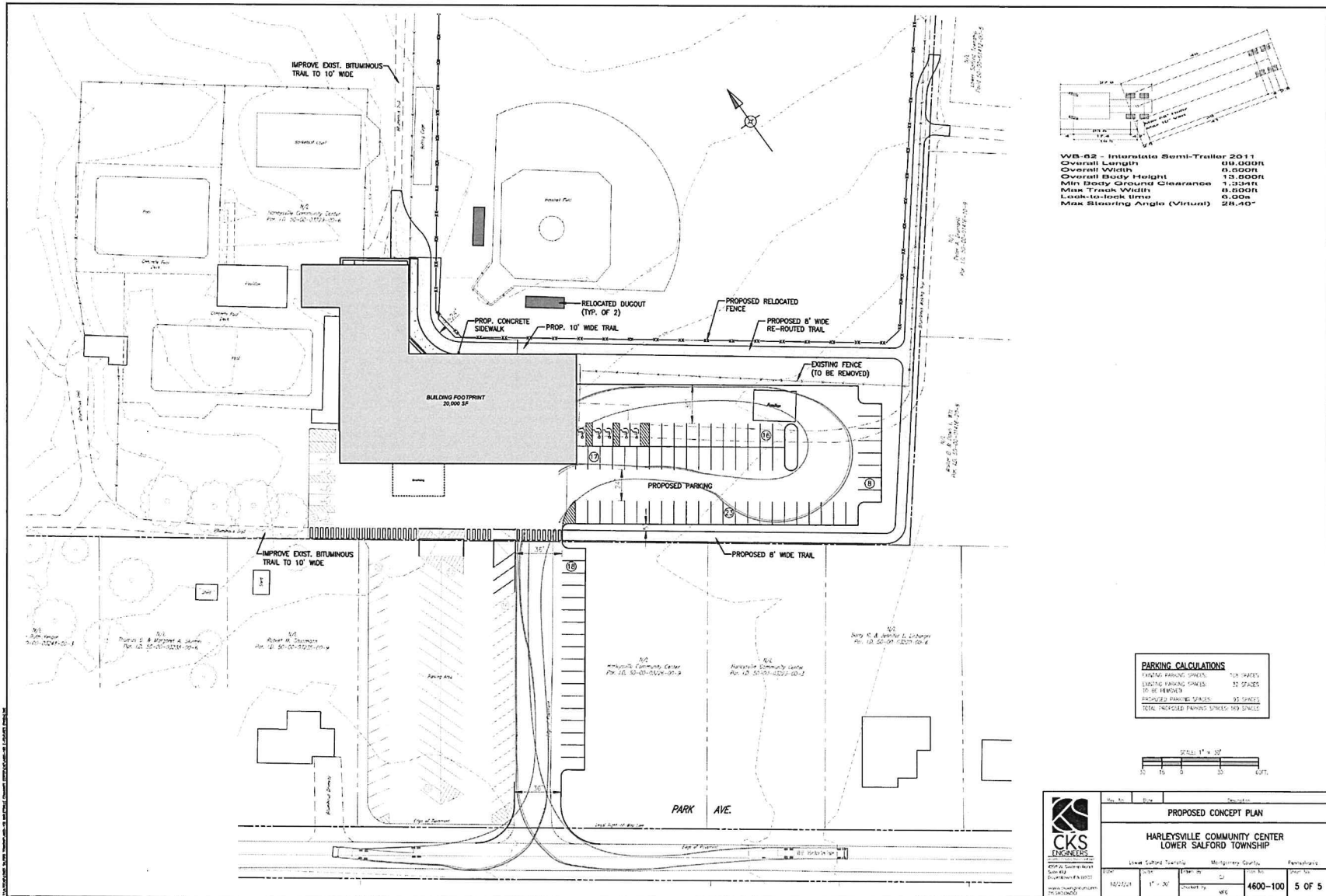
First Floor



Second Floor



# Lower Salford Community Center

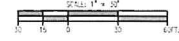


**WB-62 - Interstate Semi-Trailer 2011**

Overall Length	48.000ft
Overall Width	8.600ft
Overall Body Height	13.500ft
Min. Body Ground Clearance	1.330ft
Max. Track Width	8.600ft
Look-to-look time	8.00s
Max. Steering Angle (Virtual)	28.40°

**PARKING CALCULATIONS**

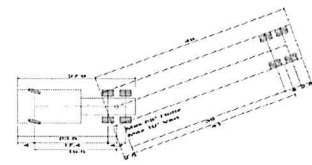
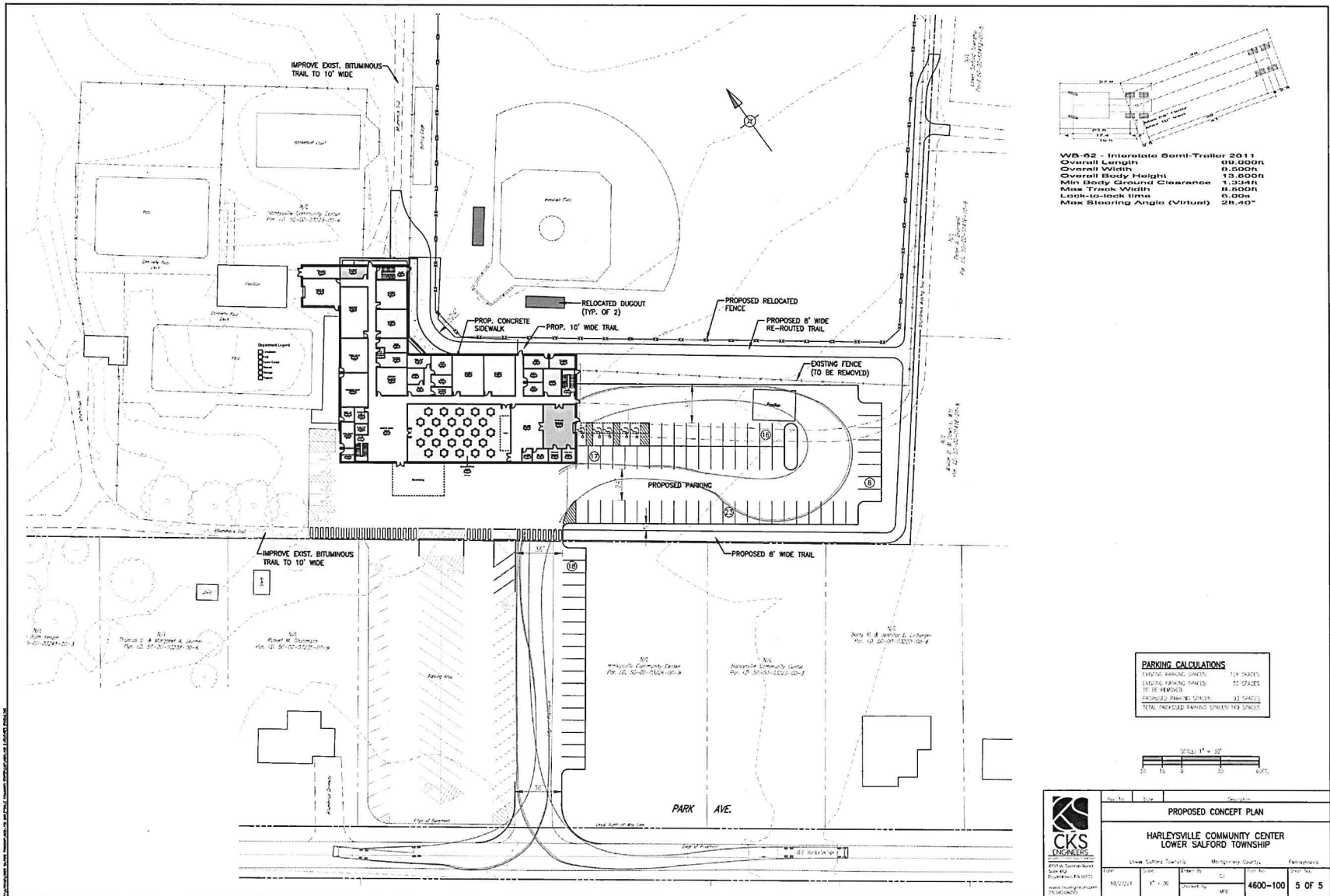
PARKING SPACES	100 SPACES
EXISTING PARKING SPACES	35 SPACES
SP. BE. REMOVED	00 SPACES
PROPOSED PARKING SPACES	65 SPACES
TOTAL PROPOSED PARKING SPACES	100 SPACES



<p>CKS ENGINEERS 2000 Commonwealth Blvd Columbia, PA 17312 www.cksenr.com</p>	<p>PROPOSED CONCEPT PLAN</p> <p>HARLEYSVILLE COMMUNITY CENTER LOWER SALFORD TOWNSHIP</p>
	<p>Lower Salford Township, Montgomery County, Pennsylvania</p> <p>DATE: 10/22/18 DRAWN BY: CJ CHECKED BY: WEG SCALE: 1" = 20' SHEET NO.: 4600-100 OF 5</p>

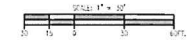
Site Plan

# Lower Salford Community Center



WB-62 - Interstate Semi-Trailer 2011  
 Overall Length 88.000ft  
 Overall Width 8.600ft  
 Overall Body Height 13.600ft  
 Min Body Ground Clearance 1.334ft  
 Max Trunk Width 8.600ft  
 Lock-to-lock time 0.00ft  
 Max Steering Angle (Virtual) 28.40°

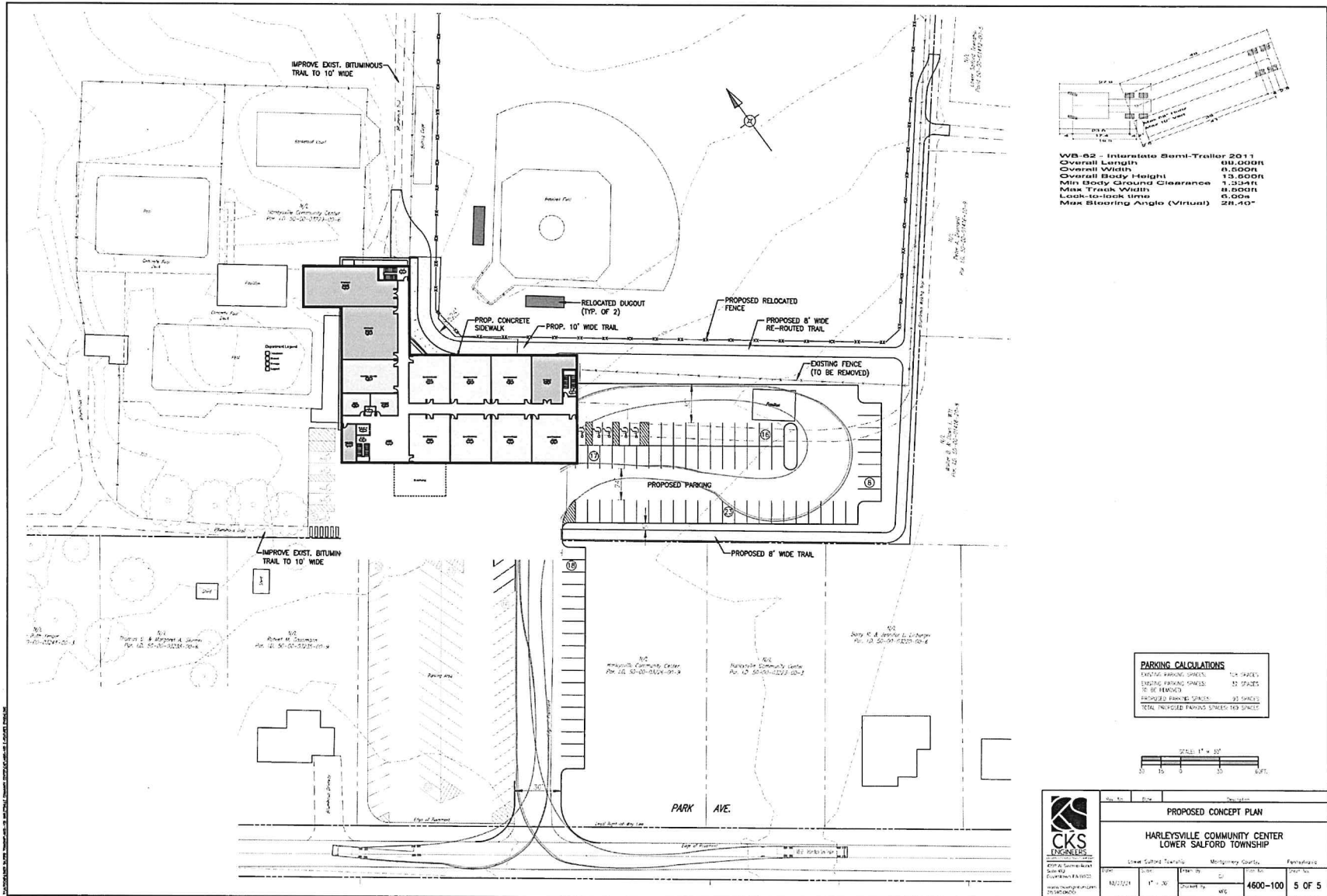
PARKING CALCULATIONS	
EXISTING PARKING SPACES	104 SPACES
PROPOSED PARKING SPACES	11 SPACES
SPACES TO BE REMOVED	0 SPACES
PROPOSED PARKING SPACES	11 SPACES
TOTAL PROPOSED PARKING SPACES	119 SPACES



