

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 25<sup>th</sup> 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 19<sup>th</sup> 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 27<sup>th</sup> 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 19<sup>th</sup>. The Board said that they would approve an extension until May 7<sup>th</sup> 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 7<sup>th</sup>, 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, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2025 - 06**

**196 Main Street – Mainland V, LLC**

**FINAL 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 received preliminary land development approval on February 5, 2005 by Resolution 2025-04 (the “Preliminary Approval Resolution”) 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 Development is shown and described on the following: (1) preliminary/final land development plans prepared by Richard C. Mast and Associates, P.C., dated December 12, 2023, last revised December 23, 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 Developer desires to obtain final 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 final 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 waives strict compliance with the following provisions of the Lower Salford Township Subdivision and Land Development Ordinance and the following requirements of the Lower Salford Township Engineering Standards (“LSTES”):

- a. Section 142-41, requiring the installation of sidewalks. The Developer has requested a partial waiver to permit the sidewalk proposed along the Property’s frontage on Quarry Road and Main Street to end before the Property boundary lines as shown on the Plans. A deferral of the required sidewalk installation to the Property boundary lines is granted in consideration of grading issues at the Property boundary line along Main Street and in order to avoid the disturbance of an existing tree on an adjoining property at the Property boundary line along Quarry Road. In addition, no existing sidewalk connection is available for the proposed

sidewalk at this time and the proposed sidewalk in these locations will be located within the ultimate right-of-way for both Main Street and Quarry Road, which will be offered for dedication to the Township, to allow for future sidewalk connections. Developer shall add a note to the Plans stating that the required installation of the sidewalk all the way to the Property boundary lines as shown on the Plans has been deferred until such time as the Township deems it necessary to require the installation of the same. The language of the note shall be reviewed and approved by the Township Engineer and Township Solicitor prior to the recording of the Plans.

b. Section 142-42.B.(1)(c), requiring that a mature tree shall be considered "preserved" only if the trunks of the tree(s) are at least 20 feet from any proposed buildings, structures, paving, parking, utilities (overhead or underground) and proposed changes in grade or drainage, such as excavations, mounding or impoundments. A waiver is granted with regard to the small group of trees at the southwest corner of the Property where grading activities will occur and stormwater facilities will be installed within 20 feet of trees to remain. If such trees die or enter into decline and are dying as a result of such grading as determined by the Township Engineer at any time prior to final completion of the Development, the Developer shall plant replacement trees in a number and in locations to the satisfaction of the Township Engineer. If such trees remain alive and are not dying as determined by the Township Engineer at the time of final completion, Developer shall include financial security for the replacement of such trees in the required maintenance bond to be held by the Township for a period of 18 months following the completion of the Development in accordance with the Pennsylvania Municipalities Planning Code, to ensure that such trees are replaced as set forth herein if they die or enter into decline and are dying as determined by the Township Engineer within the 18 month maintenance period. Developer shall add a note to the Plans indicating the obligations set forth herein with regard to

this waiver and the language of the note shall be reviewed and approved by the Township Engineer and the Township Solicitor.

c. Section 142-42.C.(1), requiring the replacement of non-specimen trees eight inches or more in dbh that are removed or otherwise destroyed by development at a rate of one caliper inch of replacement shade tree for each dbh inch of “not preserved” tree width. A partial waiver is granted to permit the Developer to remove 11 ash trees that have been removed, have died, or have become diseased since the time when the tree survey was performed to identify existing trees shown on the Plans from the replacement tree calculation. Developer agrees to plant 11 acceptable shade trees, as determined by the Township Engineer, in consideration of the granting of this partial waiver and in lieu of the required “one inch to one inch” replacement tree requirement.

d. Section 142-42.F.2.d.1, requiring that basin side slopes must be a maximum of 4:1. A partial waiver is granted to permit a maximum of 3:1 side slopes for proposed BMP 1 and BMP 2.

e. LSTES 107.2.D and 107.5, requiring stormwater pipes with a minimum diameter of 18 inches. A waiver is granted to permit a stormwater pipe with a diameter of 15 inches for the pipe run between inlet A3 and A2 (70 feet) and B8 and B7 (24 feet) as shown on the Plans.

