

LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS MINUTES
March 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, Dave Scheuren 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, Andy Freimuth; and Township Engineer, Michele Fountain.

Chairman Bergman led all in the Pledge of Allegiance.

Chairman Bergman thanked State Representative Donna Scheuren for her efforts in securing a \$350,000 grant for the purchase of a new ambulance for Freedom Valley Medical Rescue. Mr. Bergman read a letter from Limerick Township thanking Representative Scheuren for her efforts. Matthew Frankel, President of the Freedom Valley Medical Rescue Board of Directors also thanked Representative Scheuren.

Chairman Bergman performed the swearing in of the newest Lower Salford Township Police Officer, David Sangree. Additionally, Chairman Bergman announced the promotions of the following: Sergeant Cory Moyer has been promoted to Deputy Chief; Corporal Chris Missmer has been promoted to Sergeant; and, Officer Matt Cotellese has been promoted to Corporal. The Board congratulated all.

Public Comment

There was no public comment.

Consent Agenda

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

March.

Park Board

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

Fire Chief – Chief, Ryan Nase reported that for the month of February the Company had responded to 24 calls, with the Company averaging 12 firefighters per call. The Company was in-service for 29 hours and 30 minutes. Chief Nase informed the Board that the new water rescue boat had been delivered.

Freedom Valley Medical Rescue – Chief Colleen Haines reported that for the month of February there were 214 dispatches in Lower Salford Township. She noted that there were 77 recalls for service mostly from VMSC service area. Matt Frankel, FVMR President, asked the Board to consider an additional \$175,000 be budgeted in 2026 for capital purchases (ambulance). He said that the general condition of the fleet required that new ambulances be put in service sooner than later. The Board said that the additional funding would be considered.

Communications Committee

Supervisor Shelly reported the next meeting of the committee is March 19th at 7:30pm. Mr. Shelly reported that the Committee was working on updating the Township quick reference guide.

Recreation Authority

Chairman Bergman reported that there was a slow start to the year due to the cold and snowy weather.

Unfinished Business

- A) Resolution 2025-06 – Final 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 the Township Engineer if the tree replacement were as required, Mrs. Fountain said that they were. Additionally, Mr. Shelly asked about the brightness of the site lighting and if the drive-thru lighting would be turned off after bank hours. Mr. Mast said that they had no issue with the site lighting being at 3,000 lumens and that drive-thru lighting would be extinguished after hours. He said both items would be noted on the final record plans. Supervisor Canavan moved to adopt Resolution 2025-06. Supervisor Krauss seconded the motion. The motion passed 4 to 1 (Supervisor Shelly voting no).

B) 645 Store Road – Subdivision – Discussion of Waivers – Susan Rice, Engineer for the applicant, reviewed the list of waivers with the Board of Supervisors. It was noted that final disposition of the waivers would be at final approval.

New Business

- A) Resolution 2025-07 – Authorization the Disposition of Certain Public Records- Chairman Bergman said that this included 4 bins of evidence that was no longer needed for investigative purposes. Supervisor Canavan moved to adopt resolution 2025-07. Supervisor Scheuren seconded the motion. The motion passed unanimously.
- B) Resolution 2025-08 – Authorize the Submission of a Grant Application to DCNR for the Alderfer Park Inclusive Playground Expansion – Supervisor Canavan moved to adopt resolution 2025-08. Supervisor Scheuren seconded the motion. The motion passed unanimously.

Public Comment

Representative Scheuren congratulated Supervisor Canavan for being the 2024 BSA Malcolm Schweiker Good Citizen Award winner. She presented Supervisor Canavan with a flag that had been flown over the state capital building. Supervisor Shelly thanked that public works crew for the excellent job they did this winter in keeping the roads clear and safe.

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

There being no further business, Mr. Freimuth moved to adjourn at 8:20pm.

Respectfully Submitted,

Joseph Czajkowski
Township Manager



September 24, 2024
Revised November 18, 2024
Revised February 5, 2025
Revised March 27, 2025

Lower Salford Township
379 Main Street
Harleysville, PA 19438

Attn: Joseph S. Czajkowski, Township Manager

Subj: Covenant Presbyterian Church of Harleysville – WAIVER & DEFERRAL REQUESTS
Lower Salford Township, Montgomery County
STA Project #6039

Dear Mr. Czajkowski:

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

1. From §142-35.C(1): Which requires sidewalks, curbs and storm sewers along all common parking areas.

A partial waiver is requested to not provide sidewalks and curbs along all common parking areas. Curbs and sidewalks are partially provided along the existing parking lot and the expanded parking lot will have curbs and sidewalk that is consistent with the existing parking lot. Curb and sidewalk are provided along the north side of the proposed parking lot and curb is provided around the planting islands and ends of parking rows. Curb is not needed along the perimeter of the parking lot for drainage purposes.

2. From §142-35.E.(2)(a).: Which requires non-residential parking lots for more than 100 cars to be divided into sections by 15 ft. wide planting strips parallel and between rows of parking spaces.

A waiver is requested to not provide the 15 ft. wide parallel parking strip in the proposed parking lot to be consistent with the existing parking lot and to maximize the space to meet parking requirements. The existing parking lot does not have the planting strips and the drive aisle would not align if the planting strip is constructed in the proposed expanded area of the parking lot.

3. From §142-41: Which requires sidewalks, curbs and storm sewers along all existing public and private streets.

A partial waiver is requested to not provide curbs and storm sewers along Sumneytown Pike on the VC zoned parcel. Curb is not needed for drainage along Sumneytown Pike and the proposed sidewalk is located so that curb could be installed in the future if needed.

Joseph S. Czajkowski, Township Manager
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A deferral of the installation of curb, storm sewer and sidewalk along the Sumneytown Pike frontage on the R-1A zoned parcel is requested.

4. From §142-42.G.(5)(a)[2]: Which requires a site element screen for outdoor waste collection areas.

A waiver is requested to allow an opaque fence without vines or ornamental trees and shrubs so that the fence can be adequately maintained by the applicant.

5. 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 because planning items are addressed and just outside permits are outstanding.

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: Michael Beuke, Director of Building and Zoning
Michele A. Fountain, P.E., CKS Engineers, Inc.
Stephanie Butler, P.E., Bowman
Covenant Presbyterian Church of Harleysville, applicant



February 19, 2025

Lower Salford Township
379 Main Street
Harleysville, PA 19438

Attn: Michael L. Beuke, Director of Building and Zoning

**Subj: SCK2 Group LLC @ Vernfield – REVISED PLAN SUBMISSION
Lower Salford Township, Montgomery County
STA Project #6194**

Dear Mike:

Enclosed please find the following items submitted for further review and approval:

Five (5) collated sets of the following documents

1. Completed Application Form for Subdivision and Land Development Review;
2. Land development plans last dated February 10, 2025;

Electronic copy of all submission documents sent via email to preimel@lowersalfordtownship.com

The plans have been revised to remove the office component. Four (4) residential units are proposed in place of the office. All changes were interior to the site and did not affect the road improvements design or the stormwater management design.

If you should have any questions or need additional information, please do not hesitate to contact me.

Respectfully submitted,

A handwritten signature in cursive script that reads 'Susan Rice'.

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

cc: Michele A. Fountain, P.E., CKS Engineers, Inc.
Stephanie Butler, P.E., Bowman
SCK2 Group LLC