

LOWER SALFORD TOWNSHIP  
BOARD OF SUPERVISORS MINUTES  
Special Meeting

December 30, 2025

Chairman Keith Bergman called the Lower Salford Township Board of Supervisor's meeting to order at 6:00 p.m. Present were Supervisors Chris Canavan, Kevin Shelly, Dave Scheuren and Kent Krauss. Also present were Joseph Czajkowski, Township Manager; Holly Hosterman, Assistant to the Township Manager; and Andy Freimuth, Township Solicitor.

Chairman Bergman led the meeting in the Pledge of Allegiance.

Public Comment – There was no public comment.

- 1.) Resolution 2025-40 – Authorization to Execute an Agreement Between the Township, The Estate of Martha Allebach and H&A Properties, L.P. as an Amendment to the Agreement of Sale for the Purchase of Real Estate at 460 Stover Road - Chairman Bergman introduces Township Solicitor Freimuth who gave an overview of the agreement noting that the agreement would relieve the encumbrance of the Right of First Refusal that exists between the Estate and H&A Properties. This agreement will resolve the encumbrance by allowing H&A Properties to purchase 2.5 acres of the property adjacent to their shopping center property. Additionally, H&A will pay any roll-back taxes that may be triggered by the transaction. Supervisor Canavan moved to adopt Resolution 2025-40. Supervisor Scheuren seconded the motion. Supervisor Canavan thanked the Allebach family and H&A Properties for working together to get this issue resolved and allowing the purchase of the property by the Township to move forward. Supervisor Shelly said that should the 2.5 acres be developed by H&A he would like to see an appropriate buffer between the shopping center and the open space. He said that he looked forward to getting the referendum allowing the financing of the purchase passed. Supervisors Scheuren and Krauss agreed with that sentiment. The motion passed unanimously.
- 2.) Motion to Authorize that the Township Manager, at his/her discretion, May Provide a Lump Sum Payment, to a Non-Uniformed Employee in Their Retirement Year, Who Opted Out of the Township Health Insurance Program, In the Amount of the Employee's Health Insurance Premium.

Supervisor Canavan made a motion to authorize the manager to take such action. Supervisor Scheuren seconded the motion. The motion passed unanimously.

Supervisor Canavan stated that he and Supervisor Shelly, though no longer on the Board of Supervisors, will be working together on a committee in support of the Open Space Tax referendum/implementation. He said that it is his hope that the referendum, that will be before the electorate on the May primary ballot, will pass and that the Township can move forward with the purchase of the Allebach property as well as future open space purchases.

There being no further business, the meeting was adjourned at 6:10 p.m.

Respectfully Submitted,

Joseph Czajkowski  
Township Manager

LOWER Salford Township  
Board of Supervisors Minutes  
Work Session

December 17, 2025

Chairman Keith Bergman called the Lower Salford Township Board of Supervisor's meeting to order at 7:30 a.m. Present were Supervisors Chris Canavan, Kevin Shelly, Dave Scheuren and Kent Krauss. Also present were Joseph Czajkowski, Township Manager; Holly Hosterman, Assistant to the Township Manager; Grace Kelley, Special Projects Coordinator; Mike Beuke, Director of Building and Zoning; Doug Jones, Director of Public Works; Chief Tom Medwid, Lower Salford Township Police Department; Deputy Chief Cory Moyer, Lower Salford Police Department; and Andy Freimuth, Township Solicitor; and Stephanie Butler, Township Traffic Engineer.

Chairman Bergman led the meeting in the Pledge of Allegiance.

Public Comment – There was no public comment.

Supervisor Scheuren moved to approve the minutes from November 19, and December 2, 2025, Work Sessions. Supervisor Krauss seconded the motion. The motion passed unanimously.

Doug Jones reported that the Bergey Road Mill Bridge is not opened as the contractor has not yet sealed the bridge deck. He said that we have not been notified of an opening date. Cleanup and improvements are on hold until the weather improves.

Mr. Jones said that the Main Street/Ruth Road sidewalk project is still on hold as PECO has not yet moved their utilities.

Mr. Jones said that he spoke with the PennDOT district executive who said that they are willing to sit down with the municipalities who have Winter services agreements to hear their concerns and bring them to the table on future contracts.