2. Prior to recording the Plans, Developer shall revise the Plans to resolve, to the satisfaction of the Township, all issues in the Township Engineer’s review letter dated February 20, 2025, the entire contents of which are incorporated herein by reference. A true and correct copy of such review letter is attached hereto as Exhibit “A”.

3. Prior to recording the Plans, Developer shall revise the Plans to resolve, to the satisfaction of the Township, all issues in the Township Traffic Engineer’s review letter

dated January 31, 2025, the entire contents of which are incorporated herein by reference. A true and correct copy of such review letter is attached hereto as Exhibit "B".

4. Prior to recording the Plans, Developer shall provide the Township with the following documents which shall be acceptable to the Township Solicitor and recorded simultaneously with the recording of the Plans:

a. Developer shall provide a deed restriction to preserve the architectural façades of all of the buildings within the Development so that such features are appropriately maintained and may not be changed in the future from the renderings approved as part of the Conditional Use Approval granted by the Lower Salford Township Board of Supervisors for the proposed uses within the Development and this final approval of the Plans. A true and correct copy of the written decision granting Conditional Use Approval is attached as an exhibit to the Preliminary Approval Resolution.

b. Developer shall provide a sidewalk easement providing the general public with access to all sidewalks within the Tract.

c. Developer shall provide an emergency access easement for access to the Property by emergency vehicles and personnel in the area shown on the Plans at the southeast corner of the Property from Quarry Road where the residential parking lot dead ends near what is shown as Building 3 on the Plans.

d. Developer shall provide cross-access easements and emergency access easements for the parking areas and drive isles within the Development, including a cross-access easement for the benefit of Montgomery County Tax Parcel No. 50-00-02011-00-9 as shown on the Plans.

e. Developer shall provide an easement for the future connection to, and public use of the walking path shown on the Plans in the southern corner of the Tract.

5. Prior to recording the Plans, Developer shall enter into a Land Development and Financial Security Agreement (“Agreement”) with Lower Salford Township. The Agreement shall be satisfactory to the Township Solicitor and the Developer shall obligate itself to complete all of the required improvements shown on the Plans in accordance with Township criteria and specifications as well as to secure the completion of the said required improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

6. Although the maintenance of all stormwater collection, detention and conveyance facilities shall be the responsibility of Developer, its successors and assigns, Developer shall, prior to the recording of the Plans, execute a declaration to reserve easements in favor of the Township so that the stormwater facilities may be maintained by the Township (with all expenses charged to the Developer, its successors and assigns) in the event that the maintenance responsibilities of the stormwater facilities are not fulfilled after reasonable notice to do so. The terms and conditions of the declaration shall be satisfactory to the Township Solicitor, and the declaration shall be recorded simultaneously with the Plans.

7. 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 Lower Salford Township Fire Marshal, the North Penn Water Authority and any other agency having jurisdiction over the Development.

8. Developer shall pay to the Township a Traffic Impact Fee, which is attributable to the projected “new” weekday afternoon peak hour trips generated by the Development, as set forth below. The total Traffic Impact Fee shall be in the amount of Three Hundred Sixty-two Thousand Six Hundred Four and 00/100 Dollars (\$362,604.00). The fee is

calculated based on the generation of one hundred twenty-three (123) total “new” weekday afternoon peak hour trips at a rate of Two Thousand Nine Hundred Forty-eight and 00/100 Dollars (\$2,948.00) per trip, in accordance with the Lower Salford Township Traffic Impact Fee Ordinance. The Traffic Impact Fee shall be payable by the Developer pro rata at the time of building permit for each new residential dwelling unit.

9. Prior to the issuance of a building permit for each new residential dwelling unit, Developer shall pay to the Township a Recreation Impact Fee in the amount of \$500.00 per new dwelling unit, in accordance with the Lower Salford Township Code of Ordinances.

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

11. 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 final 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 and the waivers granted in Paragraph 1 (which waivers are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in Paragraphs 1 and the conditions set forth above, 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 March 5, 2025.

