

LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS MINUTES
March 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; and Township Engineer, Michele Fountain’

Chairman Bergman led all in the Pledge of Allegiance.

State Representative Donna Scheuren presented two checks to the Board representing a grant for \$225,000 for the construction of a Police impound garage and a grant for \$225,000 for a sewer line upgrade on Main Street. The Board thanked Representative Scheuren for her help in securing the funding for these important projects.

Public Comment

There was no public comment.

Consent Agenda

Supervisor Scheuren moved to approve the consent agenda as presented. Supervisor Morrell 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 24th at 7:00pm

Fire Chief – Chief, Ryan Nase reported that for the month of February the Company had responded to 47 calls, with the Company averaging 9 firefighters per call. The Company was in-service for 26 hours and 3 minutes.

Freedom Valley Medical Rescue – There was no report.

Communications Committee

Holly Hosterman reported that the committee will be putting a resident survey in the Township Spring newsletter. Residents can scan the QR code which will take them to the survey. The next meeting of the committee will be March 18th at 7:30pm.

Recreation Authority

Chairman Bergman reported that the Authority met last month to discuss operations of the golf course. He noted that there was no golf being played due to the course being covered in snow.

Unfinished Business

- A) Ordinance 2026-02 – Sign Ordinance Amendment, ZO Section 164-107 (to Include the AO District) – Hearing to Adopt – Chairman Bergman opened the hearing and turned the proceedings over to Solicitor Freimuth, who explained how the hearing would proceed and asked Mr. Beuke to give an overview of the amendment. Mr. Beuke explained that the amendment would clarify sign regulations in the AO district as they currently are somewhat vague. Supervisor Scheuren moved to adopt Ordinance 2026-02. Supervisor Krauss seconded the motion. The motion passed unanimously.

New Business

- A) Recommendation to Award the Traffic Signal and ADA Improvements for the Main St/Maple Ave and Main St/ Hunsberger Lane (Green-Light Go) Project – Supervisor Scheuren moved to award the contract to Armour and Sons Electric for \$650,963.50. Supervisor Alderfer seconded the motion. The motion passed unanimously.
- B) 681 Upper Mainland Road – Approval of Sewage Facilities Planning Module Component 1 – Supervisor Scheuren moved to approve the sewage facilities module for 681 Upper Mainland Road. Supervisor Morrell seconded the motion. The motion passed unanimously.

- C) 0 Morewood Road – Approval of Sewage Facilities Planning Module – Supervisor Scheuren made a motion to approve the 0 Morewood Road sewage facilities module. Supervisor Krauss seconded the motion. The motion passed unanimously.
- D) Authorization for Freedom Valley Medical Rescue to Sell a Ford Transit Van to Pilup Ambulance in Camp Hill PA for \$20,000 – Supervisor Scheuren made a motion to approve the sale of the vehicle. Supervisor Alderfer seconded the motion.
- E) Recommendation to Award the Following Contract for the 2026 Road Program – 1. Base Repair – Sacks and Sons 2. Pavement Markings – Alpha Space Control, LLC 3. Construction Equipment Rental – Sacks and Sons. Supervisor Scheuren moved to award the contracts as recommended by the Public Works Director in his memos of March 3, 2026. Supervisor Morrell seconded the motion. The motion passed unanimously.
- F) Proclamation Recognizing April 2026 as Pennsylvania Safe Digging Month – Chairman Bergman read the proclamation into the record. Supervisor Scheuren moved to approve the proclamation. Supervisor Krauss seconded the motion. The motion passed unanimously.
- G) Appointment of Stacy Silva as an Alternate to the Communications Committee – Supervisor Scheuren moved to appoint Stacy Silva as an alternate to the Communications Committee. Supervisor Alderfer seconded the motion. The motion passed unanimously.

Public Comment - There was no public comment.

Chairman Bergman said that the Board would be going into executive session to discuss items of real estate and possible litigation.

There being no further business, Mr. Freimuth moved to adjourn at 7:51pm.