Doug said that the crews dealt with 7 inches of snow over the weekend. He was happy to say that there were no major issues with equipment. He said that

operations went well. He noted that stormwater improvements were on hold until the weather improves.

Stephanie Butler reviewed the Main Street and Quarry Road signal and the possible installation of a left turn advance arrow for the west bound movement. She stated that the numbers showed that the turn signal was warranted. Supervisor Canavan moved to approve the installation of the left turn signal as per the memo from Bowman dated 12/10/2025. Supervisor Krauss seconded the motion. The motion passed unanimously.

Mrs. Butler then reviewed the proposed all-way stop at the Oak Drive and Moyer Road intersection. She noted that the layout of the intersection makes the possible installation of the 4 way stop a little more difficult. She said that they would review the traffic and turning counts as well as the crash data and get a recommendation to the Board.

Chief Medwid said that the hiring process was moving forward. He said that they have a possible candidate. He said that they will do the background check for this candidate and extend the application period to the end of the year for possible others.

Mike Beuke reported that the Planning Commission had recommended preliminary approval for the land development plan for 488 Harleysville Pike. He noted that the request for waivers would be before the Board in January. Mr. Beuke said that Eric Jarrell, of the Montgomery County Planning Commission, gave the Planning Commission an update on the Indian Valley Comprehensive Plan. He said that Mr. Jarrell recommended the Township look at area on the east side of the Turnpike for possible rezoning. Mike said that there was no Zoning Hearing Board scheduled for January.

Mr. Beuke presented a proposed change to the AO zoning ordinance which would put in place sign standards for the district. He said that currently there are no standards for the district so he asked that the Board authorize advertisement of the proposed amendment to ensure that they are put in place as soon as possible. Supervisor Krauss moved to authorize advertisement of the proposed amendment. Supervisor Canavan seconded the motion. The motion passed 4-1 with Supervisor Shelly voting no.

Mr. Czajkowski asked that Resolution 2025-40 be tabled until December 30, 2025 at 6:00p.m. (Special Meeting of the Board of Supervisors) as the party's were still working out some details. Supervisor Canavan moved to table the resolution to

12/30/2025 at 6:00p.m. Supervisor Krauss seconded the motion. The motion passed unanimously.

Mr. Czajkowski reviewed the latest expiring appointments list.

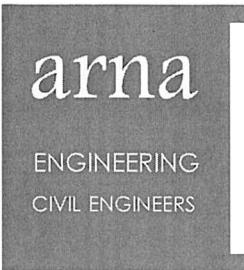
Supervisor Shelly stated that he would be remiss if he did not again ask the Board to consider moving the Board's work session meeting to 7:30 p.m.

Mr. Czajkowski said that there was a need for a brief executive session to discuss matters of real estate and personnel. The Board will not be re-adjourning the meeting.

There being no further business, the meeting was adjourned at 8:03 a.m.

Respectfully Submitted,

Joseph Czajkowski  
Township Manager



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Doylestown, PA 18901  
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F: 215.434.5280  
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PRINCIPALS  
Anand A. Bhatt, P.E., LEED AP  
Chirag V. Thakkar, P.E., LEED AP

**Revised January 5, 2026**

December 10, 2025

October 31, 2025

May 28, 2025

April 23, 2025

September 25, 2024

August 20, 2024

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

**RE: Waiver Request Letter  
JPO Harleysville Tract  
Parcel ID #50-00-02536-00-6  
Lower Salford Township, Montgomery County, Pennsylvania  
ARNA Project No. 230023301**

Dear Mr. Czajkowski:

On behalf of the Applicant, we hereby submit this revised waiver request letter for the above referenced project. The Applicant is requesting the following design waivers from the Lower Salford Township Subdivision & Land Development Ordinance and Engineering Standards:

1. SECTION 142-15.C – Existing Features – This section requires the existing features information within 100 feet of the tract boundaries. The Applicant is requesting a partial waiver from this requirement to only provide information within 50 feet of the tract boundary along the adjoining residential and commercial properties, while providing the required information within 100 feet along Harleysville Pike.

