

LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS MINUTES
WORK SESSION

February 3, 2026

Chairman Keith Bergman called the Lower Salford Township Board of Supervisor's meeting to order at 7:30 a.m. Present were Supervisors Dave Scheuren, Kent Krauss, Marybeth Morrell and Rick Alderfer. Also present were Joseph Czajkowski, Township Manager; Holly Hosterman, Assistant to the Township Manager; Chief Tom Medwid, and Deputy Chief Cory Moyer, Lower Salford Township Police Department; Michele Fountain, Township Engineer and Grace Kelley, Special Projects Coordinator.

Chairman Bergman led the meeting in the Pledge of Allegiance.

Public Comment – Lori Yamashita, 470 Wexford Circle, commented on the 488 Harleysville Pike land development plan. She said that she doesn't think that the Board should approve the preliminary plan as the intersection of Route 113 and Meetinghouse Road is already congested and this project will make the issue worse. Additionally, she said that she was concerned about the safety of school children at the new development as they would be waiting for the bus along Route 113. She also asked if the trail in the development would interconnect with the Township trail system.

Heather Dagenais, 391 Barkley Circle, asked if there would be a fee in lieu of the required tree replacement.

Bette Duddy, 483 Cheswyck Drive, spoke about the traffic study, noting that it was done a few years ago and that the traffic volume along Route 113 has increased since then. She said that she thinks that a new traffic study should be required. She also said that she felt additional trees should be planted between the development and the neighboring properties. She said that the fence issue has not been resolved and said that she would like a 6-foot privacy fence installed along the property line.

Mr. Jones reported that the Township Solicitor has reached out to the County Solicitor about the drainage and icing concern at the Bergey Mill Road Bridge; he has not heard if there has been a reply.

Doug said that the Main/Ruth sidewalk project utility relocation has been on hold because of the weather. He also said that the PECO upgrade project at Pioneer Circle has been completed.

Mr. Jones said that the MS4 inspection was completed by DEP. He said that they found no issues.

Doug said that winter snow operations continue. He said that the crews are removing snow from the cul-de-sacs and some of the narrower roads in the Township. He also said that we are still dealing with the salt shortage, noting that the Township has only received 60 of the 600 tons ordered.

Doug informed that Board that we are acquiring some free office furniture from an office demolition project. The items will be used in the administration offices and the public works department.

Deputy Chief Moyer reported that the public works crew did a great job with snow removal noting that they only had one call of a vehicle stuck as a result of the storm. He also said that the new officer, Zachary Bubnis, started training yesterday and would be sworn in at the meeting tomorrow night.

Mr. Czajkowski reported that the Building and Zoning Department has received 58 building permits in the month of January (versus 36 last year). He said that there was no zoning hearing scheduled for February. Popeyes is scheduled to open today and Burger King should be opening soon. Mr. Czajkowski also noted that the following items were on the Board's agenda for tomorrow evening.

- 0 Hoffman Road – Preliminary/Final Subdivision – Discussion of Waivers
- Ordinance 2026-02 – AO District Sign Ordinance Amendment – Authorization to Advertise
- Resolution 2026-04 – 488 Harleysville Pike – Preliminary Land Development Approval

Township Engineer Michele Fountain reviewed the updates to the Township's Stormwater Management Ordinance. She said that the existing ordinance was over 20 years old and that many of the standards have changed. She said that the suggested changes bring the Township up to date.

Mr. Czajkowski reviewed the minutes of the January 5, 2026 Board meeting and the agenda of the Board's February 4, 2026 meeting.

There being no further business, the meeting was adjourned at 8:42 a.m.

Respectfully Submitted,

Joseph Czajkowski
Township Manager

LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS MINUTES
WORK SESSION

January 21, 2026

Chairman Keith Bergman called the Lower Salford Township Board of Supervisor's meeting to order at 7:30 a.m. Present were Supervisors Dave Scheuren, Kent Krauss, Marybeth Morrell and Rick Alderfer. Also present were Joseph Czajkowski, Township Manager; Holly Hosterman, Assistant to the Township Manager; Mike Beuke, Director of Building and Zoning; Doug Jones, Director of Public Works; Michele Fountain, Township Engineer; Andy Freimuth, Township Solicitor; Grace Kelley, Special Projects Coordinator; Chief Tom Medwid, Assistant Chief Cory Moyer, Lower Salford Township Police Department; 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 December 17, and December 30, 2025, Work Sessions. Supervisor Krauss seconded the motion, and the motion passed unanimously.