<p>CKS ENGINEERS                  4244 Commonwealth Ave #2                  Exton, PA 19341                  www.cksenr.com                  763-620-0001</p>	No. 10 Date:	No. 10 Date:
	PROPOSED CONCEPT PLAN	
	HARLEYSVILLE COMMUNITY CENTER LOWER SALFORD TOWNSHIP	
Client: Lower Salford Township Date: 10/2/2014	Project No: 14-001 Scale: 1" = 30' Drawn by: MFC	Location: Montgomery County, Pennsylvania Project No: 4600-100 Sheet No: 5 OF 5

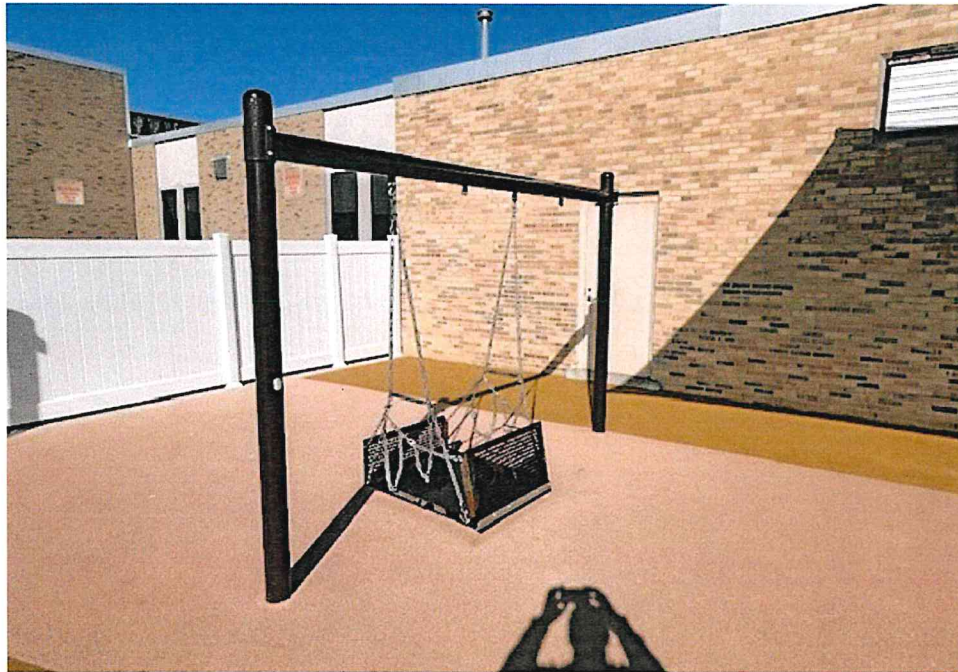
First Floor Plan

# Lower Salford Community Center



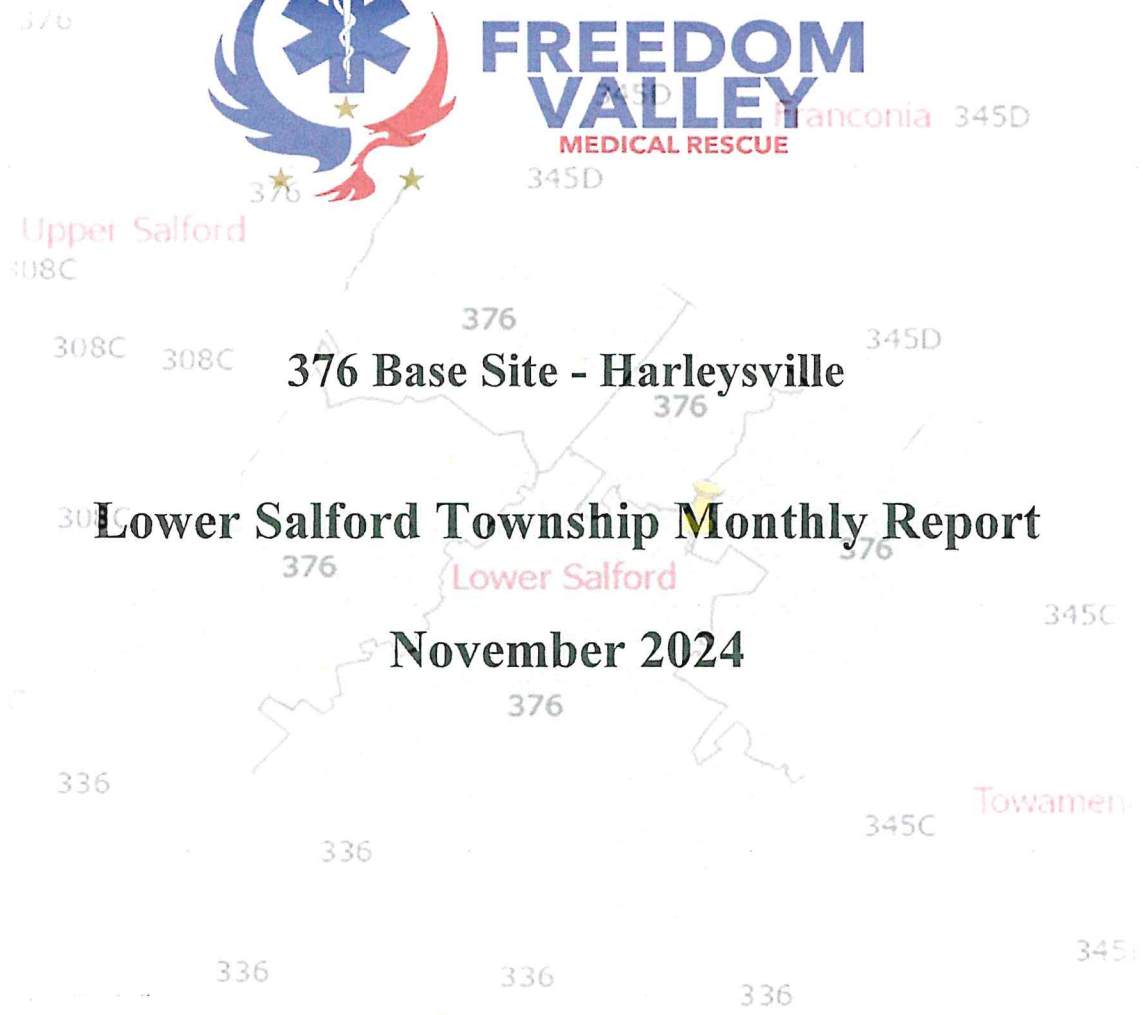
Second Floor Plan







**FREEDOM  
VALLEY**  
MEDICAL RESCUE



**376 Base Site - Harleysville**

**Lower Salford Township Monthly Report**

**November 2024**

Submitted by: Colleen Moran Haines, Paramedic

Chief of Operations

Email: [chaines@fvmedrescue.org](mailto:chaines@fvmedrescue.org)

Tel: 215.513.1880

P.O. Box 16

Harleysville, PA 19438

Prepared by: Duane Spencer, BS, NRP

**Call Volume by Month for all FVMR stations**

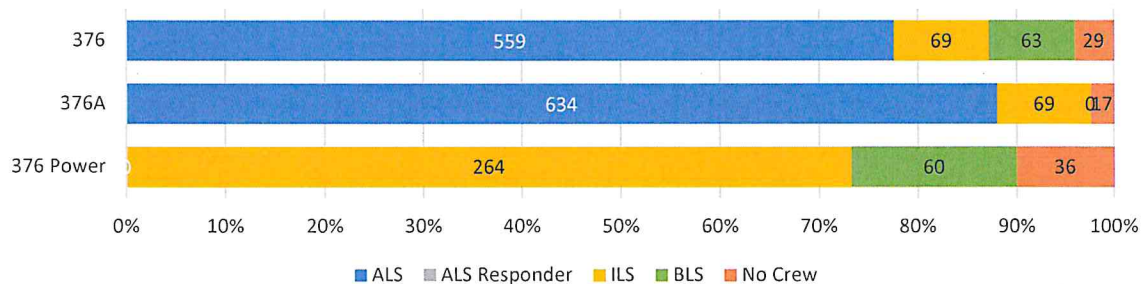
<u>Month</u>	<u>Dispatches</u>	<u>Transports</u>	
January 2024	454		
February 2024	421		
March 2024	401	214	53%
April 2024	357	168	47%
May 2024	384	167	43%
June 2024	376	182	48%
July 2024	363	154	42%
August 2024	364	181	50%
September 2024	390	197	51%
October 2024	424	204	48%
November 2024	348	174	50%
December 2024	480	211	44%

**Staffing:**

Freedom Valley Medical Rescue Currently staffs two stations 24/7: Harleysville (376), Limerick (376A), with one ALS provider and one BLS provider, and one “power truck” seven days a week with a minimum of two BLS providers located at 376 M/W/Sa 7a-7p and 376A Su/Tu/Th/F 9a-9p

**FVMR Base Site Service Levels by Hour**

PERCENTAGES OF TOTAL HOURS OF SHIFT



This chart shows two stations scheduled 24 hours per day = 720 hours each for 30 day months (Harleysville 376, Limerick 376A), and one station working 12 hours per day = 360 hours for 30 day months (shorter and longer months adjusted accordingly)

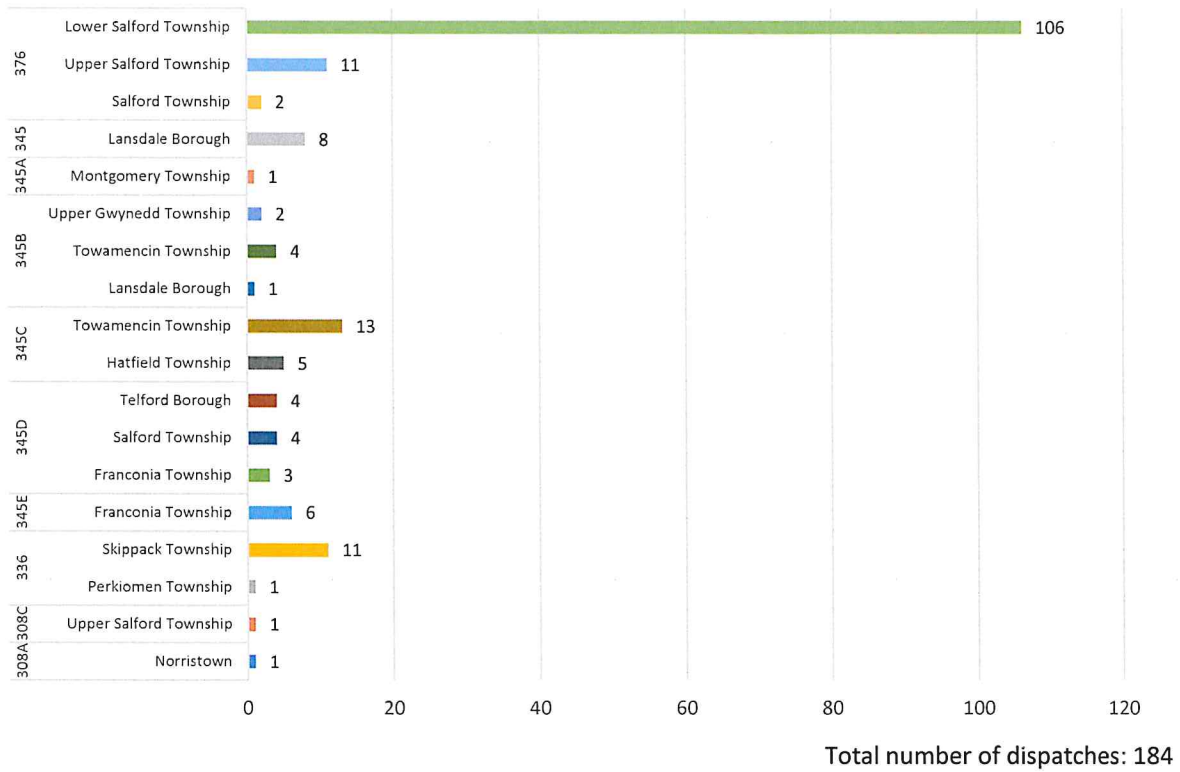
**Response Times: To 376 Primary Due incidents (must arrive on scene)**

