

LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS MINUTES
February 5, 2025

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

Chairman Bergman led all in the Pledge of Allegiance.

Chairman Bergman informed the meeting that Representative Scheuren was unable to attend the meeting due to her needing to be in Harrisburg. He said that the recognition would be moved to the March meeting.

Public Comment

There was no public comment.

Consent Agenda

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

COMMITTEE REPORTS

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

Zoning Hearing Board

Mike Beuke stated that there is no Zoning Hearing Board hearing scheduled for February.

Park Board

Mrs. Hosterman reported that the next meeting of the Park Board is scheduled for February 25th at 7:00pm.

Fire Chief – Chief, Ryan Nase reported that for the month of January the Company had responded to 24 calls, with the Company averaging 9 firefighters per call. The Company was in-service for 12 hours and 20 minutes. Chief Nase informed the board that 2024 was their busiest year on record with the Fire Company responding

to 370 calls.

Freedom Valley Medical Rescue – No Report

Communications Committee

Supervisor Shelly reported the next meeting of the committee is February 19th at 7:30pm. Mr. Shelly reported that the Committee was looking into creating an associate member category to allow additional residents to participate in the meetings, though they would not be voting members.

Recreation Authority

Chairman Bergman reported that there was no meeting in the month of January. He noted that 2024 was a banner year for the golf course. The next meeting of the Recreation Authority is scheduled for February 27th at 7:00PM.

Unfinished Business

- A) Resolution 2025-04 – Preliminary Land Development Approval – 196 Main Street – Rick Mast, Engineer for the applicant, gave an overview of the plan. He said that there were no additional waivers requested. Supervisor Shelly asked about the invasive species that showed on the plan as noted by the Montgomery County Planning Commission. Mr. Mast said that those species, which are listed as approved in the Township SALDO, would be switched out for native species. Supervisor Shelly read a statement outlining his concerns with the process that lead to this development. Supervisor Canavan moved to adopt Resolution 2025-04. Supervisor Krauss seconded the motion. The motion passed unanimously.
- B) Chinmaya – 991 Lucon Road – Request for Land Development Extension – Representatives of the Chinmaya Mission asked the Board for a 2-year extension of the land development approval that was slated to expire on February 19th. The Board said that they would approve an extension until May 7th in which time they would like to see updated escrow numbers for the construction, a review by the Township Engineer and an updated NPDES permit. In May, the Board will reconsider the requested 2-year extension. Supervisor Canavan moved to extend the land development approval for Chinmaya to May 7th, 2025 at which time the Board will reconsider the 2-year extension. Supervisor Krauss seconded the motion. The motion passed unanimously.
- C) Alderfer Tract – Toll PA, LP, Amendment to Maintenance Agreement – Reserve at Salford – Supervisor Canavan moved to approve the extension of the Maintenance Agreement to April 18, 2025. Supervisor Krauss seconded the motion. The motion passed unanimously.

New Business

- A) Resolution 2025-05 – Briarwyck Park Stream Restoration Project – Montco 2024 Grant Application – Canavan moved to adopt Resolution 2025-05. Supervisor Krauss seconded the motion. The motion passed unanimously.
- B) Authorization to Advertise – 2025 Bituminous Base Repair Contract – Supervisor Canavan moved to authorize the advertisement. Supervisor Krauss seconded the motion. The motion passed unanimously.
- C) Authorization to Advertise – 2025 Pavement Markings Contract (Jointly with Franconia Township) – Supervisor Canavan moved to authorize the advertisement. Supervisor Krauss seconded the motion. The motion passed unanimously.

Public Comment

Mr. Czajkowski announced that with the impending ice storm forecasted for overnight and into the morning, the Township Offices would be opening at 10am tomorrow.

The Board convened to executive session to discuss a real estate matter.

There being no further business, Mr. Garrity moved to adjourn at 8:05pm.

Respectfully Submitted,

Joseph Czajkowski
Township Manager



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

**LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2025-07

A Resolution Authorizing the Disposition of Certain Public Records

Resolved by the Lower Salford Township Board of Supervisors of the Township of Lower Salford, Montgomery County, Pennsylvania, That

WHEREAS, by virtue of **Resolution No. 2025-06**, adopted on the **5th** day of **March, 2025**, the Township of Lower Salford declared its intent to follow the schedules and procedures for the disposition of records as set forth in the Municipal Records Manual approved December 16, 2008, and,

WHEREAS, in accordance with Act 428 of 1968, each individual act of disposition shall be approved by resolution of the governing body of the municipality;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Lower Salford Township, Montgomery County, Pennsylvania, in accordance with the above cited Municipal Records Manual, hereby authorizes the disposition of the following from the Lower Salford Township Police Department:

Four (4) Bins containing:

- *Property having no evidentiary value or ownership
- *Seized Contraband/Drugs with closed dispositions

Attest:

Signatures:

Keith A. Bergman, Chairman
Board of Supervisors

Joseph S. Czajkowski, Secretary