Respectfully Submitted,

Joseph Czajkowski
Township Manager

**BOARD OF SUPERVISORS
LOWER SALFORD TOWNSHIP**

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2026-03

"Traffic Regulations – Morris Road and Oak Drive"

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, CHAPTER 155 (VEHICLES AND TRAFFIC), ARTICLE II (TRAFFIC REGULATIONS), SECTION 155-14 (STOP INTERSECTIONS) TO DESIGNATE THE INTERSECTION OF MORRIS ROAD AND UPPER MAINLAND ROAD AND THE INTERSECTION OF OAK DRIVE AND MOYER ROAD AS STOP INTERSECTIONS.

The Board of Supervisors of Lower Salford Township does hereby **ENACT** and **ORDAIN**:

SECTION I. – Amendment to Code

The Codified Ordinances of Lower Salford Township, Chapter 155 (Vehicles and Traffic), Article II (Traffic Regulations), Section 155-14 (Stop Intersections) is hereby amended to designate the following stop intersections:

Stop Sign On	Direction of Travel	At Intersection of
Morris Road	Both	Upper Mainland Road
Oak Drive	Both	Moyer Road

SECTION II. - Severability

The provisions of this Ordinance are intended to be severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby

declared to be the intent of the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

SECTION III. - Failure to Enforce not a Waiver

The failure of the Township to enforce any provision of this Ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.

SECTION IV. - Effective Date

This Ordinance shall take effect and be in force from and after its approval as required by the law.

SECTION V. - Repealer

All other ordinances and resolutions or parts thereof insofar as they are inconsistent with this Ordinance are hereby repealed.

ORDAINED AND ENACTED by the Board of Supervisors of Lower Salford Township, Montgomery County, Pennsylvania, this 1st day of April, 2026.

LOWER SALFORD TOWNSHIP

By: _____
Keith A. Bergman, Chairman,
Board of Supervisors

Attest: _____
Joseph S. Czajkowski, Secretary

NOTICE

NOTICE is hereby given that the Board of Supervisors of Lower Salford, at its public meeting on April 1, 2026 at 7:30 PM in the Township Building, 379 Main Street, Harleysville, Pennsylvania, will hold a public hearing on and could vote to adopt an ordinance entitled “Traffic Regulations – Morris Road and Oak Drive” amending the Codified Ordinances of Lower Salford Township, Montgomery County, Pennsylvania, Chapter 155 (Vehicles and Traffic), Article II (Traffic Regulations), Section 155-14 (Stop Intersections) to designate the intersection of Morris Road and Upper Mainland Road and the intersection of Oak Drive and Moyer Road as a stop intersections.

Copies of the full text of the proposed Ordinance are available for examination during normal business hours at the Offices of Montgomery News, 290 Commerce Drive, Fort Washington, Pennsylvania 19034, the Montgomery County Law Library, Court House, Norristown, Pennsylvania 19401, and the Lower Salford Township Building, 379 Main Street, Harleysville, Pennsylvania 19438 where a copy of the proposed Ordinance may be obtained for a charge not greater than the cost thereof.

**ANDREW R. FREIMUTH, ESQUIRE
WISLER PEARLSTINE, LLP**

Solicitor for Lower Salford Township

**LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 2026-09

Park Crossing – Township Lot

ACCEPTANCE OF OPEN SPACE

WHEREAS, FOXLANE HOMES AT PARK CROSSING, LLC, formerly known as FOXLANE HOMES AT PARKVIEW, LLC, a Pennsylvania limited liability company with offices at 500 Office Center Drive, Suite 200 Fort Washington, Pennsylvania 19034 ("Grantor"), is the developer of a certain tract of land situate in Lower Salford Township, Montgomery County, Pennsylvania, more particularly identified as Park Crossing at Salford (the "Tract"); and

WHEREAS, a portion of the Tract is identified as the "Township Lot" on plans for the development of the Tract prepared by Van Cleef Engineering Associates, dated March 26, 2020, last revised March 19, 2021, of which record plan sheets were recorded with the Montgomery County Recorder of Deeds on June 3, 2021 at Instrument Number 20211064291 (the "Plans"); and

WHEREAS, pursuant to the Plans, the Township Lot is designated as open space to be dedicated to Lower Salford Township for public purposes, including park, recreation, and active and/or passive open space purposes; and

WHEREAS, the Township Lot has been improved by the Grantor with a playing field, a parking area, electric, water and sewer improvements, and related facilities; and

WHEREAS, the Grantor, for and in consideration of One Dollar (\$1.00), desires to dedicate the Township Lot and all of the improvements located thereon to Lower Salford Township ("Grantee") for public use and enjoyment, which use may include use for park, recreation, and active and/or passive open space purposes, and uses incidental thereto; and

WHEREAS, the Grantee, by accepting the Deed of Dedication and recording said Deed, accepts the parcel of ground more particularly described in Exhibit "A" which is attached hereto and made a part hereof, together with the improvements located thereon and therein, for the aforesaid purposes.