90th percentile - is a calculation of all response times and using the top (lowest) 0.9%  
 Average - is taking the average of all response times for the time period

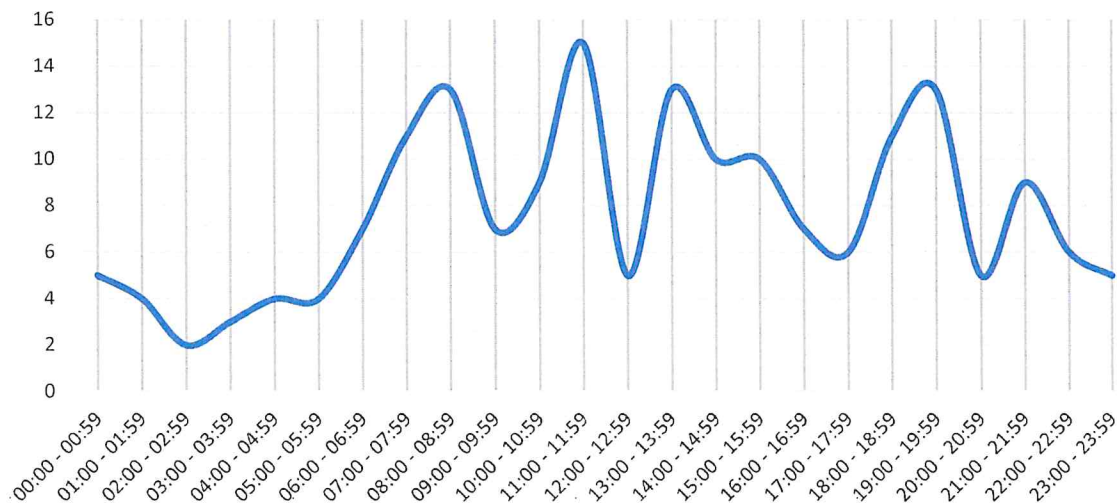
Lower Salford	376 Units	Mutual Aid
90th percentile	0:07:56	0:15:31
Average	0:06:05	0:11:22

Times are in hrs:min:sec format

**Incident Dispatch Data: Base Site Totals by Municipality**

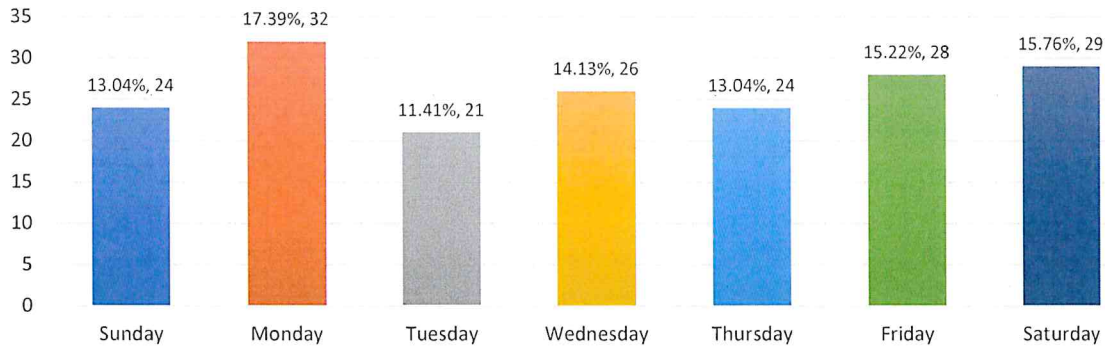


**Incident Dispatch Data: Base Site Totals by Time of Day**

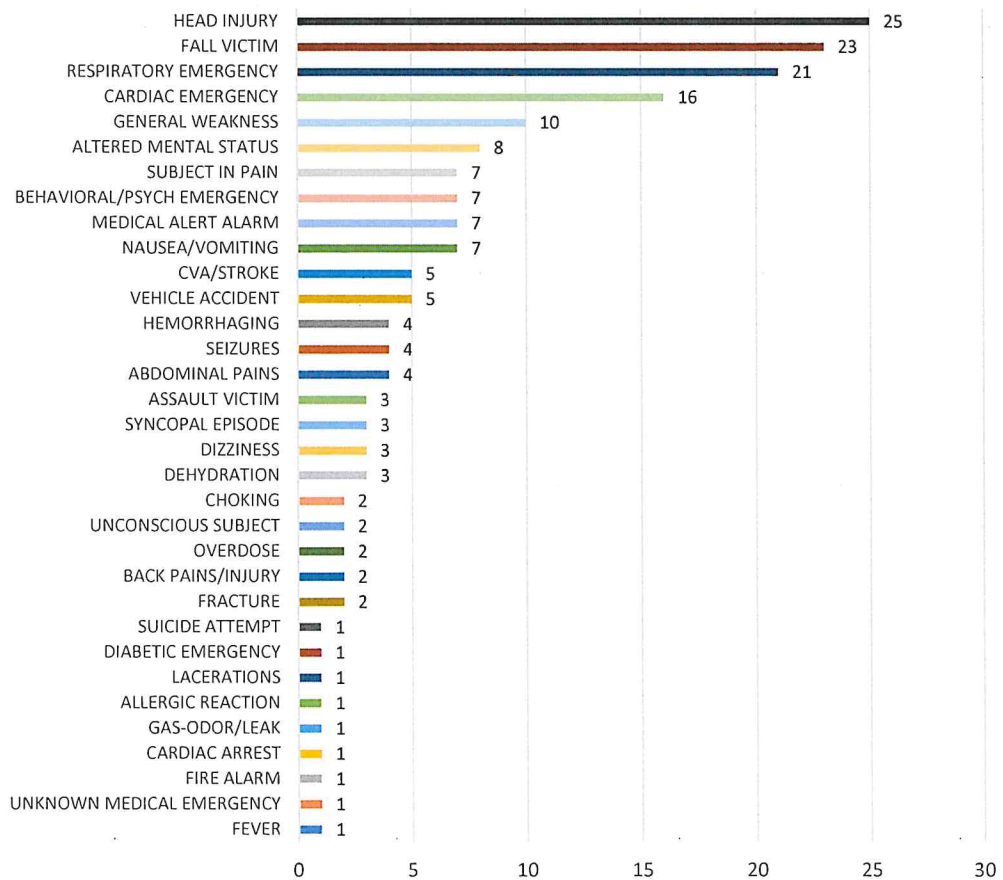




**Incident Dispatch Data: Base Site Totals by Day of Week**

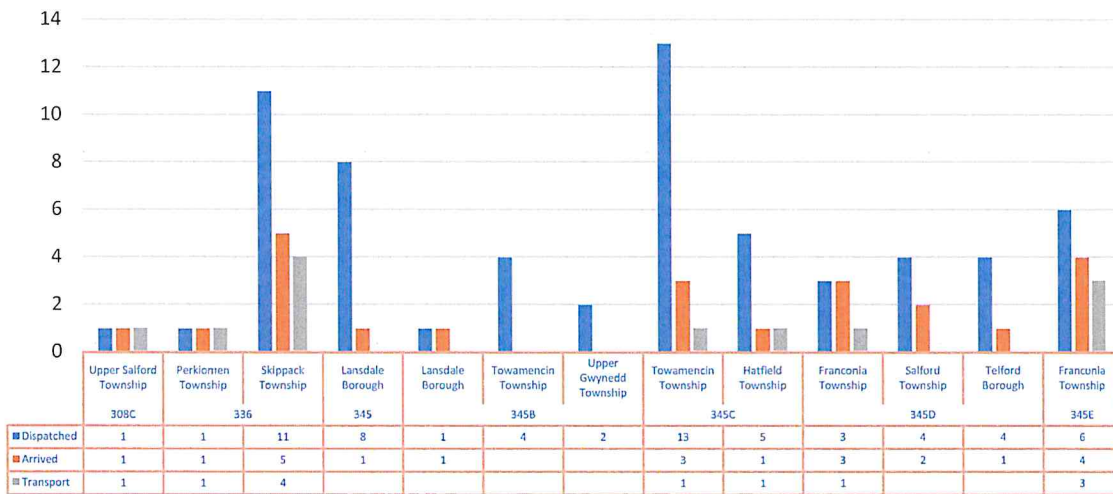


**Incident Dispatch Data: Base Site Totals by Call Type**



**Mutual Aid Provided by 376 - To Municipality and Primary Due Beat**

Does not include Medic Assists



**Total Mutual Aid Provided by Base Site: 63**

**Report Legend**

**Montgomery County EMS Agency's - by Beat**

- 308 Plymouth Ambulance - Plymouth Twp
- 308A Plymouth Ambulance - Norristown
- 308B Plymouth Ambulance - West Norriton Twp
- 308C Plymouth Ambulance - Lower Frederick Twp
- 322 Lower Providence EMS - Lower Providence Twp
- 322A Lower Providence EMS - Lower Providence Twp
- 325 Friendship Fire Company - Royersford
- 325A Friendship Fire Company - Upper Providence
- 329 Goodwill Fire Company - Pottstown
- 329B Goodwill Fire Company - Lower Pottsgrove
- 332 Gilbertsville Ambulance
- 336 Skippack EMS - Skippack Twp
- 336A Skippack EMS - Worcester Twp
- 336B Skippack EMS - Trappe Boro
- 345 VMSC EMS - Lansdale
- 345A VMSC EMS - Montgomery Twp
- 345B VMSC EMS - Upper Gwynedd Twp
- 345C VMSC EMS - Hatfield Twp
- 345D VMSC EMS - Indian Valley (Souderton)
- 345E VMSC EMS - Franconia - Peter Becker
- 369 Upper Perkiomen Valley Ambulance
- 376 Freedom Valley Medical Rescue - Harleysville
- 376A Freedom Valley Medical Rescue - Limerick
- 385 Second Alarmers - Whitpain Twp

**Montgomery County EMS**

- 376-X single digit - Main Station
- 376-1X - A Station
- 376-2X - B Station
- 376-3X - C Station
- 376-4X - D Station
- 376-6X - Float Truck (no station assigned)
- X = single digit truck number
- ex. 376-18 is the 376-A station 8 truck
- MR376 - is a non-transporting Medic unit

**Neighboring County EMS**

- 3 = Chester County
- 4 = Bucks County
- 7 = Berks County
- A = Ambulance (ALS or BLS)
- M = Medic Responder
- XX(X) is station number
- ex. 3A83 is Friendship EMS Spring City

Out of County EMS Agencies

- 65 Tower Heath - Phoenixville
- 67 West End Phoenixville
- 83 Friendship Fire Company - Spring City
- 84 Goodwill Fire Company - Chester County
- 108 St. Lukes - Quakertown
- 134 Chal-Brit EMS - New Britian Twp
- 151 Grand View Health
- 159 Chal-Brit EMS - Silverdale
- 505 Bally Community Ambulance
- 525 Boyertown EMS

TwpRpt ver 1.4

**LOWER SALFORD TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2025 - 04**

**196 Main Street – Mainland V, LLC**

**PRELIMINARY LAND DEVELOPMENT APPROVAL**

**WHEREAS, MAINLAND V, LLC** (“Developer”) has submitted an application to the Township for a land development on a certain tract of land (196 Main Street) consisting of approximately 5.19 acres (gross) in the RO Residential-Office zoning district, and more particularly identified as Montgomery County Tax Parcel No. 50-00-02014-00-6 (the “Tract”); and

**WHEREAS,** Developer intends to develop the Tract with the following: (1) a one-story, 3,336 square foot, bank building with drive-through facilities; (2) a one-story, 7,400 square foot, retail building; (3) two, two-story, 5,700 square foot (footprint), apartment buildings, each containing 10 dwelling units; (4) two, two-story, 4,560 square foot (footprint), apartment buildings, each containing 8 dwelling units (for a total of 36 dwelling units on the Tract); and (5) off-street parking, access drives, drive-isles, sidewalk, emergency access, stormwater management facilities, and improvements related thereto (collectively, the “Development”); and

**WHEREAS,** the Developer received conditional use approval for the proposed uses within the Development by written Decision and Order of the Lower Salford Township Board of Supervisors dated May 10, 2024 (the “Conditional Use Decision”), a true and correct copy of which is attached hereto and incorporated herein by reference as Exhibit “A”; and

**WHEREAS,** the Development is shown and described on the following: (1) preliminary land development plans prepared by Richard C. Mast and Associates, P.C., dated December 12,

2023, last revised July 20, 2024; (2) a Stormwater Management Report prepared by Richard C. Mast and Associates, P.C., dated March 15, 2024, last revised June 20, 2024; and (3) a Traffic Impact Analysis prepared by Horner and Canter Associates dated February 19, 2024, last revised June 19, 2024 (hereinafter collectively referred to as the “Plans”); and

**WHEREAS**, Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits and approvals from all authorities, agencies and municipalities having jurisdiction in any way over the Development and any necessary offsite easements to legally discharge stormwater or connect to utilities; and

**WHEREAS**, the Plans have received a recommendation for preliminary approval from the Lower Salford Township Planning Commission and the Montgomery County Planning Commission, and the Developer desires to obtain preliminary land development approval of the Plans from the Lower Salford Township Board of Supervisors, in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

**NOW, THEREFORE, BE IT RESOLVED** that Lower Salford Township hereby grants preliminary land development approval of the Development as shown on the Plans described herein subject, however, to the following conditions:

1. At this time, the Lower Salford Township Board of Supervisors defers taking action on the Developer’s requested waivers from strict compliance with the Lower Salford Township Subdivision and Land Development Ordinance and the Lower Salford Township Engineering Standards, which waiver requests are more particularly set forth in a letter dated May 17, 2024, revised January 24, 2025 from Richard C. Mast and Associates, P.C., a copy of which is attached hereto as Exhibit “B”. The Board of Supervisors shall consider the requested waivers identified in Exhibit “B”, as well as any additional waivers requested by the Developer, at the time of final land development approval.