**BOARD OF SUPERVISORS  
LOWER SALFORD TOWNSHIP**

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

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

**EXHIBIT “A”**

**Township Engineer Review Letter**



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

February 20, 2025  
Ref: #4601-089

Lower Salford Township  
379 Main Street  
Harleysville, PA 19438

Attention: Michael Beuke, Director of Building and Zoning

Reference: Final Land Development Review  
196 Main Street - Mainland V, LLC  
TMP No. 50-00-02014-00-6

Dear Mike:

We reviewed the Preliminary and Final Land Development Plans consisting of forty-eight (48) sheets dated December 12, 2023, last revised December 23, 2024, as prepared by Richard C. Mast and Associates, P.C.

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 6,870-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 and a "future path connection" is depicted on the southern corner of the tract. 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.

This project received conditional Preliminary Plan approval from the Board of Supervisors at its meeting of February 5, 2025. The conditions of approval are outlined in Resolution No. 2025-04.

As per your request, we have reviewed the Final 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 May 10, 2024 Board of Supervisors meeting.
2. At the time of recording, a deed restriction to preserve the architectural façades of all proposed buildings is required. The restriction must be to the satisfaction of the Township Solicitor.
3. Per the Conditional Use Order, 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 must be recorded concurrently with the Final Land Development plans.
4. Per the Conditional Use Order, Cross-Access and Emergency Access Easement Agreements must be drafted for review by the Township Solicitor. The executed easement agreement shall be recorded concurrently with the Final Land Development plans. This includes a 3,031-s.f. access easement for the benefit of Parcel 50-00-02011-00-9 that is shown at the Main Street driveway access. (Z.O. Section 164-62.18.G.2.b)
5. The detail of the proposed trash enclosure screening on Sheet 32 notes a man door will be added for tenant access. The note for the detail should be revised to eliminate "or side fence area", due to site constraints. (Z.O. Section 164-62.18.J)
6. The applicant proposes to use the same free-standing light, post and illumination at the Main Street frontage as was used with the nearby development at Mainland Pointe; however, the color temperature of the lights along Main Street will be whiter (4000k) than all other free-standing lighting (3000k) on this site. The Township should decide if the lights along Main Street should be the same illumination as Mainland Pointe (4000k) or the same illumination as the lights interior to the site (3000k). A manufacturer's cut sheet is required for light "G" proposed along Main Street. (Z.O. Sections 164-25.2 and 164-62.18.L)
7. Lighting for the drive-through service area must be timed or switched to extinguish illumination when drive-through service is unavailable. A note should be placed on the Record Plan stating this requirement. (Z.O. Section 164-62.16.C.7.d)

**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. The design of improvements to Quarry Road are to be in accordance with the Traffic Engineer's recommendations. A waiver may be required for lane and shoulder width.(142-29)
2. On the Existing Conditions Plan, we calculate 295 caliper inches of existing non-specimen trees that are shown to be removed or have been removed. The calculation of non-specimen trees to be removed on the Landscape Details Plan does not agree with the Existing Conditions Plan. Further, during the preliminary plan stage, a 24-inch specimen tree was identified along the Quarry Road frontage. This same tree will still be removed but was reduced to 21 inches. The applicant should note if another tree survey was completed that revised the caliper of the tree. This may require additional replacement trees, as any tree 24 inches or greater is a "specimen" tree and requires 2 caliper inches of replacement for each inch removed. (142-42.B.1 and 142.42.C)
3. Red Barberry and Winged Euonymus shrubs have been proposed with this submission. They are on the PA DCNR Invasive Species list and must be replaced with alternate species.
4. Adjustments to the location of parking island trees may be necessary to provide adequate space 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)
5. The calculation for access driveway "B" street trees should be revised to note that only six trees are required. (142-42.E.1)
6. The following trees are in close proximity to or above the proposed underground electrical service and must be relocated:
  - Two "NS" Drive A street trees northwest of the commercial trash enclosure
  - One "ZS" island tree at the southeast corner of Building 3.
7. The low intensity property buffer adjacent to the daycare at TMP No. 50-00-02011-00-9 considers four existing trees to remain along the southern property line for compliance. This must be noted on the table on Sheet 14.
8. The following waivers are requested as listed in a letter dated May 17, 2024, revised January 24, 2025 from Richard C. Mast, which was submitted as part of the Preliminary Plan Approval:
  - a. From Section 142-41 - A waiver to the extent necessary, to not 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.