Doug Jones reported that the Bergey Mill Road bridge was open and that there has been no response from the County regarding the icing and drainage concerns on the bridge approach. The Board thanked Doug for the follow-up on this and reminded him to document all correspondence with the County.

Doug said that the crew has installed fencing and signage along the new trail at Bergey Mill Park to keep vehicles from accessing it.

Mr. Jones reported that PECO has started directional drilling at the Main/Ruth sidewalk project to relocate the utilities. He said that the schedule for this will likely be impacted by recent and upcoming weather events. Additionally, PECO is starting on the upgrade project on Pioneer Circle.

Doug said that the new public works facility project has been paused as alternative locations are being discussed.

Mr. Jones said that DEP will be here later today to do the MS4 inspection. He said that this was supposed to be done every 5 years, however this is our first inspection.

Doug said that Winter operations have been going well. He said that the Township is using a lot of salt. He noted that there have been issues with salt deliveries, so they are looking at adding anti-skip and calcium chloride to the mix to extend the salt we currently have in store. Doug said that they would be reaching out to residents to ask them not to park their vehicles on the street during the snowstorms as this will greatly improve snow removal operations.

Stephanie Butler, Township Traffic Engineer updated the Board on the all-way stop evaluation for the intersection of Oak Drive and Moyer Road. She said that the all-way stop was warranted based on crash data. She noted that the left turn lanes at the intersection are not warranted and should be removed. Their data showed no queuing issues between Moyer and the intersection with Main Street. She also updated the Board on the all-way stop configuration at Morris and Upper Mainland. She said that the red flashers should be removed and the Township ordinance should be updated to include the additional stop signs at the intersection. Supervisor Krauss moved to approve the recommendations for these intersections. Supervisor Alderfer seconded the motion. The motion passed unanimously.

Mrs. Butler reviewed the possible projects for submission to the Montco 2040 grant program. She said that the fiber optic interconnect between the signal at the Walmart intersection and the signal at Shelly Road would be a favorable application since it involves multiple municipalities. She said that the estimate for the project is \$654,000 with the required matches from Lower Salford (\$156,296) and Upper Salford (\$140,318). Stephanie said that the fiber installation would allow for the interconnection of new signals between Walmart and Shelly Road. This project would require Upper Salford Township to be a joint applicant. Additionally, she said that they were looking at upgrades to the pedestrian crossing signals at various intersections in the Township. The upgrades would include audible notifications for the hearing impaired. She said that they are also looking at upgrades to the school flashers on Maple Avenue. Stephanie said that if awarded, both projects could go out to bid in 2027.

Chief Medwid reported that hiring process for the new officer is moving forward. He said that the department received 42 applications and that 1 warranted moving

forward with background investigation. He said that the applicant passed all backgrounds and that if the Board approved, they would like to bring him on February 2nd. Supervisor Scheuren moved to hire the new police officer. Supervisor Krauss seconded the motion. The motion passed unanimously. Assistant Chief Moyer informed that Board that an intern would be starting with the department. He said that she would be starting today. Cory noted that there were multiple accidents during the last snowstorm. He said that the Public Works crews did a great job salting and plowing.

Mr. Beuke reported that the Building and Zoning Department has received 34 building permits thus far in the month of January. Mike said that in 2025 there were 41, 999 square feet of Commercial/Industrial space approved as well as 1696 permits issued for the year, and 18 new businesses moved into the Township. Mr. Beuke introduced Christine Pionzio, attorney for the 488 Harleysville Pike project. Ms. Pionzio reviewed the waivers requested by the applicant for the project. She gave an overview of the plan noting that they would be looking for preliminary approval in the near future. Lori Yamashita, 470 Wexford Circle, said that she felt that there were several issues (safety concerns with route 113 driveway location and fencing along the property lines) with the plan that she did not like and hoped that the Board would slow down the process to allow for additional changes. Ms. Pionzio noted that this plan has been before the Planning Commission 7 times and the developer has made many changes at the behest of the neighbors.

Chairman Bergman read a proclamation in honor of Township resident Mae Grafton's 107th birthday. Chairman Bergman moved to approve the proclamation. Supervisor Scheuren seconded the motion. The motion passed unanimously.

Mr. Czajkowski said that there was a need for an executive session to discuss a matter of real estate. There would be no need for the Board to reconvene.

There being no further business, the meeting was adjourned at 9:07 a.m.

Respectfully Submitted,

Joseph Czajkowski
Township Manager