2. Prior to final approval, Owner/Developer shall revise the Plans to resolve, to the satisfaction of the Township, all issues in the Township Engineer's review letter dated September 20, 2024, and all subsequent review letters prepared by the Township Engineer, the entire contents of which are incorporated herein by reference. A true and correct copy of the September 20, 2024 review letter from the Township Engineer is attached hereto as Exhibit "C".

3. Prior to final approval, Owner/Developer shall revise the Plans to resolve, to the satisfaction of the Township, all issues in the Township Traffic Engineer's review letter dated September 12, 2024, and all subsequent review letters prepared by the Township Traffic Engineer, the entire contents of which are incorporated herein by reference. A true and correct copy of the September 12, 2024 review letter from the Township Traffic Engineer is attached hereto as Exhibit "D".

4. Prior to final approval, Developer shall revise the Plans to add all of the conditions of approval identified in the Conditional Use Decision and shall list all of such conditions in the Official "Notes" on the Record Plan.

5. Developer shall submit to the Township all required approvals and permits from the Montgomery County Conservation District, the Pennsylvania Department of Environmental Protection, the Pennsylvania Department of Transportation, the Lower Salford Township Authority, the North Penn Water Authority and any other agency having jurisdiction over the Development.

6. Developer shall be responsible to pay any and all development impact fees required by the Ordinances of Lower Salford Township as well as the fees charged the Township by its consultants.

7. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements this Preliminary Approval Resolution shall be borne entirely by the Developer and shall be at no cost to the Township.

8. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon preliminary approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by the Developer. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with the Lower Salford Township Subdivision and Land Development Ordinance, as more particularly identified in the Township Engineer’s review letter dated September 20, 2024, the Township Traffic Engineer’s review letter dated September 12, 2024 and the waiver request letter dated May 17, 2024, revised January 24, 2025 from Richard C. Mast and Associates, P.C., all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

**APPROVED** at the public meeting of the Lower Salford Township Board of Supervisors held on February 5, 2024.

**BOARD OF SUPERVISORS  
LOWER SALFORD TOWNSHIP**

By: \_\_\_\_\_  
**Keith A. Bergman**, Chairman,  
Board of Supervisors

Attest: \_\_\_\_\_  
**Joseph S. Czajkowski**, Secretary

**EXHIBIT "A"**

**Conditional Use Decision and Order**



**BEFORE THE BOARD OF SUPERVISORS  
OF LOWER SALFORD TOWNSHIP, PENNSYLVANIA**

**IN THE MATTER OF:**

**THE CONDITIONAL USE APPLICATION OF MAINLAND V, LLC**

**DECISION AND ORDER**

**FINDINGS OF FACT**

1. Applicant, Mainland V, LLC (hereinafter referred to as the “Applicant”) is the legal owner of property located at 196 Main Street in Lower Salford Township, Montgomery County, Pennsylvania (the “Property”).

2. The Property consists of approximately 5.19 acres (gross) and is presently zoned RO Residential-Office District. (Notes of Testimony, April 3, 2024, hereinafter “N.T.” p. 16; Exhibit T-4).

3. In the subject conditional use application (the “Application”), the Applicant has requested conditional use approval to permit the redevelopment of the Property with a one-story bank building with drive-through facilities, a one-story retail building and four, two-story apartment buildings containing a total of thirty-six (36) dwelling units (the “Proposed Use”) in accordance with Section 164-62.16.C of the Lower Salford Township Zoning Ordinance (the “Zoning Ordinance”). (Exhibits T-1, T-3 and T-4).

4. A hearing on the Application was advertised for and held on April 3, 2024 (“Hearing”). The Hearing was attended by the Chairman of the Board of Supervisors, Keith A. Bergman, Vice-Chairman Christopher R. Canavan, and by members Kevin Shelly, David Scheuren, and Kent Krauss. Township Manager, Joseph Czajkowski, Assistant Township Manager, Holly Hosterman, Township Engineer Michele Fountain, P.E., Director of Building

and Zoning Michael Beuke and Township Solicitor, Andrew Freimuth, Esquire also attended the Hearing. The Applicant was represented by Carl Weiner, Esquire of Hamburg, Rubin, Mullin and Maxwell, P.C. with offices located at 1684 S Broad St Suite 230, Lansdale, PA 19446.

5. The following Exhibits were admitted into evidence:

**From the Township:**

- T-1 Conditional Use Application submitted by Mainland V, LLC submitted May 24, 2023;
- T-2 Letter from the Applicant dated May 24, 2023 granting an extension of the time requirements in the Pennsylvania Municipalities Planning Code to conduct an initial hearing on the Application;
- T-3 Letter dated February 16, 2024 from the Applicant's Attorney, Carl Weiner, Esquire, amending the Application to request 36 residential apartments instead of the 29 residential apartments initially proposed;
- T-4 Plan prepared by Richard C. Mast Associates, P.C. titled "Conditional Use Plan for 196 Main Street prepared for Mainland V, LLC" dated May 24, 2023, last revised March 8, 2024;
- T-5 Review letter from CKS Engineers dated March 21, 2024;
- T-6 Review letter from McMahon dated June 21, 2023;
- T-7 Review letter dated March 18, 2023 from Claire Warner of the Montgomery County Planning Commission;
- T-8 The meeting minutes of the Lower Salford Township Planning Commission Meeting which occurred on January 24, 2024;
- T-9 The meeting minutes of the Lower Salford Township Planning Commission Meeting which occurred on February 28, 2024;
- T-10 The meeting minutes of the Lower Salford Township Planning Commission Meeting which occurred on March 27, 2024;
- T-11 Proof of Publication of Notice from *The Souderton Independent* verifying that the Hearing was advertised on March 17, 2024 and March 24, 2024;
- T-12 Verification by Michael Beuke, Director of Building and Zoning, that the Property was posted with notice of the Hearing on March 20, 2024;

- T-13 List of properties and persons that were mailed Notice of the Hearing by first class mail;
- T-14 Rendering of Proposed Exterior Renovations by Core States Group for Chase dated March 6, 2024;
- T-15 Two-page document with page 1 titled “196 Main Street Retail Building B – Front Elevation” and page 2 titled “196 Main Street Retail Building B – Side Elevation” both dated March 8, 2024;
- T-16 Rendering titled “196 Main Street 10-Unit Apartment Building Perspective” dated March 8, 2024;
- T-17 Floor plan document titled “196 Main Street 10-Unit Apartment Building Floor Plans” dated March 8, 2024;
- T-18 Three-page document with page 1 titled “196 Main Street 10-Unit Apartment Building – Front Elevation”, page 2 titled “196 Main Street 10-Unit Apartment Building – Side Elevation”, and page 3 titled “196 Main Street 10-Unit Apartment Building – Rear Elevation” all dated March 8, 2024.

**From the Applicant:**

- A-1 Resume of Robert C. Mast, P.E;
- A-2 Plan prepared by Richard C. Mast Associates, P.C. titled “Conditional Use Plan for 196 Main Street prepared for Mainland V, LLC” dated May 24, 2023, last revised March 8, 2024;
- A-3 Apartment Building Rendering;
- A-4 Retail Building Renderings;
- A-5 Bank Elevations;
- A-6 Review letter dated January 28, 2024 from Claire Warner of the Montgomery County Planning Commission.

6. Robert C. Mast, P.E. testified on behalf of the Applicant. Mr. Mast was recognized by the Board as an expert in civil engineering. (N.T. p. 15).

7. The Property is presently improved with a single-family dwelling served by public water and public sewer with driveway access from both Main Street and Quarry Road. (N.T. p. 16).

8. The existing dwelling and accessory structures will be demolished in connection with the Proposed Use. (N.T. p. 16).

9. Mr. Mast testified that the primary vehicular access to the Proposed Use will be a full movement access drive from Quarry Road and a secondary access from Main Street with limited turning movements. (N.T. pp. 17-18).

10. The secondary access has been located at the eastern-most point of the Property's frontage on Main Street and will require approval from the Commonwealth of Pennsylvania, Department of Transportation. (N.T., pp. 17-18).

11. Mr. Mast testified that residential-type building materials will be used for all the buildings to provide a residential character for the Proposed Use and the materials used for construction will be consistent throughout both the residential and nonresidential portions of the development on the Property. (N.T. p. 18-19, 22, 39); (Exhibits A-3, A-4 and A-5).

12. The proposed residential buildings will have varied roof lines and the end units will be side entry units. (N.T. p. 19).

13. The rear elevations show proposed decks for the apartment units. Views of the rear elevation of the apartment building that will face Quarry Road will be softened by grading and landscaping. (N.T. pp. 20-21).

14. The windows and doors of the nonresidential buildings will be residentially scaled with proportions similar to and consistent with residential structures. (N.T. p. 21-23); (Exhibits A-3, A-4 and A-5).

15. The proposed retail building will be situated along Main Street and will be oriented to face the proposed bank building. (N.T. p. 22; Exhibit T-4).

16. The proposed 3,366 square foot bank will be situated at the corner of Main Street and Quarry Road with a proposed drive-through facility. (N.T. p. 23).

17. The architecture of the proposed bank building and the proposed building materials for the bank will match the architecture and building materials of the other buildings proposed on the Property. (N.T. p. 23).

18. Mr. Mast testified that the proposed bank will have a drive-up ATM only (no teller service), with six-car stacking, a bypass lane, and one-way circulation. The proposed drive-through does not conflict with any parking space, parking area, drive isle or loading area. (N.T. pp. 25-26).

19. The proposed bank building will not have an external trash/dumpster area. Refuse service for the building will be handled internally. (N.T. p. 25).

20. The Applicant proposes seventy-six (76) parking spaces in the immediately vicinity of the thirty-six (36) apartment units. Adequate parking is also provided in close proximity to the retail building and bank building, with an opportunity for shared parking within the development. (N.T. p. 27-28).

21. Mr. Mast testified that the Applicant will submit a lightning plan in compliance with the Lower Salford Township Code of Ordinances as part of the land development plan application. (N.T. pp. 26-27).

22. Mr. Mast testified that the Applicant will submit a landscaping plan in compliance with the Lower Salford Township Code of Ordinances as part of the land development plan application. (N.T. pp. 26-27, 34).

23. Emergency access is provided along the southern most point of the frontage along Quarry Road between the parking spaces for the apartments and Quarry Road. (N.T. p. 28).

24. A shared access easement and a driveway extension for the potential future connection with the adjoining property on Main Street are provided. A secondary point of connection to the adjoining property is also provided south of the proposed apartment units. (N.T. pp. 28-29, 42; Exhibit T-4).

25. Sidewalks are proposed in the following locations: (1) along the frontage of Quarry Road and Main Street; (2) along the parking areas for the nonresidential uses; (3) on one side of the main access drive from Quarry Road. A pedestrian connection will also be provided between the nonresidential and residential uses and from Main Street into and throughout the Property. (N.T. pp. 29-30).

26. Mr. Mast testified that he did not anticipate any adverse impact on the surrounding properties. (N.T. p. 30).

27. Mr. Mast testified that the Proposed Use will not cause undue traffic congestion. (N.T. p. 30-31).

28. Mr. Mast testified that the Proposed Use will not have an unanticipated impact on Township public services, water, sewer, police, and fire protection. (N.T. p. 31).

29. Two stormwater basins are proposed as part of the Development, in addition to the existing drainage feature and an existing retention basin on the Property. (N.T. p. 31-32).

30. In response to a question from Supervisor Canavan, Mr. Mast testified that the southwest boundary line will be planted with a medium-intensity landscape buffer consisting of a mix of evergreen trees, shade trees, ornamental trees and shrubs in accordance with the Township's Subdivision and Land Development Ordinance. (N.T. pp. 32-33).

31. The rear elevation of the proposed bank building will contain parapet walls for the purpose of hiding the HVAC equipment for the building. However, the Applicant is committed to softening the appearance of that elevation to make it more residential in character in accordance with the requirements of the RO Residential-Office District. (N.T. pp. 36-37).