We note that sidewalks are proposed along both street frontages but fall a few feet short of the property line of the adjacent parcels.
  - b. From Section 142-42.B.1.c - To allow trees to be considered "preserved" where construction is proposed within 20 feet of the trunk.

We note that this applies to a small group of trees at the southwest corner of the tract. Grading activities and stormwater facilities will be installed within 20 feet of the trunks of the trees noted to remain. We recommend a note be placed on the plan requiring replacement if the trees do not survive, because these trees are used as buffer trees.

- c. From Section 142-42.F.2.d.1 - To allow a maximum 3:1 side slope for BMP 1 and BMP 2.
- d. From Sections 107.2.D and 107.5 of the Lower Salford Township Engineering Standards (LSTES) - To allow for a pipe diameter of 15 inches.

The applicant must confirm all pipe sections and their respective lengths to which this waiver applies.

### **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. The limit of disturbance is shown to be 5.38 acres.
- 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 must be provided for all inlets within the limit of disturbance.
- 4. The wall at Basin 2 requires plans and calculations prepared by a professional engineer registered in Pennsylvania. This must be noted on the plans.
- 5. All anti-seep collars must be cast-in-place only. Detail 7.1b on Sheet 7 must eliminate the reference to "pre-cast" concrete.
- 6. The bank drive-through profile on Sheet 27 must be revised to show force main and water line crossings at the A2 to A7 storm pipe.
- 7. Appropriate grading must be shown at the northeast intersection of the site to allow a future sidewalk connection across Quarry Road.

### **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. Legal descriptions are to be submitted for all easement areas and any rights-of-way to be dedicated.
3. Signs must be labeled on Sheet 19 or an inventory table added.
4. A "No Outlet" sign is recommended at Drive "B's" intersection with Drive "A".
5. We note that cluster mailboxes are proposed northwest of Building 2. The location of mail collection and delivery for each building must be shown and approved by the Postmaster.
6. The emergency access bollard must be constructed to the Harleysville Emergency Services Department standards.
7. Approval of the Authority Engineer is required.
8. Approval from the Township Fire Marshal is required.
9. Approval from the Township Traffic Engineer is required.
10. Approval from PennDOT is required.
11. An engineer's opinion of probable cost for all site improvements is required upon approval from the Board of Supervisors.

Very truly yours,  
CKS ENGINEERS  
Township Engineers



Michele A. Fountain, P.E.

MAF/klk

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

**EXHIBIT “B”**

**Township Traffic Engineer Review Letter**



# Bowman

January 31, 2025

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

**RE: Traffic Engineering Review #5 – Transportation Impact Assessment, Preliminary/Final Land Development Plans, and Highway Occupancy Permit 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 (SR 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, 6,870 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 (SR 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/Final Land Development Plans – 196 Main Street, prepared by Richard C. Mast Associates, P.C., last revised December 23, 2024.
- Response to Comments Letter – 196 Main Street, prepared by Richard C. Mast Associates, P.C., dated December 24, 2024.
- Highway Occupancy Permit Plans – 196 Main Street, prepared by Richard C. Mast Associates, P.C., dated December 6, 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:

## **General**

1. The applicant is in the process of securing a PennDOT Highway Occupancy Permit (HOP) for this project since Main Street (SR 0063) is a State Roadway for all work to be completed within the Legal Right-of-Way on Main Street (SR 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 and HOP processes.

