

LOWER SALFORD TOWNSHIP  
BOARD OF SUPERVISORS MINUTES  
February 4, 2026

Chairman Keith Bergman called the Lower Salford Township Board of Supervisors meeting to order at 7:30 p.m. Supervisors present were Dave Scheuren, Kent Krauss. Marybeth Morrell and Rick Alderfer. Also, present were Joseph Czajkowski, Township Manager; Holly Hosterman, Assistant to the Township Manager: Director of Building and Zoning, Mike Beuke; Special Projects Coordinator, Grace Kelley; Township Solicitor, Andy Freimuth; Township Engineer, Michele Fountain; and Township Traffic Engineer, Stephanie Butler.

Chairman Bergman led all in the Pledge of Allegiance.

Chairman Bergman swore in the newest member of the Lower Salford Township Police Department, Officer Zachary Bubnis.

Public Comment

There was no public comment.

Consent Agenda

Supervisor Scheuren 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 24<sup>th</sup> at 7:00pm. Holly noted that the Board would be welcoming their newest member, Stephanie Moyer.

Fire Chief– Chief, Ryan Nase reported that for the month of January the Company had responded to 36 calls, with the Company averaging 9 firefighters per call. The Company was in-service for 17 hours and 58 minutes. Chief Nase informed the board that 2025 was their busiest year on record with the Fire Company responding to 378 calls.

Freedom Valley Medical Rescue – Chief Colleen Haines reported that the FVMR responded to 259 calls for assistance. The Chief said that FVMR covered 100% of their Advance Life Support calls. She noted that of 91 mutual aid calls that they were recalled from, 85(93.4%) were in the Station 345 service area. Far and away higher than the number of recalls in other service areas. Chief Haines thanked the Township Public Works Department, Police Department and the Harleysville Fire Company for their assistance during the recent snowstorm.

#### Communications Committee

Grace Kelley reported the next meeting of the committee is February 18<sup>th</sup> at 7:30pm. Ms. Kelley reported that the Committee was looking into sending out a new resident survey again this year. She also noted that the committee will be assisting in getting the word out about the upcoming open space referendum.

#### Recreation Authority

Chairman Bergman reported that there was no meeting in the month of January. He said that there was no golf activity at the course this year due to the snow cover. He said that the clubhouse was being painted in anticipation of golf activities in the spring. The Authority's next meeting is scheduled for February 26<sup>th</sup>, at 7:00pm.

#### New Business

- A) 0 Hoffman Road – Preliminary/Final Subdivision – Discussion of Waivers – Adam Prince, Engineer for the applicant, reviewed the list of waivers for the project. The Board had no questions regarding the requested waivers.
  
- B) Ordinance 2026-02 – Sign Ordinance Amendment, ZO Section 164-107 (to include AO District) – Authorization to Advertise – Mike Beuke reviewed the ordinance with the Board noting that this amendment will clarify the requirements for signage in the AO district. Supervisor Krauss moved to authorize advertisement of Ordinance 2026-02. Supervisor Scheuren seconded the motion. The motion passed unanimously.

- C) Resolution 2026 – 04 – 488 Harleysville Pike – Preliminary Land Development Plan Approval – Christine Pionzio, Attorney for the applicant, gave an overview of the plan. Bette Duddy, 483 Cheswyck Drive, said that she felt that there were too many units in the plan. She also said that the developer should be planting more trees between the development and the neighboring properties. Additionally, she said that she would prefer a six-foot privacy fence be installed along the property line and said that the location of the entrance to the development off of 113 was too close to the entrance of Cheswyck and she felt that that was unsafe. Eilleen Davide 471 Wexford Circle said that she too would like to see a six-foot privacy fence installed along the property line. Alan Duddy, 483, Cheswyck Drive, also asked that a six-foot privacy fence be installed. Lori Yamashita 470 Wexford Drive said that she was concerned about a number of things with the development, noting that she felt that more trees should be planted on the site. She said that she was worried that the stormwater runoff would cause drainage issues on the neighboring properties. Additionally, she felt that the location of the entrance would be a safety concern especially if a school bus stop was located in the area. Lori also was concerned about the well located on one of the neighboring properties. Heather Dagenais, 391 Barclay Circle, was also concerned about the number of trees that were being cut down and felt that additional trees should be planted. Tom Boggs, 478 Harleysville Pike, asked about the existing trees and fence behind his property. Christine Pionzio said that the trees and fence are to remain. Alan Bowers, 423 Windsor Drive, said that he was concerned with the location of the entrance as well as stormwater runoff to the neighboring properties. There being no further comments, Supervisor Scheuren moved to adopt Resolution 20026-04. Supervisor Morrell seconded the motion. The motion passed unanimously.
- D) Resolution 2026-05 – Authorizing Submission of Grant Application for the Montco Forever Green Grant Program – Funding for the Purchase of the Allebach Property at 460 Stover Road (\$500,000) – Supervisor Scheuren made a motion to adopt Resolution 2025-05. Supervisor Alderfer seconded the motion. The motion passed unanimously.
- E) Resolution 2026-06 – Authorizing Submission of a Grant Application for the 2026 Round of Montco 2040 Implementation Grant – Pedestrian Upgrades (audible crossing signals) – Supervisor Scheuren made a motion to adopt Resolution 2026-06. Supervisor Krauss seconded the motion. The motion passed unanimously.

F) Resolution 2026-07 – Authorizing Submission of a Grant Application for the 2026 Round of the Montco 2040 Implementation Grant Program – Multi-Municipal Signal System Upgrades (fiber interconnect between Walmart and Shelly Road) – Supervisor Scheuren made a motion to adopt Resolution 2026-07. Supervisor Krauss seconded the motion. The motion passed unanimously.

Public Comment

Heather Daganais, 391 Barclay Circle, asked how the fee in lieu of trees is spent. Mr. Czajkowski explained that the money would go into the Township tree fund and whenever and wherever the Township plants trees, those funds would be drawn from the fund. This happens on a regular basis when the Township plants trees in Township parks and other Township owned property. Tara Jackson, 205 Fairway Court, asked what is happening with the Allebach farm property. Chairman Bergman explained that the property is under agreement with the owners, and that there will be a referendum on the upcoming primary ballot allowing for the implementation of an open space tax which will assist in the purchasing of the property. Once the purchase is complete, the Township will start the planning process for how the open space will be used. Chairman Bergman encouraged everyone who is in favor of this purchase to tell their friends and neighbors to get out and vote in favor of the referendum. Supervisor Krauss thanked the Public Works Department for a great job with plowing during after the recent snowstorm. He also thanked all of the residents for getting their cars out of the roadway as this is a huge help in getting and keeping the roads clear.

There being no further business, Mr. Freimuth moved to adjourn at 9:01pm.

Respectfully Submitted,

Joseph Czajkowski  
Township Manager