32. The siding materials for the proposed bank building will be a Hardy-like cement board and the siding materials for the residential buildings and retail buildings will be vinyl. (N.T. pp. 38-39).

33. Public access will be provided to all of the sidewalks constructed as part of the Proposed Use. (N.T. p. 41).

34. The Proposed Use will be serviced with public water and sewer. (Exhibits T-4, T-5 and A-2).

35. The bank roof system will be pitched at 82%. (Exhibit A-5).

36. In response to questions from the public, Mr. Mast responded that part of the land development plan will include improvement of the drainage design along Quarry Road. (N.T. p. 54-55).

37. In response to a question from the public, the trash enclosure for the apartment use will be addressed during the land development plan review process for the development of the Property. (N.T. p. 59-60).

#### **DISCUSSION AND CONCLUSIONS OF LAW**

1. A conditional use is a special exception “which falls within the jurisdiction of the municipal body rather than the zoning hearing board.” Williams Holding Grp., LLC v. Board of Supervisors of W. Hanover Twp., 101 A.3d 1202, 1212 (Pa. Commw. 2014) (discussing Section 603(c) of the Pennsylvania Municipalities Planning Code (MPC), Act of July 31, 1968, P.L. 805, *as amended*, 53 P.S. §10603(c)).

2. A municipal body may grant a conditional use pursuant to its police powers to regulate land use. Id.; Clinton County Solid Waste Authority v. Wayne Township, 643 A.2d 1162, 1168 (Pa. Commw. 1994).

3. The fact that a use is permitted as a conditional use, rather than prohibited, reflects a legislative decision that the use is not *per se* adverse to the public interest. K. Hovnanian Pennsylvania Acquisitions, LLC v. Newtown Township Board of Supervisors, 954 A.2d 718, 725 (Pa. Commw. 2008); Susquehanna Township Board of Commissioners v. Hardee's Food Systems, Inc., 430 A.2d 367, 369 (Pa. Commw. 1981).

4. In order to demonstrate that the Applicants are entitled to the conditional use, the Applicants initially bear the burden of establishing that the Application complies with the objective standards and criteria for the particular conditional use. Visionquest National, Ltd. v. Board of Supervisors of Honey Brook Township, Chester County, 569 A.2d 915, 917 (Pa. 1990); City of Hope v. Sadsbury Township Zoning Hearing Board, 890 A.2d 1137, 1147 (Pa. Commw. 2006).

5. Satisfaction of the Applicants' burden establishes a legislative presumption that the use is consistent with the health, safety, and welfare of the community. *Id.*; Susquehanna Township, 430 A.2d at 369.

6. If the Applicants satisfy this initial burden, the burden shifts to any objectors to rebut this presumption by establishing that the use will have a detrimental impact on the surrounding community. Joseph v. North Whitehall Township Board of Supervisors, 16 A.3d 1209, 1215 (Pa. Commw. 2011); Sheetz v. Phoenixville Borough Council, 804 A.2d 113, 115 (Pa. Commw. 2002).



7. Pursuant to Section 164-62.16.C. of the Zoning Ordinance, the Proposed Use is a permitted use on the Property upon conditional use approval as Class Three conditional uses. *Zoning Ordinance*, Section 164-62.16.C.

8. The Proposed Use complies with the dimensional criteria for Class Three conditional uses set forth in Section 164-62.17 of the Zoning Ordinance. (Exhibits T-4, T-5 and A-2).

9. The Applicant's drive-through component of the bank complies, and/or will comply, with the Zoning Ordinance conditions for a drive-through for non-residential uses. (Exhibit T-4, T-5 and A-2); *Zoning Ordinance*, Section 164-62.16.C.7.(a)-(d).

10. The apartments and retail space satisfy the pitched roof, overall dimension, and architectural requirements for buildings greater than 4,000 square feet. (Exhibits T-4, T-5, T-14-18, A-3 and A-5); *Zoning Ordinance*, Section 164-62.18.E.

11. The proposed bank building, as conditioned in the following Order, satisfies the pitched roof, overall dimension, and architectural requirements for buildings less than 4,000 square feet. (Exhibits T-4, T-5, T-14-18, A-3 and A-5); *Zoning Ordinance*, Section 164-62.18.D.

12. Future shared access and driveway easements are provided. (Exhibits T-4, T-5 and A-2); *Zoning Ordinance*, Section 164-62.18.G.

13. After reviewing all of the testimony and exhibits submitted, the Board finds that the Applicants have met their burden by demonstrating compliance with the specific criteria of Section 164-62.16.C, Section 164-62.17, and Section 164-62.18 of the Township's Zoning Ordinance. In the opinion of the Board, the testimony and evidence presented at the Hearing

establish that that the requested conditional use (as conditioned in the following Order) will not adversely affect the public health, safety and welfare of the community.

14. It is our specific finding therefore that the requested conditional use to redevelop the Property as a mixed-use development with a one-story bank building with drive-through facilities, a one-story retail building and four, two-story apartment buildings containing a total of thirty-six (36) dwelling units (as conditioned in the following Order) is in the best interest of this Township and is not likely to result in any unanticipated adverse effect to the public, safety and welfare.

(Order of the Board follows on the succeeding page)

**ORDER**

AND NOW, this 10<sup>th</sup> day of May, 2024, the application of Mainland V, LLC for a Conditional Use to redevelop the property located at 196 Main Street as a mixed-use development, with a one-story bank building with drive-through facilities, a one-story retail building and four, two-story apartment buildings containing a total of thirty-six (36) dwelling units (the "Proposed Use"), is hereby **APPROVED** subject to the following conditions:

1. Nothing in this Decision of the Board of Supervisors on this Conditional Use Application shall be construed as either an express or implied waiver of any provision of any applicable ordinance of Lower Salford Township. No level of development is guaranteed by virtue of this conditional Approval and the proposed development shall be permitted only if the fully-engineered Plans for the Property can demonstrate compliance with all applicable zoning and subdivision regulations of the Township as well as any relevant statutes or regulations of any other governmental entity having jurisdiction over development on the Property.

2. All development permitted by this conditional Approval shall be consistent with the testimony and exhibits submitted to the Board of Supervisors at the public hearing held on April 3, 2023.

3. As a part of the land development plan submission for the development of the Property for the Proposed Use, the Applicant shall incorporate pedestrian connections via additional sidewalk and crossings to connect the proposed sidewalk along Main Street to the commercial and residential portions of the development. Such additional pedestrian connections shall be subject to the review and approval of the Township as a part of the land development approval process.

4. The southwester boundary line shall be planted with a medium-intensity landscape buffer consisting of a mix of evergreen trees, shade trees, ornamental trees and shrubs in accordance with the Township's Subdivision and Land Development Ordinance.

5. Applicant shall revise the rear elevation of the proposed bank building to include similar architectural features to the front elevation or some other acceptable architectural features so that the appearance of the rear elevation is more residential in character to the satisfaction of the Board of Supervisors as required by the Lower Salford Township Zoning Ordinance.

6. Applicant shall submit a lighting plan and a landscaping plan in accordance with the requirements of Sections 164-62.16.C.7.(d) and 164-62.18.L. of the Township Zoning Ordinance as part of the land development approval process, which plans shall be reviewed and approved by the Board of Supervisors.

7. At the time of recording of an approved land development plan for the Proposed Use on the Property, a deed restriction shall be recorded to preserve the architectural features of the facades of all buildings proposed as part of the development so that such features are appropriately maintained and may not be changed in the future from the renderings approved as part of this Conditional Use Application and any subsequent land development plan approval. Such deed restriction shall be subject to the review and approval of the Township Solicitor.

8. The proposed commercial portion of the development shall not be converted at any time in the future to residential use.

9. A sidewalk easement shall be provided for access by the general public to all sidewalks constructed as part of the development of the Proposed Use on the Property. The sidewalk easement agreement shall be reviewed and approved by the Township Solicitor and recorded with the final land development plans for the development of the Property.

10. Cross-access easement agreements and an emergency access easement agreement shall be provided during the land development plan review process. Such easement agreements shall be reviewed and approved by the Township Solicitor and recorded with the final land development plans for the development of the Property.

**LOWER SALFORD TOWNSHIP  
BOARD OF SUPERVISORS**

By: 

Keith A. Bergman, Chairman  
Board of Supervisors

Attest: 

Joseph S. Czajkowski, Secretary

**EXHIBIT "B"**

**Waiver Review Letter**



Richard C. Mast Associates, P.C. | *Consulting Engineers and Land Surveyors*

The Village at Lederach | 658 Harleysville Pike, Suite 150 | Harleysville, PA 19438 | 215-513-2100 | Fax 215-513-2101

May 17, 2024; Revised January 24, 2025

Lower Salford Township  
345 Main Street  
Harleysville, PA 19438

**ATTN: Mr. Michael Beuke, Director of Building and Zoning**

**SUBJ: 196 Main Street – Request for Waivers  
Lower Salford Township, Montgomery County, PA  
RCMA Project Number 3179**

Dear Mike:

We respectfully request the following Waivers from the Lower Salford Township Subdivision and Land Development Ordinance in conjunction with the above referenced Land Development Application. I have listed the section for each Waiver request along with an explanation of the request below.

***§142-41 Sidewalks***

A waiver, to the extent necessary, is requested not to provide sidewalk all the way to the property lines along Quarry Road and Main Street, to allow for grade transitions at the end of the sidewalk.

***§142-42.B.(1)(c) – Existing Tree Preservation***

A waiver to allow trees that are proposed to remain to be considered “preserved” where construction is proposed within twenty (20) feet of a trunk. This will allow the development to maximize the amount of trees being preserved on the site.

***§142-42.F.2.d.1 Basin Side Slopes***

A waiver is requested to allow a maximum of 3:1 side slope on the outside of the basin (toward Quarry Road and the proposed entrance drive) of Basin (BMP) 1 (within the non-residential portion of the site), and on the outside slope (toward Quarry Road) of Basin (BMP) 2 (within the residential portion of the site). The basins

[www.rcmaonline.com](http://www.rcmaonline.com)

---

*Site Development • Land Subdivision • Land Planning • Boundary Survey • Construction Stakeout*

will be professionally and commercially mowed, and the greater side slope allows the basins to be designed with a larger bottom area and shallower depth.

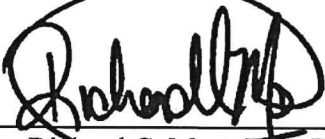
***LSTES 107.2.D and 107.5 Minimum Pipe Sizes***

A waiver is requested to allow a pipe size of 15 inches for the pipe run between inlet A3 and A2 (70 feet) and B8 and B7 (24 feet).

Please feel free to contact me if you have any questions.

Sincerely:

Richard C. Mast Associates, P.C.

A handwritten signature in black ink, appearing to read 'Richard C. Mast', is written over a horizontal line. The signature is enclosed in a hand-drawn oval.

By: Richard C. Mast, P.E., President

Cc: Mainland Pointe, L.P.



**EXHIBIT "C"**

**Township Engineer Review Letter**



CKS Engineers  
4259 West Swamp Road, Suite 410  
Doylestown, PA 18902  
P: 215.340.0600  
www.cksengineers.com

September 20, 2024  
Ref: #4601-089

Lower Salford Township  
379 Main Street  
Harleysville, PA 19438

Attention: Michael Beuke, Director of Building and Zoning

Reference: Preliminary Land Development Review (2<sup>nd</sup> Review)  
196 Main Street - Mainland V, LLC  
TMP No. 50-00-02014-00-6

Dear Mike:

We reviewed the revised Preliminary Land Development Plans consisting of thirty-two (32) sheets dated December 12, 2023, last revised July 20, 2024, and a Stormwater Management Report dated March 15, 2024, last revised June 20, 2024, both prepared by Richard C. Mast and Associates, P.C. for the above-referenced project. A Traffic Impact Assessment dated February 19, 2024, last revised June 19, 2024 prepared by Horner & Canter Associates was also submitted.

Relative to this matter, the plan proposes the development of an existing 5.19-acre (gross)/4.97-acre (net) parcel in the RO – Residential Office Zoning District which contains a single-family detached dwelling with a detached garage that will be razed. The development proposes a total of six buildings as follows: Building A, a one-story 3,366-s.f. bank with an ATM only drive-through; Building B, a one-story 7,400-s.f. retail building; Buildings 1 and 2 are to be two-story 5,700-s.f. footprint apartment buildings containing ten dwelling units each; and Buildings 3 and 4 are two-story 4,560-s.f. footprint apartment buildings containing eight dwelling units each. There will be a total of 36 dwelling units on the site and 75 parking spaces for the residential buildings. In the non-residential portion of the site there will be a total of 54 parking spaces. Access to the site is provided via a full-movement unrestricted access at Quarry Road (T-415) and a partially restricted access at Main Street (SR 0063) which permits full ingress movements, but limits egress to right-out only for southbound travel. One emergency access is shown at the southeast corner of the site along the Quarry Road frontage where the residential driveway dead-ends near Building 3. A 3,031-s.f. access easement is shown to provide future access to TMP 50-00-02011-00-9 near the Main Street access. All buildings are shown to be served by public water and sewer service. Two managed release concept basins are proposed to manage the increase in stormwater runoff.