**Land Development Plans**

3. While some additional design details for the proposed Quarry Road access are provided on the plans, some details appear to still be missing (i.e. curb reveal, buffer strip width, etc.) and must be provided on the plans.
4. As previously requested, 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. ***The applicant's engineer indicated in its response that additional geometry was included on the plans, but we were unable to identify the location of the information.***
5. While Roadway Construction Plans (Sheets 19-21) and Cross sections (Sheets 37-45) have been provided as requested, superelevation calculations, transition areas, and limits of pavement widening have not been identified.
6. A typical section for the proposed widening along Quarry Road and the proposed pavement section must be added to the plans.
7. The plans appear to have several erroneous and stray labels. The designer should verify and revise as necessary.
8. The profile for Drive A (Sheet 27) does not appear to match the Intersection and Roadway Details – Quarry Road (Sheet 21), particularly regarding the ADA compliant area for the proposed crosswalk. The profile must be revised to provide an ADA compliant area, and spot elevations matching elevations from the profile should be provided on the Detail sheet. Finally, the existing roadway slopes from Quarry Road must be provided on the profile.
9. 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.
10. CS-4401 forms must be submitted for review for all ADA ramps located within the Township right-of-way, along with any necessary TIF forms, for municipal concurrence.
11. 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 response indicates that the Township Solicitor will provide documentation of the proposed access agreement.*** The applicant is responsible for providing this documentation. The Township Solicitor will review this information once it is provided by the applicant.
12. As previously requested, 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.
13. 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***

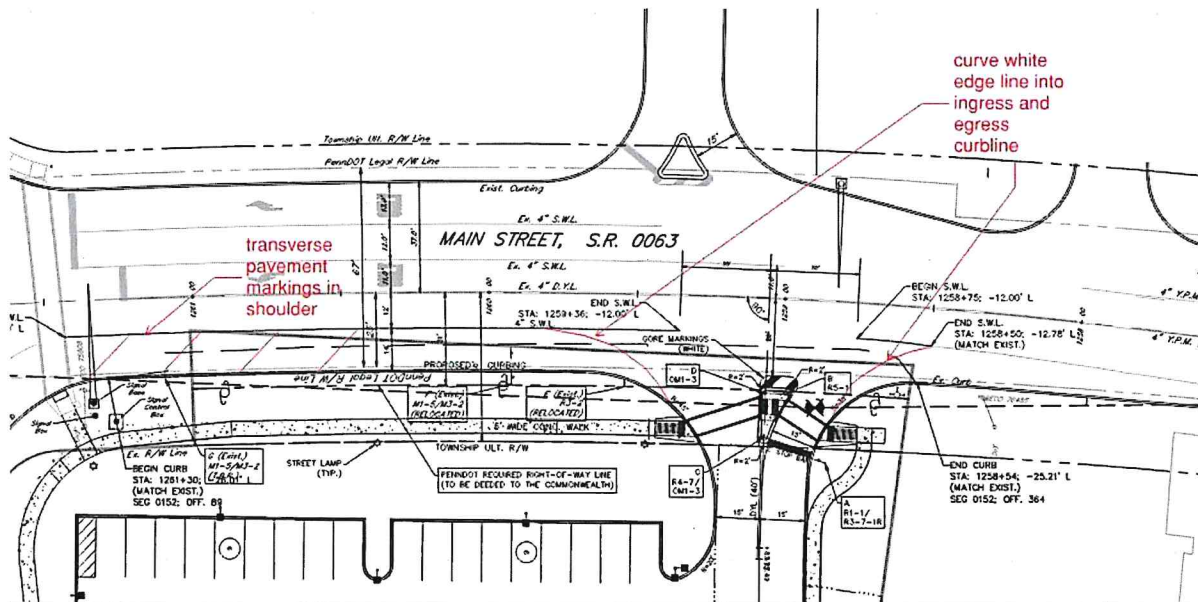
**requested for this condition to allow adequate room for grading and that a written request for this waiver has been provided and discussed with the Board of Supervisors.** It should be noted that the plans do not list this waiver request, and our office received an updated waiver request letter dated January 24, 2025 (following the plan submission). It is recommended that the sidewalk connections at each property line be extended to the property line, however it is noted that the connections are located within the Ultimate R/W and therefore, a deferment due to grading could be considered until such time that they are deemed necessary by Lower Salford Township. A note should be added to the plan.