Justification: This partial waiver is requested for the adjacent residential and commercial properties as this project is located downstream of all adjacent properties. Hence, the proposed development will not have any adverse impact on the adjacent properties. The applicant is providing an aerial image showing the surrounding area as a substitute.

2. SECTION 142-29.Figure 4.1 – Equivalent Right-Of-Way Width for Residential Street – This section requires a 50 feet wide equivalent right-of-way for the Residential Street. The Applicant is requesting a waiver from this requirement to provide the private roads A and B without equivalent right-of-way.

Justification: This waiver is necessary to maintain adequate separation from the natural resources (i.e., floodplain soils and wetlands) on the property by providing the private roads A and B without any equivalent right-of-way.

3. SECTION 142-31.K.(1) – Street Intersection Spacing – This section requires a minimum intersection spacing of 800 feet between the streets for principal arterial roads. The applicant is requesting a waiver from this section to provide a separation of 238.6 feet between the proposed Road A and Cheswyck Drive.

Justification: Since Harleysville Pike (S.R. 113) is a PennDOT road, all intersections need be designed in coordination with PennDOT. The proposed Road A has been designed to align with Meetinghouse Road as per the directions from PennDOT, necessitating the waiver from the minimum intersection spacing of 800 feet between the private road and Cheswyck Drive.

4. SECTION 142-33.A – Clear Sight Triangle – This section requires a clear sight triangle of 300 feet along the principal arterial roadway. The Applicant is requesting a waiver from this requirement to provide 65 feet sight triangle along the proposed Road A.

Justification: The sight triangle lengths of 300 feet are provided along the principal arterial road (Harleysville Pike). The sight triangle leg along the proposed Private Road A will be 65 feet long, as private Road A being a low-density stop-sign-controlled access, allowing adequate sight lines along Harleysville Pike.

5. SECTION 142-34.E.(2) – Distance from Street Intersection – This section requires that the driveways for the individual residential units be located a minimum of 150 feet from any street intersection. The Applicant is requesting a partial waiver from this requirement to propose driveways for units 8 through 15 closer to the street intersection than the required 150 feet.

Justification: This waiver is necessary due to the unique shape of the property, existing natural resources, and the location of existing street intersections of Meeting House Road and Harleysville Pike. Since the proposed private streets are dead-end cul-de-sac streets, the anticipated traffic is limited to the residences of this community and hence, the traffic on the private street will not block the proposed driveways.

6. SECTION 142-39.B(2) & 142-42.F(2) – Grading Slopes – These sections require permanent excavation and side slopes for any stormwater basin be no more than four horizontal to one vertical. The Applicant is requesting a waiver from this requirement to provide basin side slopes of three horizontal to one vertical and to have retaining walls within the stormwater management basins.

Justification: This waiver is necessary to maximize the stormwater management basins size while incorporating the several natural resources limitations (i.e., unsuitable soils condition, shallow bedrock, floodplain soils, wetlands, existing trees along Harleysville Pike, etc.). The proposed grading slopes are consistent with the recommendations from PADEP Erosion and Sediment Control Manual.

7. SECTION 142-41.C(12) – Shared-Use Path Location – This section requires all shared-use paths be located no closer than five feet from the edge of 25-feet shared-use path right of way. The Applicant is requesting a waiver from this requirement to provide the shared-use path along the edge of right-of-way/easement.

Justification: This waiver is necessary to provide maximum separation between the shared-use path and the adjacent residential properties as recommended by the township and neighbors during the sketch plan review meetings.

8. SECTION 142-42.C & 142-42.C.3 – Replacement of Trees – These sections require replacement of trees removed by the development with shade trees. The Applicant is requesting a partial waiver from this requirement to plant 80 replacement trees, with a combination of shade, ornamental, and evergreen tree species. As shown on the Landscape Plan, a total of 666 trees needs to be planted for replacement.

Justification: This partial waiver is necessary due to lack of available space for planting on-site within the allowable disturbance area of the development. Also, a partial waiver to provide a combination of different types of trees (shade, ornamental, and evergreen) is necessary to achieve desired understory coverage and screening.