As per your request, we have reviewed the Preliminary Plans submitted for the proposed subdivision and development and offer the following comments for consideration by Township Officials.

## I. ZONING ISSUES

The following comments are based upon the provisions of the Lower Salford Township Zoning Ordinance:

1. The proposed uses of the lot, 36 apartments, a bank and a retail building, are permitted as Class 3 Conditional Uses in the RO Residential Office Zoning District. The Conditional Use was approved at the April 3, 2024 Board of Supervisors meeting. The date of the Conditional Use Decision and Order should be listed in the Conditional Use Approval heading on Sheet 1. (Z.O. Sections 164-62.16.C.2, 164-62.16.C.3 and 164-62.16.C.9)
2. The following revisions are required for compliance with the Conditional Use Decision and Order:
  - a. The Conditional Use Order requires additional pedestrian connections from the Main Street sidewalk to the site. While a sidewalk was added at the northeast corner of the site by Building B, a second connection is recommended south of the traffic signal box at the Quarry Road intersection. Alternatively, additional sidewalk and crosswalk could be added in the island separating rows of nine parking spaces abutting Main Street, providing another travel direction to Building A similar to what is already proposed from Quarry Road.
  - b. The Conditional Use Order also requires a revised architectural design for the rear elevation of Bank Building A. Proposed exterior elevations dated May 20, 2024 prepared by Core States Group propose a revised façade with additional canopy rooflines and revised fenestration. They must be approved by the Board of Supervisors.
3. At the time of recording, a deed restriction to preserve the architectural façades of all buildings is required. The restriction shall be to the satisfaction of the Township Solicitor.
4. A sidewalk easement providing access to all project sidewalks by the general public must be drafted for review by the Township Solicitor. The executed easement agreement shall be recorded with subsequent Final Land Development plans.
5. Cross-Access and Emergency Access Easement Agreements must be drafted for review by the Township Solicitor. The executed easement agreement shall be recorded with subsequent Final Land Development plans
6. The detail of the proposed trash enclosure screening on Sheet 26 must be approved by the Board of Supervisors. The applicant has stated that trash for the bank will be handled inside the building. (Z.O. Section 164-62.18.J)
7. For continuity with nearby development at Mainland Pointe, we recommend the applicant consider the use of the same free-standing light and post throughout this site. (Z.O. Sections 164-25.2 and 164-62.18.L)

8. The proposed Mirada Modium Arco light detailed on Sheet 17 is not consistent with Mainland Pointe fixtures. Lighting for the drive-through service area must be installed so as to safely, but not excessively, illuminate the drive-through area and be shielded to prevent light spillage off the parcel. The lighting must also be timed or switched to extinguish illumination when drive-through service is unavailable. Sheet 15 notes intensities of 20.8 to 27.7 footcandles at the drive-through and should be revised for lesser intensity. (Z.O. Section 164-62.16.C.7.d)
9. A 3,031-s.f. access easement for the benefit of Parcel 50-00-02011-00-9 is shown at the Main Street driveway access. The easement agreement for this area will need to be prepared and executed to the satisfaction of the Township Solicitor. (Z.O. Section 164-62.18.G.2.b)
10. A future path connection to of Parcel 50-00-02011-00-9 is shown near the southwest corner of the site. The applicant should indicate if a shared pedestrian easement will be provided at this future connection and detail the necessary requirements to have this applicant construct the path in the future. We note that the path crosses a drainage swale and may require a culvert pipe. (Z.O. Section 164-62.18.G.b.3)
11. The loading zone adjacent to the trash compound must be dimensioned. We recommend concrete paving be implemented for the entire loading zone. (Z.O. Section 164-103)

## **II. SUBDIVISION AND LAND DEVELOPMENT ISSUES**

The following comments are based upon the requirements of the Lower Salford Township Subdivision and Land Development Ordinance:

1. Quarry Road requires a six-foot-wide shoulder, but Sheet 20 shows a 3-foot shoulder. The design of improvements to Quarry Road are to be in accordance with the Traffic Engineer's recommendations. A waiver may be required.(142-29)
2. The Vehicle Access Plan on Sheet 30 shows the WB-50 semi-trailer will encroach the opposing driveway lane when approaching Quarry Road. Additionally, it is not illustrated how the WB-50 will reach the loading zone. The applicant must coordinate maximum delivery vehicle size and revise driveway configurations as needed to facilitate movements without encroaching opposing travel lanes. (142-31.G)
3. While Sheet 4 includes tree diameters and removals, it does not indicate species. Species must be specified for all existing trees. Several existing mature trees near the southern corner of the development shown to be preserved do not meet the criteria to be considered "preserved" and therefore, additional replacement trees will be required. (142.42B.1. and 142.42.C.)
4. All trees must be labeled on the Landscape Plan. Plant symbols, as included in the plan view, should match the plant schedule. Species and quantities for parking lot perimeter shrubs should be provided. Additional comments may follow once this information has

been provided. Furthermore, shrub spacing in plan view should be adjusted to align with the spacing provided within the Plant Schedule. (142-42.B and 142-15.D.1.k.)

5. The plan has been revised to provide for a shade tree in each island. Adjustments to the location of parking island trees may be necessary to provide adequate space between trees and fire hydrants, as well as between trees and signs and between trees and lighting. Furthermore, the location of proposed underground utilities prohibits the planting of a parking island tree west of Retail Building B. (142-42.D.2.a)
6. Calculations for access driveway street trees should be revised to provide for trees on both sides for Drive A and Drive B and the length shall be measured from the edge of road to the first drive aisle. (142-42.E.1)
7. While Sheet 4 includes tree diameters and removals, it does not indicate species. Species must be specified for all existing trees. (142-42.B)
8. All trees must be labeled on the Landscaping Plan and planting schedule. (142-42.B)
9. Numerous light standards conflict with proposed trees. The plan must be revised to eliminate all conflicts. (142-42.D.2.c)
10. Additional planting material is required to screen all parking areas from public roads. The Quarry Road frontage of the row of nine spaces by Building A is still deficient. (142-42.D.3)
11. Basin side slopes must be a maximum of 4:1. The grading must be revised. (142-42.F.2.d.1 and 142-39.B.2)
12. The low intensity property buffer adjacent to the daycare at TMP No. 50-00-02011-00-9 is deficient by a count of four canopy trees per the planting schedule on Sheet 12.
13. No one species may exceed 20% of the total quantity of trees to be planted where 51 or more trees are proposed. Due to the number of proposed (and anticipated required) number of trees, planting diversity of certain species must be revised to comply with the percentages specified in the ordinance. (142-42.I.1.c)
14. The type of site element screen selected for each element to be screened must be specified on the plans. The parking lot, dumpster areas, multi-family rear yard, and any future loading area must be adequately screened. (142-42.G.5)
15. Typical sidewalk and service walk widths must be labeled throughout the site.
16. The applicant has not requested any waivers; however, per the preceding comments, some waivers may be necessary. All waiver requests must be submitted as separate written correspondence and listed on the Land Development Plan. (142-7 and 142-27)

### III. STORMWATER MANAGEMENT, GRADING, AND EROSION CONTROL

The following comments pertain to stormwater management, storm drainage, grading, and erosion and sedimentation control aspects of the current plan submission and are based upon the requirements of the Subdivision and Land Development Ordinance (SALDO), the Stormwater Management Ordinance (S.M.O) as referenced in Article IX of the SALDO and the Lower Salford Township Engineering Standards (LSTES). The project is located within the watershed of West Branch Skippack Creek.

1. The applicant must obtain approval from the Montgomery County Conservation District for the Erosion and Sedimentation Control Plan and an NPDES Permit for Stormwater Discharges associated with Construction Activities from the PADEP.
2. The operation and maintenance requirements and person responsible for all stormwater BMPs must be listed on a plan that is recorded.
3. Inlet protection and a typical installation detail must be provided for all inlets within the limit of disturbance.
4. Two pipe segments from inlets A3 to A2 (70 LF) and B8 to B7 (24 LF) are shown to be 15 inches in diameter. A waiver will be required from the LSTES which requires an 18-inch minimum diameter. (LSTES 107.2.D and 107.5)
5. Top of wall/bottom of wall (TW/BW) spot elevations must be provided for the wall at Basin 2. Retaining wall plans and calculations prepared by a professional engineer registered in Pennsylvania are required.
6. Per Sheet 8, we note that this plan revision relocated the Quarry Road construction entrance further north, closer to the Main Street intersection for Stage 1. We defer to the Township Traffic Engineer to determine if the proximity to the right-hand turning lane of Quarry Road is acceptable.

### IV. GENERAL

The following items are general engineering considerations pertaining to the project that were noted by our office during the course of review of the current plan submission:

1. General and Conditional Use Notes 6 and 7 on Sheet 1 state public water and sewer service will be provided. LSTA approved service for planning purposes per their letter of June 25, 2024. NPWA must approve water service for the site.
2. The applicant must detail maintenance and protection of traffic for extension of the sewer main and storm sewer in Quarry Road. Mill and overlay of Quarry Road should be specified on the plans.

3. Based on the proposed curb line location, all existing utility poles along the Main Street frontage will require relocation outside of the proposed paved cartway.
4. The location of mail collection and delivery for each building must be shown and approved by the Postmaster.
5. The emergency access bollard must be constructed to the Harleysville Emergency Services Department standards.
6. Approval of the Authority Engineer is required.
7. Approval from the Township Fire Marshal is required.
8. Approval from the Township Traffic Engineer is required.
9. The "above-ground pool" note appearing at Building A on multiple sheets must be removed.
10. Street names in the title blocks should be switched on Sheets 19 and 20 to be consistent with sheet content.

Very truly yours,  
CKS ENGINEERS  
Township Engineers



Michele A. Fountain, P.E.

MAF/klk  
Enclosure

cc: via email:  
Joseph Czajkowski, Township Manager  
Board of Supervisors (5)  
Planning Commission (7)  
LST Staff (3)  
James Garrity, Esquire, Township Solicitor  
Andrew Freimuth, Esquire, Township Solicitor  
LSTA (3)  
Claire Warner, MCPC  
Stephanie Butler, Bowman  
Mainland V, LLC, Owner  
Richard Mast  
File

**EXHIBIT "D"**

**Township Traffic Engineer Review Letter**



# Bowman

September 12, 2024

Joseph S. Czajkowski, Township Manager  
Lower Salford Township  
379 Main Street  
Harleysville, PA 19438

**RE: Traffic Engineering Review #4 – Transportation Impact Assessment and Preliminary Land Development Plans**

196 Main Street – Mixed-Use Development  
Lower Salford Township, Montgomery County, PA  
Project No. 313467-01-001

Dear Joe:

Per your request, Bowman Consulting Group (Bowman) has completed a traffic engineering review for the proposed mixed-use development to be located at 196 Main Street (S.R. 0063) in Lower Salford Township, Montgomery County, PA. Based on review of materials provided in the submission, the proposed development will consist of a 3,366 square-foot bank with drive-thru, 7,400 square feet of retail space, and 36 townhouse units. Access to the proposed development will be provided via a full-movement driveway to Quarry Road and a left-in/right-in/right-out only driveway to Main Street (S.R. 0063). It should be noted that an emergency-only access is also proposed to Quarry Road on the western end of the site.

The following documents were reviewed as part of the submission:

- Transportation Impact Assessment – Proposed Mixed Use Development (196 Main Street), prepared by Horner & Canter Associates, last revised June 19, 2024.
- Preliminary Land Development Plans – 196 Main Street, prepared by Richard C. Mast Associates, P.C., last revised July 20, 2024.
- Response to Comments Letter – 196 Main Street, prepared by Richard C. Mast Associates, P.C., dated July 24, 2024.

Based on the review of the above listed documents, Bowman offers the following comments for consideration by the Township and further action by the applicant as the project advances through the formal land development process.

## General

1. Since Main Street (S.R. 0063) is a State Roadway, a Highway Occupancy Permit (HOP) will be required for any modifications/improvements within the Legal Right-of-Way along Main Street (S.R. 0063). The Township must also be copied on all studies, plan submissions, and correspondence between the applicant and PennDOT, and invited to any meetings among these parties.
2. A response letter must be provided with the resubmission detailing how each comment below has been addressed, and where each can be found in the resubmission materials (i.e., page number(s)) to assist in the re-review process. Additional comments may follow upon review of any resubmitted and more detailed plans during the land development process.