14. 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.
15. All proposed signs and pavement markings should be clearly labeled on future land development plan submissions. We note the following signs must be added to the land development plans:
  - A "One-Way" sign should be shown on the plans on the northern side of the entrance to the bank drive-thru lanes.
  - 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.
  - Include a sign tabulation chart for Quarry Road.
16. 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.
17. 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 bollards will be used to close the emergency access to vehicles,** however, these bollards are not shown on the plans.
18. 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.**
19. The Quarry Road plans, including but not limited to Sheets 19 and 20 of 48, must be updated to reflect a Required Right of Way Line (Township) to be dedicated to Lower Salford Township that will fully encompass the proposed pavement widening for the right-turn lane onto SR 0063. This information is shown on some plans and missing on others.
20. Road names for Quarry Road and Main St. (SR 0063) should be provided on the plan sheets throughout each set.

#### **Highway Occupancy Permit Plans**

21. Sheet 21 Note 1 of the plan set references Lower Salford Township as a co-applicant for a drainage maintenance HOP, however there is no proposed stormwater along Main Street (SR 0063). The note and all references to Lower Salford Township being a co-applicant must be removed from the plans.
22. The proposed area for the channelizing median for Drive B must be labeled on the plans, as well as the points of geometry.

23. There appears to be erroneous labels on Sheet 25 identifying the hatching limits and SR route. The designer should review and revise as necessary.
24. 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.
25. The sight distances provided on Sheet 23 do not match the information provided in sight distance summary. In addition, sight distance looking to the right for the proposed Main Street driveway is not required due to the right-only restrictions of the driveway.
26. Signage should be provided along Main Street (SR 0063) restricting trucks from accessing the proposed driveway.
27. The pavement markings along Main Street (SR 0063) at the proposed access must be revised to clearly indicate the proposed shoulder and direct vehicular traffic into the driveway entrance and eastbound through lane. The white edge line should be curved into the driveway curbline on both the ingress and egress sides, and 24" white transverse markings should be provided in the shoulder area between Station 1260+40 and Station 1261+40.



### 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 Dixon, AICP, PP at [cdixon@bowman.com](mailto:cdixon@bowman.com).

Respectfully,



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

BMJ/CED/MEE/SLB  
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)

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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 March 3, 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.C.(1) – Replacement of Trees Destroyed by Development***

To the extent necessary, a waiver to exclude Ash trees from the Tree replacement calculations. The existing Ash Trees on the site that were living at the time of the survey (and some that were counted as “preserved” on the Plan) have since either been removed, died or become diseased. The adjacent property owner has removed 9 Ash trees on this property and 3 Ash Trees on their own property because they had become dangerous. In lieu

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



of including the Ash Trees in the tree replacement calculation, the Applicant will place one new acceptable shade tree for each ash tree originally on the property (9 removed by the neighbor and 3 still standing, for a total of 12 new replacement trees) in addition to the number of replacement trees required by this section for the other trees on the tract.

***§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 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.

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

Cc: Mainland Pointe, L.P.

**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



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

**RESOLUTION NO. 2025-08**

**A RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT  
APPLICATION FOR THE 2025 ROUND OF THE DCNR PARK  
REHABILITATION AND DEVELOPMENT GRANT PROGRAM.**

**WHEREAS**, The Department of Conservation and Natural Resources has established the Park Rehabilitation and Development Program as a competitive funding program to assist municipalities in bettering public parks, recreation facilities, greenways and river conservation projects; and

**WHEREAS**, applications and projects must meet all stated requirements within the Community Conservation Partnership Program Policies; and

**WHEREAS**, Lower Salford Township wishes to obtain \$250,000.00 from the DCNR Park Rehabilitation and Development Program to construct inclusive ADA equipment on the southwest end of the current Alderfer Park playground to allow participation for children of varying abilities.

**Lower Salford Township** is committed to providing a local funding match of \$371,514.41 towards this project, which is 59.7% of the total project cost.

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

**BOARD OF SUPERVISORS  
LOWER SALFORD TOWNSHIP**

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

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