NOW, THEREFORE, BE IT RESOLVED that the Lower Salford Township Board of Supervisors accepts the Deed of Dedication for the described property to have and to hold, forever, as for public use and enjoyment, which may include use for park, recreation, and active and/or passive open space purposes, and uses incidental thereto, as well as any other consistent purpose in accordance with the laws of the Commonwealth of Pennsylvania.

APPROVED this _____ day of _____, 2026, by the Board of Supervisors of Lower Salford Township.

LOWER SALFORD TOWNSHIP

By: _____
Keith A. Bergman, Chairman,
Board of Supervisors

Attest: _____
Joseph S. Czajkowski, Secretary

EXHIBIT "A"

PREPARED BY:

Giovanna M. Raffaelli, Esquire
Foxlane Homes, LLC
500 Office Center Drive, Suite 200
Fort Washington, Pennsylvania 19034
(215) 416-8252

RETURN TO:

Andrew R. Freimuth, Esquire
Wisler Pearlstine, LLP
460 Norristown Road, Suite 110
Blue Bell, Pennsylvania 19422

Montgomery County Parcel No.: 50-00-02530-49-8

DEED OF DEDICATION
Township Lot

THIS INDENTURE, made this ____ day of March, 2026, by and between FOXLANE HOMES AT PARKVIEW, LLC now known as FOXLANE HOMES AT PARK CROSSING, LLC, with offices at 500 Office Center Drive, Suite 200 Fort Washington, Pennsylvania 19034, ("Grantor"), and LOWER SALFORD TOWNSHIP, with offices at 379 Main Street, Harleysville, Pennsylvania 19438 ("Grantee").

WHEREAS, Grantor is the developer of a certain residential development project known as Park Crossing ("Project") shown and depicted on certain plans prepared by Van Cleef Engineering Associates, consisting of 67 plan sheets, of which the record plan sheet(s) were recorded with the Montgomery County Recorder of Deeds on June 3, 2021 at Instrument Number 20211064291 (the "Plan");

WHEREAS, in connection with the development of the Project, the Plan, and pursuant to the terms of that certain Land Development and Financial Security between Grantor and Grantee, Grantor constructed an all-purpose field on Parcel 50-00-02530-49-8 as shown on the Plan, which consists of the field, a parking area, electric, water and sewer improvements, and other appurtenant facilities (collectively, "the Township Lot") in accordance with the rules and regulations of Lower Salford Township and in conformance with the Plan and the specifications applicable thereto;

WHEREAS, Grantor desires to dedicate and transfer the Township Lot to Grantee.

WITNESSETH:

NOW THEREFORE, that the said Grantor, for and in consideration of One Dollar (\$1.00) as well as other consideration which it has granted, bargained, and by these presents do grant, bargain, dedicate and convey unto the said Grantee, its successors and assigns:

ALL THAT CERTAIN lot or piece of ground known as Parcel 50-00-02530-49-8 (as shown on the Plan) situate in Lower Salford Township, Montgomery County, Commonwealth of Pennsylvania being more particularly described and bounded in Exhibit "A", respectively, attached hereto and made a part hereof.

BEING Montgomery County, Pennsylvania Tax Parcel No. 50-00-02530-49-8.

TOGETHER with all and singular, the buildings and improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interests, property, claim and demand whatsoever of them, the said Grantor, as well at law as in equity, of, in and to the same.

UNDER AND SUBJECT, nevertheless to the following:

- (1) Conditions, restrictions and other matters noted on the Plan; and
- (2) Agreements, easements, covenants, conditions and restrictions of record, if any, to the extent the same are enforceable, continuing and in fact affect title to the premises.

TO HAVE AND TO HOLD the said lots or pieces of ground above described together with the buildings and improvements thereon erected, the hereditaments and premises hereby granted, or mentioned and intended so to be, with the accessories and appurtenances, unto the said Grantee, its successors and assigns forever.