425 Commerce Drive, Suite 200, Fort Washington, PA 19034

P: 215.283.9444

**bowman.com**

### Transportation Impact Assessment

3. Since access to this site is provided via Main Street (S.R. 0063), which is a state road, the transportation impact assessment (TIA) should be reviewed by PennDOT to obtain concurrence and approvals on the access and associated improvements proposed in the study. All comments from PennDOT must also be coordinated with our office and the Township and be evaluated and addressed in subsequent submissions.

### Preliminary Land Development Plans

4. Section 164-62.16(C)(7)(b) of the ZO states that the drive-through service area shall be designed in a safe and efficient manner to minimize vehicle-to-pedestrian conflicts. Therefore, a "Pedestrian Crossing" sign should be shown on the plans at the pedestrian crosswalk adjacent to the proposed bank that extends through the drive-thru lanes. **The applicant's engineer indicates in its response that this additional signage will be shown on the final plans.**
5. Double yellow pavement markings should be added to the proposed access on Main Street (S.R. 0063) to maintain separation between the egress and ingress movements. **The applicant's engineer indicates in its response that this additional striping will be shown on the final plans.**
6. It appears that the proposed roadway improvements on Quarry Road extend beyond the Township's Legal Right-of-Way approaching the intersection with Main Street (S.R. 0063). Since the Ultimate Right-of-Way line does not extend across the Quarry Road site frontage, a "Required Right-of-Way Line -Township" should be provided to encompass the Quarry Road improvements, specifically in the area of the right-turn lane widening. Documentation offering this area for dedication to Lower Salford Township will be required. **The applicant's engineer indicates in its response that additional right-of-way will be offered to the Township for dedication once the extent of the improvements has been resolved.**
7. Design details for the proposed accesses, including radii, geometry, widths, curb reveal, buffer strip width, etc., must be provided on the plans. **The applicant's engineer indicates in its response that these additional details will be shown on the HOP plans.** While these additional details are proposed to be shown on the HOP plans, they should also be shown on the land development plans, especially at the Quarry Road site access which is not located along a state road.
8. Geometry of the Quarry Road Baseline, including radii, PC, PI, PT, tangents, stationing, etc. should be provided on the plan detailing the transition and tie-in of existing Quarry Road to the proposed widened section/limit of work at the southern property line. While the minimum base line radius for the roadway based on a 35 mph speed limit of 340' has been exceeded, the designed base line radii labeled on the plans will require appropriate superelevation and transitions. Also, label the existing centerline radius of Quarry Rd.
9. Cross sections and roadway construction plans should be provided for the proposed improvements along Quarry Road, including superelevation calculations, transition areas, and limits of pavement widening. **The applicant's engineer indicates in its response that these additional details will be shown on the HOP plans.** While these additional details are proposed to be shown on the HOP plans, the roadway construction plan sheets/details should also be incorporated into land development plans, especially at the Quarry Road site access which is not located along a state road.
10. The profile for Drive A does not appear to connect to the existing grade line. In addition, the existing slope(s) of the roadway should be provided. Finally, an ADA compliant area must be provided for the proposed crosswalk.

11. The existing roadway grades for the profile for Drive B must be added to the plans. In addition, an ADA compliant area must be provided for the proposed crosswalk. **The applicant's engineer indicates in its response that these additional details will be shown on the HOP plans.** While these additional details are proposed to be shown on the HOP plans, the roadway construction plan sheets/details should also be incorporated into the land development plans, especially at the Quarry Road site access which is not located along a state road.
12. The profile for Drive C, which includes the proposed emergency access, appears to have non-compliant slopes at the emergency access. The proposed driveway slope, and existing roadway slope, must be added to the plans. The designer should also verify that an ADA compliant area is provided for the proposed sidewalk crossing.
13. While pavement details have been provided for the proposed driveways and parking areas on Sheet 21, additional information must be provided for the pavement replacement on Quarry Road and Main Street (SR 0063). **The applicant's engineer indicates in its response that these additional details will be shown on the HOP plans.** While these additional details are proposed to be shown on the HOP plans, the roadway construction plan sheets/details should also be incorporated into the land development plans, especially at the Quarry Road site access which is not located along a state road.
14. Documentation regarding the proposed access agreement between the subject property and Parcel 50-00-02011-00-9 must be provided to the Township. **The applicant's engineer indicates in its response that documentation of the proposed access agreement will be provided prior to the approval/recording of the final plans.**
15. The designer should evaluate the proposed storm structures C2 and C1 and provide additional design details as necessary to indicate the constructability of the proposed structures.
16. The sidewalk and curbing along the Quarry Road site frontage should be extended to the western property line and the sidewalk along the Main Street (S.R. 0063) site frontage should be extended entirely to the southern property line as required by *Section 142-41 of the SALDO*. The sidewalk appears to end short of each property line. **The applicant's engineer indicates in its response that a partial waiver is being requested for this condition to allow adequate room for grading.** It should be noted that the plans do not list this waiver request, nor has the applicant provided a waiver request letter for this condition in compliance with *Section 142-27 of the SALDO*.
17. The Township Fire Marshal should review the emergency vehicle turning templates for accessibility and circulation needs of emergency apparatus. Provide the correspondence, including any review comments and/or approvals, is included in subsequent submissions.
18. All proposed signs and pavement markings should be shown on future land development plan submissions. Due to the size of the site, a detailed pavement marking and signage plan sheet should be provided for the development including signage details. **The applicant's engineer indicates in its response that a detailed pavement marking and signage plan will be provided in future plan submissions.**
19. A "One-Way" sign should be shown on the plans on the northern side of the entrance to the bank drive-thru lanes. **The applicant's engineer indicates in its response that this sign will be provided in future plan submissions.**

20. An "All Traffic Must Turn Right" sign should be shown on the plans for the egress movement of the driveway on Main Street (S.R. 0063). **The applicant's engineer indicates in its response that this sign will be provided on the HOP plans.** While this sign is proposed to be provided on the HOP plans, it should also be shown on the land development plans.
21. Begin and End Center Left Turn Lane signs should be placed along Quarry Road as well as arrow legends for the center left turn lane. **The applicant's engineer indicates in its response that this sign will be provided on the HOP plans.** While these signs will be provided on the HOP plans, they should also be shown on the land development plans, especially given Quarry Road is not a state road.
22. An ADA ramp should be shown on the plans in the vicinity of the ADA parking spaces adjacent to the proposed Retail Building 'B' and adjacent to the proposed apartment buildings 2 and 4.
23. The southwest corner of the Main St/Quarry Rd intersection should include proposed grading that will accommodate a future ADA curb ramp once the crossing can be made across Quarry Rd to the Allebach tract.
24. Additional information must be provided for the emergency access onto Quarry Road, including dimensions and method of closure to vehicular access. **The applicant's engineer indicates in its response that this information will be provided in future plan submissions.**
25. Additional information, such as agreements with adjacent property owners or plans, should be provided for the future driveway extension at the southwest corner of the site, to parcel no. 50-00-02011-009. **The applicant's engineer indicates in its response that documentation of the proposed access agreement will be provided prior to the approval/recording of the final plans.**

#### **Transportation Impact Fee Assessment**

In accordance with the *Lower Salford Township Impact Fee Ordinance*, the "new" weekday afternoon peak hour trip generation for the proposed development will be subject to the Township's Transportation Impact Fee, since it is located in the Transportation Service Area. This area has an impact fee of \$2,948 per "new" weekday afternoon peak hour trip. Based upon information provided in the TIA, the site is anticipated to generate 124 "new" peak hour trips during the weekday afternoon. Providing a credit of one "new" trip for the existing single-family home, the number of "new" trips subject to the transportation impact fee is 123, resulting in a transportation impact fee of \$362,604.

If the Township has any questions, or requires further clarification, please contact me at [sbutler@bowman.com](mailto:sbutler@bowman.com) or 215-283-9444 or Chad Dixson, AICP, PP at [cdixson@bowman.com](mailto:cdixson@bowman.com).

Respectfully,



Stephanie L. Butler, P.E.  
Senior Project Manager

BMJ/CED/MEE/SLB

Mr. Joseph Czajkowski  
September 12, 2024  
313467-001-01

Attachment

cc: Lower Salford Board of Supervisors  
Lower Salford Township Planning Commission  
Michael Beuke, Lower Salford Township  
Holly Hosterman, Lower Salford Township  
Michele Fountain, P.E., CKS Engineers  
James Garrity, Esq., Lower Salford Solicitor  
Andrew Freimuth, Wisler Pearlstine, LLP  
Don Lynch, Lower Salford Fire Marshal  
Connie Weimer, LSTA  
Thomas Duffy, P.E., LSTA Engineer  
Mark Mattucci, LSTA Project Manager  
Claire Warner, Montgomery County Planning Commission  
Richard C. Mast, P.E., Richard C. Mast Associates, P.C. (Applicant's Engineer)  
Dave Horner, P.E., Horner & Canter Associates (Applicant's Traffic Engineer)  
Bryan Hunsberger, Mainland V. LLC (Owner/Applicant)

Q:\PA-FTWA-MC\MCM\eng\LOWERSA1\313467-01-001\_196 Main St LD Review\Correspondence\Out\2024-09-12 Review Letter #4 - 196 Main Street TIA\_LD Plans.docx



November 15, 2024

Lower Salford Township  
379 Main Street  
Harleysville, PA 19438

**Attn: Joseph S. Czajkowski, Township Manager**

**Subj: 645 Store Road – WAIVER REQUESTS**  
**Lower Salford Township, Montgomery County**  
**STA Project #6367**

Dear Mr. Czajkowski:

On behalf of the applicant, waivers from certain sections of the Subdivision and Land Development Ordinance are hereby requested as follows:

1. From §142-12.C: Which requires the submission of a separate Preliminary Plan.

*A waiver is requested to allow a concurrent preliminary and final plan submission due to the simple nature of the subdivision.*

2. From §142-15.C: Which requires existing features within 100 feet of the tract boundary be shown on the plan.

*A partial waiver is requested to allow an aerial plan dated within the last five (5) years to be provided to show existing features within 100 feet of the tract boundary. The aerial plan provided is dated 2023 and this date is noted on Sheet 3.*

3. From §142-38.F.4.d: Which requires driveways serving access strips to comply with the Township's Engineering Standards for drainage and cartway, from the edge of road pavement to a distance of 50 feet beyond the ultimate right-of-way line of the road.

*A partial waiver is requested to not provide curb along the driveway access to the site so that drainage can sheet flow off of the driveway into vegetated areas.*

4. From §142-38.F.4.j: Which requires no more than one tier of rear lots to be permitted on a tract. In other words, a rear lot may not be located behind another rear lot.

*A waiver is requested to allow the lot configuration shown on the record plan – one tier of rear lots on the tract and an adjacent rear lot behind the tract.*

5. From §142-41: Which requires sidewalks, curbs, storm sewers and shared use paths along Store Road.

*A waiver is requested to not provide sidewalks, curbs, storm sewers, and shared use paths along Store Road. Sloped road widening and a driveway pipe is provided for drainage instead of curb. No sidewalks or paths exist in the area. The frontage is graded to accommodate sidewalks should they be needed in the future.*

6. From §142-42: Which requires Landscape Plans to be signed and sealed by a Landscape Architect registered in Pennsylvania.

*A waiver is requested to not require landscape plans to be signed and sealed by a landscape architect. The required landscaping is minimal, and the proposed trees / shrubs are taken directly from the Township recommended plant list in the SALDO ordinance.*

7. From §142-42.F.2.d.1: Which requires maximum side slopes of 4H:1V in stormwater facilities.

*A waiver is requested to allow a 3H:1V side slope for the outside slope of the storm water facility to make reasonable use of the building area available for the lot while maintaining as much separation from the proposed house and the proposed septic area. A 3H:1V slope is maintainable.*

8. From §142-42.C.3: Which requires replacement trees to be selected from the shade tree plant list.

*A waiver is requested to allow the replacement trees to be evergreens instead of shade trees to provide better buffering between the proposed lots. The required number of replacement trees are provided.*

9. From LSTES 107.2.D: Which requires a minimum pipe diameter of 18-inches.

*A waiver is requested to allow a 15-inch diameter pipe for the driveway pipe due to the topography and cover requirements and to allow a 6-inch diameter pipe for the basin outfall pipe for storm water management purposes. Both pipes are outside of the Township right-of-way and will be privately owned and maintained.*

I believe this is a complete list of waiver requests. However, if additional requests become necessary through the plan review process, those requests will also be submitted in writing.