9. SECTION 142-42.E.3.d – Location of Street Trees – This section requires street trees be distributed along the frontage of the property. The Applicant is requesting a partial waiver from this requirement to plant the required number of street trees throughout the site and not just along the interior private road frontages.

Justification: This partial waiver for the location of the street trees is necessary due to lack of available space for planting along the interior private roads with the proposed driveways and utilities occupying majority of the private road frontages.

10. SECTION 142-42.G(5)(b) – Site Element Screen along Harleysville Pike – This section requires a Type 6 Site element screen between the attached residential rear yards and Harleysville Pike. The Applicant is requesting a partial waiver from this requirement to provide ornamental plantings and evergreen trees where only ornamental trees are permitted; and to provide a two to three-foot high non-continuous berm between the townhouse buildings and Harleysville Pike where continuous berm is required.

Justification: This partial waiver to provide site element screen with evergreen trees with an non-continuous earthen berm is necessary in order to maintain the existing drainage pattern from the roadway. The continuous earthen berm will prevent the stormwater drainage from Harleysville Pike towards the drainage swale on the property. Also, a partial waiver to provide evergreen trees along with ornamental plantings will enhance the screening along Harleysville Pike.

11. SECTION 142-42.G(5).Figure 4.5 – Site Element Screen along Detention Basins – This section requires a Type 6 Site element screen between the detention basins and the adjacent Residential and Office uses. The Applicant is requesting a partial waiver from this requirement to use the property line buffer planting to satisfy the screen requirements.

Justification: This partial waiver is necessary due to the close proximity of the proposed detention basins to the property lines. Since the property line buffer has been planted with higher density plantings, the Site Element Screen planting cannot be accommodated due to lack of space and overlapping these plantings.

12. LSTES SECTION 106 – Curb Construction – This section requires all curbing to be of Class A Concrete. The Applicant is requesting a partial waiver from this requirement to provide Belgium Block curb for the private roads A and B, while providing concrete curbing along Harleysville Pike.

Justification: This partial waiver is necessary to provide aesthetically pleasing and low maintenance Belgian Block curbs along the private roads A and B.

13. LSTES SECTION 107.7.B.3 – Minimum Basin Bottom Slope – This section requires the detention basin bottom to have minimum 2% slope. The Applicant is requesting a waiver from this requirement to provide flat bottom infiltration basins for the project.

Justification: This waiver is necessary to comply with the PADEP stormwater manual guidelines of flat bottom basin to promote infiltration and recharge of groundwater.

If you have any questions, please do not hesitate to call us at (267) 733-7840.

Very sincerely yours,  
**ARNA Engineering Inc.**

  
Chirag V. Thakkar, P.E.  
Principal

Cc: Orleans Conservatory Group Partners LP



LOWER SALFORD TOWNSHIP  
Montgomery County, Pennsylvania

*Proclamation*

*Mae Grafton's 107<sup>th</sup> Birthday*

WHEREAS, Mae Grafton is turning 107 years old on January 18, 2026; and

WHEREAS, the Lower Salford Township Official Family would like to express our sincere congratulations to her on her 107<sup>th</sup> Birthday Celebration; and

WHEREAS, the Township's wish for her is a wonderful day filled with fond memories shared with her family and friends and in the coming year wish her good health and countless happy times!

NOW, THEREFORE, WE THE BOARD OF SUPERVISORS OF LOWER SALFORD, MONTGOMERY COUNTY, PENNSYLVANIA, hereby congratulate Mae Grafton on the occasion of her 107<sup>th</sup> Birthday!

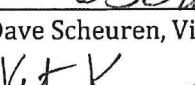
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS  
18<sup>th</sup> DAY OF JANUARY, 2026.

BOARD OF SUPERVISORS  
LOWER SALFORD TOWNSHIP

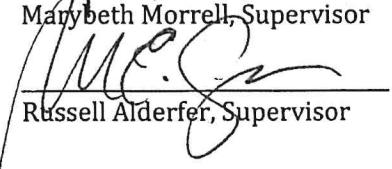


  
Keith A. Bergman, Chairman

  
Dave Scheuren, Vice-Chairman

  
Kent Krauss, Supervisor

  
Marybeth Morrell, Supervisor

  
Russell Alderfer, Supervisor

Attest:

  
Secretary