AND FURTHER, that the said Grantor, for itself, and its successors and assigns, by these presents further covenant, promise and agree to and with the said Grantee, its successors and assigns, that the said Grantor, its successors and assigns, all and singular the hereditaments and premises hereby granted, or mentioned and intended so to be, with the accessories and appurtenances thereto, to WARRANT AND FOREVER DEFEND the Grantee, its successors and assigns, against any and all person or persons whomsoever, lawfully claiming or to claim the land above described or any part thereof, by, from or under him, her, them or any of them.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed the day and year above written.

GRANTOR:

FOXLANE HOMES AT PARKVIEW, LLC
Now known as FOXLANE HOMES AT PARK
CROSSING, LLC

Witness/Attest:

By: _____

Giovanna M. Raffaelli
General Counsel

By: _____

Joseph P. Morrissey, Manager

ACCEPTED BY:

LOWER SALFORD TOWNSHIP

By: _____

The address of the above-named Grantee is:

379 Main Street
Harleysville, PA 1938

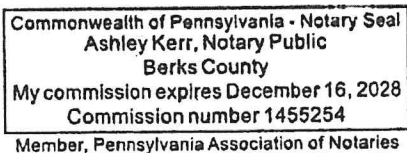
On behalf of the Grantee

ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF Montgomery :

On the 10 day of March, 2026, before me the undersigned, a notary public for the Commonwealth of Pennsylvania residing in the County of Montgomery, personally appeared Joseph P. Morrissey who acknowledged himself to be the Manager of Foxlane Homes at Parkview, LLC now known as Foxlane Homes at Park Crossing, LLC, and that he as such officer executed the foregoing instrument for the purposes therein contained upon full and due authority.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Ashley Kerr
Notary Public Ashley Kerr

My Commission Expires: December 16, 2028

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF MONTGOMERY :

On the ___ day of _____, 2026, before me the undersigned, a notary public for the Commonwealth of Pennsylvania residing in the County of Montgomery, personally appeared Keith A. Bergman, who acknowledged himself to be Chairman of the LOWER SALFORD TOWNSHIP, and that he as Chairman, being authorized to do so, executed the foregoing instrument for the purposes herein contained by signing the name of the Lower Salford Township by himself as Chairman of the Board of Supervisors.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

EXHIBIT "A"

Metes & Bounds Description
Township Lot
Park Crossing at Salford (Parcel Number 50-00-02530-00-3)
Lower Salford Township, Montgomery County, Pennsylvania

ALL THAT CERTAIN tract or piece of land situated in Lower Salford Township, Montgomery Township, Pennsylvania, shown as "Township Lot" on a plan entitled "Record Plan (Sheets 3, 4, 5, & 6 of 18 To Be Recorded) for Park Crossing at Salford, Parcel #50-00-02530-00-3 Situated in Lower Salford Township, Montgomery County, Pennsylvania", prepared by Van Cleef Engineering Associates, dated March 26, 2020, last revised March 19, 2021 and being more particularly described as follows:

BEGINNING at a point, said point being the common corner of Common Open Space B and Lot 48 (of the Park Crossing at Salford plan), said point also being measured along the line dividing Common Open Space B from Lot 48 South 06°05'45" East, a distance of 137.00 feet from the southerly right of way line Huckleberry Lane, and from said point running:

thence (1) leaving Lot 48 and running along Common Open Space B, South 52°54'52" East, a distance of 108.50 feet to an iron pin set on line of lands of Lower Salford Township Parcel #50-00-02984-01-8;

thence (2) along said lands of Lower Salford Township Parcel #50-00-02984-01-8, South 37°05'08" West, a distance of 831.75 feet to an iron pin found in line of lands now or formerly of Andrew C. and Kelly Kaitlyn E. Gerth, Parcel #50-00-00198-04-9;

thence (3) along said lands now or formerly of Andrew C. and Kelly Kaitlyn E. Gerth, Parcel #50-00-00198-04-9, also along lands now or formerly of Carole Dalessio, Parcel #50-00-00198-02-2, and along lands now or formerly of Peggy A. Frisbie, Parcel #50-00-00198-00-4, and along lands now or formerly of Lower Salford Township, Parcel #50-00-00198-20-2, and along lands now or formerly of Andrew and Catherine Shields, Parcel #50-00-04582-40-8, and along lands now or formerly of Lori A. Yamashita, Parcel #50-00-04582-42-6, and along lands now or formerly of Joseph P. and Eileen H. Davide Parcel #50-00-04582-34-5, North 54°34'21" West, a distance of 807.34 feet to an iron pin found in line of lands now or formerly of R. Lawrence and Lucy L. Derstine, Parcel #50-00-02536-00-6;