Respectfully submitted,



Susan A. Rice, P.E.  
S.T.A. Engineering, Inc.

cc: Michele A. Fountain, P.E., CKS Engineers, Inc.  
Stephanie Butler, P.E., McMahon Associates, Inc.  
Andrew & Angeliki Kamaratos, applicant



## CHINMAYA MISSION TRI-STATE CENTER

Chinmaya Kedar, 560 Bridgetown Pike, Feasterville-Trevoe, PA 19053

Tel: (215) 396-0390, [www.ChinmayaMissionPhiladelphia.org](http://www.ChinmayaMissionPhiladelphia.org)

- CHINMAYA MADHUVAN, 905 Big Oak Road, Morrisville, PA 19067
- CHINMAYA RAMALAYA, 991 Lucon Road, Harleysville, PA 19473
- CHINMAYA SUDARSHAN, 1201 N Chester Road, West Chester, PA 19380

January 28, 2025

To, Mr. Joseph Czajkowski, Township Manager and Michael L Beuke, Director, Building & Zoning Division, Lower Salford Township, 379 Main Street, Harleysville, PA 19438  
Reference: 991 Lucon Road, Harleysville, PA 19438

Dear Sir,

Reference is made to "Land Development and Financial Security Agreement" dated Feb 8, 2018, between Lower Salford Township and Chinmaya Mission Tri-state Center, PA. Item 16 of the Agreement requires the Site Improvement to be completed before one (1) year anniversary date of recording of the Agreement. We acknowledge and appreciate subsequent extensions granted till Feb 19, 2025, for completing site improvement to begin construction of the proposed building. In this regard, we remind that previously, we completed the Storm Water Runoff Basin and Storm Drain to MH @ Township Line Rd, Concrete Curb, and Parking lot Light Pole Bases. Additionally, we have completed parking lot black-top, major Landscaping and planted about 25 trees. The Storm Water Management complies with County Conservation Guidelines. The underground utilities and the minor punch list items of work need to be completed while building the Project and/or after completion of it.

As the shadow of Covid-19 pandemic and follow-up variants slowly fade away we were able to restart the Sunday school activities in late 2023. However, we are limited in holding periodic fund-raising campaigns to generate adequate funds for the building project. In past few months we have made some progress on this front but not enough to resume construction activity immediately. We would complete the minor punch-list items that need to be completed while building the project and upon completion of it. In view of the above scenario of the ongoing challenging environment, Chinmaya Mission requests Township Managers to extend the timeline for an additional 2 years till February 19, 2027, to facilitate completion of the remaining punch-list items of the Site-work.

We appreciate your support.

Thank you!

Swami Siddhananda, Minister



**AMENDMENT TO MAINTENANCE AGREEMENT**

**Alderfer Tract – Toll PA, L.P.  
Subdivision and Land Development**

**THIS AGREEMENT** is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between **LOWER SALFORD TOWNSHIP**, 379 Main Street, Harleysville, Montgomery County, Pennsylvania 19438 (the “Township”) and **TOLL PA, L.P.**, a Pennsylvania limited partnership, with a registered office address of 1140 Virginia Drive, Fort Washington, Pennsylvania 19034 (the “Developer”).

**W I T N E S S E T H:**

**WHEREAS**, the Township and Developer previously entered into a Maintenance Agreement dated August 2, 2023 for the purposes of securing the proper maintenance, repair and structural integrity and functioning of certain required improvements identified therein (“Improvements”) that are associated with a development known as the Reserve at Salford (hereinafter, the “Development”) for a period of eighteen (18) months in accordance with the terms and conditions of the Maintenance Agreement, which eighteen (18) month period will expire on February 2, 2025 (the “Maintenance Period”); and

**WHEREAS**, to secure Developer’s obligations under the Maintenance Agreement, Developer provided the Township with a bond from Swiss Re Corporate Solutions America Insurance Corporation (“Bond”) to serve as financial security during the Maintenance Period; and

**WHEREAS**, in accordance with the Maintenance Agreement, the Township Engineer provided Developer with a punch-list letter dated December 16, 2024 (“Punch-List Letter”),

which identifies required repairs to certain Improvements that the Developer must complete pursuant to the terms of the Maintenance Agreement, before the Township releases the Developer from its obligations thereunder; and

**WHEREAS**, a true and correct copy of the Punch-List Letter is attached hereto and incorporated herein as Exhibit “A”; and

**WHEREAS**, the Developer and the Township desire to enter into an amendment to the Maintenance Agreement (“Amendment”) to extend the Maintenance Period to allow the Developer to repair or replace the Punch-List Items identified in the Punch-List Letter.

**NOW, THEREFORE**, in consideration of the mutual promises herein contained and intending to be legally bound, the parties hereto agree as follows:

1. The expiration of the Maintenance Period shall be extended to April 18, 2025, in order to permit the Developer to address all items in the Punch-List Letter to the satisfaction of the Township Engineer in accordance with the terms and conditions of the Maintenance Agreement (the “Extended Maintenance Period”).

2. The terms, conditions, rights, duties and obligations set forth in the Maintenance Agreement are hereby ratified and reaffirmed, except to the extent that such terms, conditions, rights, duties and obligations are modified by this Amendment. No other modifications to the Maintenance Agreement are intended except as set forth herein in this Amendment.

3. Without limiting the foregoing, Developer shall ensure that the Bond remains in full force and effect through the Extended Maintenance Period and until it is released in writing by the Township.

IN WITNESS WHEREOF, the parties have duly executed this Agreement the day and year first above written.

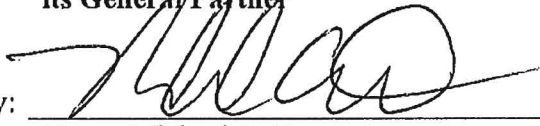
**TOWNSHIP:**  
**LOWER SALFORD TOWNSHIP**

By: \_\_\_\_\_  
**Keith A. Bergman, Chairman,**  
**Board of Supervisors**

Attest: \_\_\_\_\_  
**Joseph S. Czajkowski, Secretary**

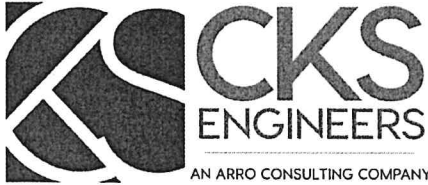
**OWNER/DEVELOPER:**  
**TOLL PA, L.P.**

By: **TOLL MID-ATLANTIC LP COMPANY, INC.,**  
**its General Partner**

By:  \_\_\_\_\_  
Name: Michael A. Downs  
Title: Sr. Vice President

**EXHIBIT "A"**

**Punch-List Letter**



CKS Engineers  
4259 West Swamp Road, Suite 410  
Doylestown, PA 18902  
P: 215.340.0600  
www.cksenineers.com

December 16, 2024  
Ref: # 4604

Via Email (mdowns@tollbrothers.com)  
and Certified Mail Return Receipt

Toll Brothers  
250 Gibraltar Road  
Horsham, PA 19044

Attention: Michael Downs, Vice President, Land Development

Reference: Lower Salford Township  
The Alderfer Tract (a.k.a. Reserve at Salford)  
Maintenance Bond Inspection

Dear Mr. Downs:

In anticipation of the February 2, 2025 expiration of the Maintenance Agreement, we have inspected the improvements constructed as part of your Reserve at Salford project. Our inspection noted a number of items which require attention under the terms of the Maintenance Agreement. These items are as follows:

1. Theodore Circle:
  - a. Replace dead landscape shrubs at Rain Garden No. 1 as per Landscape Plan "C" Sheet 31 as noted below:
    - 1) Replace Four (4) Viburnum Denotatum
    - 2) Replace Three (3) Glabra Shamrock
  - b. Repoint Belgium block curb.
  - c. Replace concrete sidewalk at 564 (1 Block).
2. Grayson Lane/Windsor Drive:
  - a. Replace dead landscaping in Basin No. 2 as per landscape Plan "B" Sheet 40 as noted below:
    - 1) Replace Four (4) dead Oaks (currently have water bags)
    - 2) Replace One (1) Nyssa Sylvatica (Between Oaks)
    - 3) Replace One (1) Nyssa Sylvatica (Across from 503 Grayson Lane)
    - 4) Sixty-Five Mixing Landscape shrubs to be installed per Plan Sheet 40.

- b. 516 Grayson Lane: Replace Four (4) dead maple trees.
  - c. 514 Grayson Lane: Replace Two (2) dead maple trees
  - d. 512 Grayson Lane: Replace One (1) dead maple tree.
  - e. Replace concrete sidewalk at the following locations:
    - 503 Grayson – (1 block)
    - 509 Grayson – (3 blocks and 2 apron blocks)
    - 510 Grayson – (2 blocks)
    - 517 Grayson – (1 block and 3 apron blocks)
    - 523 Grayson – (1 block)
    - 526 Grayson – (1 block)
    - 536 Grayson – (1 block and 1 apron block)
    - 540 Grayson – (2 apron blocks)
    - 340 Windsor – (1 block)
  - f. 351 Windsor Lane: Replace One (1) dead Willow Oak, Right side of driveway.
3. Replace handicap accessible ramp at Landis Road and Theordore Circle.
  4. Replace 5 ft. of curb at Landis Road and Theodore Circle.
  5. Curb repairs are required throughout the development. They are marked with white paint. The areas must be saw cut and caulked.
  6. Our inspection noted Streetlight (Pole #4) at 509/517 Grayson Lane, at Gang Mailbox and Streetlight (Pole #10) at 531/535 Grayson Lane, at Gang Mailbox were on during our daytime inspection. These lights are to be repaired.
  7. We also request an extension of the maintenance period to better evaluate the landscaping, for the entire development during a more appropriate time of the year.

Once all work is completed, we will recommend the Maintenance Bond in the amount of \$205,699.05 held by Swiss Re Corporate Solutions America Insurance Corporation by extinguished. We also understand that the HOA may have a punch list of site related items. We will forward the list when it becomes available.

Please contact our office when the above referenced work is scheduled or if you have any questions concerning this matter.

Very truly yours,  
CKS ENGINEERS  
Township Engineers



Michele A. Fountain, P.E.

MAF/paf

cc: Joseph Czajkowski, Township Manager (via email)  
Michael Beuke, Director of Building and Zoning (via email)  
Douglas Jones, Director of Public Works (via email)  
LST Staff (3) (via email)  
Andrew Freimuth, Esq., Township Solicitor (via email)  
Danine McCarthy, Toll Brothers Inc. (via email)  
CCR Management Co. (via email)  
James F. Weiss, CKS Engineers  
Joseph McArdle, CKS Engineers  
File

**LOWER SALFORD TOWNSHIP**

**BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2025-05**

**A RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION FOR THE 2025 ROUND OF THE MONTCO 2040 IMPLEMENTATION GRANT PROGRAM**

**Whereas**, Montgomery County has established the MontCo 2040 Implementation Grant Program as a competitive funding program to assist municipalities in implementing the goals of the county comprehensive plan, *MontCo 2040: A Shared Vision*; and

**Whereas**, the County is accepting applications for projects that advance specific goals under either of the county comprehensive plan's three themes: Connecting Communities, Sustainable Places, and a Vibrant Economy; and

**Whereas**, applications and projects must meet all stated requirements within the MontCo 2040 Implementation Grant Program Guidebook; and

Whereas, Lower Salford Township wishes to obtain \$250,000.00 from the MontCo 2040 Implementation Grant Program to construct a stream restoration project along a tributary of Indian Creek to improve the water quality in the Indian Creek watershed which has been listed as impaired for nutrients and sediments by the PADEP; and

**Lower Salford Township** is committed to providing a local funding match of \$288,250.00 towards this project, which is 53.6% of the total project cost.

**Approved** at the Public Meeting of the Lower Salford Township Board of Supervisors held on February 5, 2025.

LOWER SALFORD TOWNSHIP

BOARD OF SUPERVISORS

By: \_\_\_\_\_

Keith Bergman, Chairman  
Board of Supervisors

Attest: \_\_\_\_\_

Joseph S. Czajkowski, Secretary



# **CKS Engineers**

4529 W. Swamp Road, Suite 410, Doylestown, PA 18902

## **Briarwyck Park Stream Restoration**

Lower Salford Township

CKS Project #4600-101

January 29, 2025

## **Preliminary Opinion of Probable Cost**

<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Item Total</b>
Mobilization	1	LS	\$10,000.00	\$10,000.00
General site preparation & clearing	1	LS	\$30,000.00	\$30,000.00
Erosion Control Measures	1	LS	\$25,000.00	\$25,000.00
Excavation / Grading	5,000	CY	\$15.00	\$75,000.00
Tree Protection Fence	1,000	LF	\$4.00	\$4,000.00
Stone Toe Protection	1	LS	\$20,000.00	\$20,000.00
Live Staking	5,270	Each	\$5.00	\$26,350.00
Bank protection matting	2,000	SY	\$6.00	\$12,000.00
Shrubs	580	Each	\$90.00	\$52,200.00
Trees (minimum 2" caliper)	350	Each	\$450.00	\$157,500.00
Restoration seeding	5,000	SY	\$3.00	\$15,000.00
Deer Protection for trees	350	Each	\$10.00	\$3,500.00

**Sub-Total: \$430,550.00**

10% contingency \$43,100.00  
15% Engineering, Legal, Permitting, etc. \$64,600.00  
\$538,250.00