

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