thence (4) along said lands now or formerly of R. Lawrence and Lucy L. Derstine, Parcel #50-00-02536-00-6, North 36°19'05" East, a distance of 288.12 feet to a field stone found for a corner to the same;

thence (5) continuing along the same, North 54°01'22" West, a distance of 140.67 feet to an iron pin found for a corner common with Common Open Space A (of the Park Crossing at Salford plan);

thence (6) along said Common Open Space A, North 58°40'06" East, a distance of 207.69 feet to a point for a corner common with Lot 29 and the Neighborhood Open Space (of the Park Crossing at Salford plan);

thence (7) along the said Neighborhood Open Space, South 25°14'50" East, a distance of 68.15 feet to a point for a corner to the same;

thence (8) continuing along the same, North 64°45'10" East, a distance of 331.12 feet to a point for a corner to the same;

thence (9) still along the same, South 48°24'29" East, a distance of 271.10 feet to a point for a corner common with Lot 45 and Lot 46 (of the Park Crossing at Salford plan);

thence (10) along said Lot 46, South 65°31'26" East, a distance of 131.74 feet to a point for a corner common with Lot 47 (of the Park Crossing at Salford plan);

thence (11) along said Lot 47, also along aforementioned Lot 48, South 87°53'51" East, a distance of 187.55 feet to the first mention point and place of beginning.

Containing a calculated area of 605,372 sq. ft. or 13.897 acres



David H. Artman 4-27-21

David H. Artman, PA Professional Land Surveyor No. SU-051039-E
Van Cleef Engineering Associates
April 27, 2021

township lot (sealed).docx

**LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 2026-10

PRELIMINARY / FINAL SUBDIVISION APPROVAL

Stacy Subdivision – 279 Fallow Field Lane

WHEREAS, JOHN R. STACY and MAUREEN STACY were the owners of a tract of land located at 279 Fallow Field Lane portions of which are located in both Lower Salford Township and Upper Salford Township (the “Property”); and

WHEREAS, JOHN R. STACY departed this life on July 22, 2025 and **MAUREEN STACY** is the sole remaining owner of the Property (hereinafter, Maureen Stacy shall be referred to as the “Developer”); and

WHEREAS, the Property is improved with an existing single-family detached dwelling that, along with the driveway and all of the improvements associated with the dwelling, are located entirely on the portion of the Property in Upper Salford Township; and

WHEREAS, the Property has been assigned two parcel numbers consisting of .885± acres (gross) situated in Lower Salford Township and identified as Montgomery County Tax Parcel No. 50-00-02799-90-4, and 2.185 ± acres (gross) situated in Upper Salford Township and more identified as Montgomery County Tax Parcel No. 62-00-00400-10-5; and

WHEREAS, Developer proposes to subdivide the Property into three (3) lots, with the existing single-family dwelling and related improvement remaining on a new lot comprising 2.183 acres, and the creation of two new residential building lots in Lower Salford Township; and

WHEREAS, the proposed subdivision is more particularly shown on plans prepared by Woodrow & Associates, Inc., being plans consisting of two (2) sheets dated October 25, 2024, last revised December 13, 2024 (the “Plans”); and

WHEREAS, as shown on the Plans, the two new lots in Lower Salford are identified as proposed Lot U50-A, which will contain 0.42 acres with frontage on Morwood Road, and proposed Lot U50-B, which will contain 0.465 acres with frontages on Morwood Road and Fallow Field Lane (the “Development”); and

WHEREAS, Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development and any necessary offsite easements to legally discharge stormwater or connect to utilities; and

WHEREAS, the Developer desires to obtain preliminary/final subdivision approval of the Plans from Lower Salford Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, BE IT RESOLVED that Lower Salford Township hereby grants preliminary/final approval of the subdivision shown on the Plans described herein, subject, however, to the following:

1. At this time, the installation of road widening, storm sewers, curbing, sidewalks and bicycle trails along the Property’s frontage on Morwood Road and Fallow Field Lane in accordance with Sections 142-29 and 142-41 of the Lower Salford Township Subdivision and Land Development Ordinance shall be deferred until such time as the Township deems it necessary to require the installation of road widening, storm sewers, curbing, sidewalks or bicycle trails. Developer shall add a note to the Plans stating that the required installation of road widening, storm sewers, curbing, sidewalks and bicycle trails has been deferred consistent with

this Resolution until such time as the Township deems it necessary to require the installation of the same. The language of the note shall be reviewed and approved by the Township Engineer and Township Solicitor prior to the recording of the Plans.

2. Prior to the recording of the Plans, the Developer shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Engineer's review letter dated February 10, 2025, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit "A".

3. Prior to the recording of the Plans, the Developer shall revise the Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Traffic Consultant's review letter dated January 16, 2025, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit "B".

4. Prior to recording the Plans, if determined to be necessary by the Township, Developer shall enter into a Land Development and Financial Security Agreement ("Agreement") with Lower Salford Township. The Agreement shall be satisfactory to the Township Solicitor, and the Developer shall obligate itself to complete all of the required improvements shown on the Plans in accordance with Township criteria and specifications as well as to secure the completion of the said required improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

5. Prior to recording the Plans, Developer shall provide a driveway easement agreement to provide access on, over, across and through the area on proposed Lot U50-A shown as "Driveway Easement (10 FT Wide)" for the benefit of the owner of the adjacent property at Montgomery County Parcel No. 50-00-02800-003. The terms and conditions of the easement agreement shall be satisfactory to the Township Solicitor, and the easement agreement shall be recorded simultaneously with the Plans.

6. Developer shall include a note on the Plans stating that a Traffic Impact Fee, in accordance with the Lower Salford Township Traffic Impact Fee Ordinance, may be required if and when proposed Lots U50-A and U50-B are developed with residential dwelling units, and that any required Traffic Impact Fee shall be paid to the Township prior to the issuance of a building permit for each residential lot.

7. Prior to recording the Plans, Developer shall provide the Township with all required approvals from any outside agencies having jurisdiction over the Development, including, but not limited to: the Montgomery County Conservation District, the Pennsylvania Department of Environmental Protection, PennDOT, North Penn Water Authority, the Montgomery County Health Department, and the Lower Salford Township Authority.

8. The Development shall be constructed in strict accordance with the content of the Plans, notes on the Plans and the terms and conditions of this Preliminary/Final Approval Resolution.

9. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and notes to the Plans and this Preliminary/Final Approval Resolution shall be borne entirely by Developer and shall be at no cost to the Township.

10. Prior to the start of construction of required improvements, if any are required by the Plans, Developer shall notify the Township Manager and the Township Engineer and schedule a preconstruction meeting with the Township. Developer shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hours notice prior to the initiation of any grading or ground clearing (regardless of whether such grading or ground clearing is for the construction of private or public improvements) so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have

been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.

11. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended), the payment of all applicable fees and the funding of all escrows under the Agreement must be accomplished within ninety (90) days of the date of this Resolution, unless a written extension is granted by Lower Salford Township. Until the applicable fees have been paid and the escrows fully funded, the final plat or record plan shall not be signed or recorded. In the event that the fees have not been paid and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent preliminary/final approval shall expire and be deemed to have been revoked.

12. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon preliminary/final approval. In the absence of an appeal or a notice of rejection filed in writing within thirty (30) days from the date of this Resolution, the conditions set forth herein shall be deemed to have been accepted by Developer. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval and the deferrals granted in Paragraph 1 (which deferrals are granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the sections set forth in Paragraph 1 and the conditions set forth above, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

APPROVED at the public meeting of the Lower Salford Township Board of Supervisors held on April 1, 2026.

LOWER SALFORD TOWNSHIP

By: _____
Keith A. Bergman, Chairman,
Board of Supervisors

Attest: _____
Joseph S. Czajkowski, Secretary

TOWNSHIP ENGINEER REVIEW LETTER

EXHIBIT "A"



CKS Engineers
4259 West Swamp Road, Suite 410
Doylestown, PA 18902
P: 215.340.0600
www.cksendengineers.com

February 10, 2025
Ref: #4601-099

Lower Salford Township
379 Main Street
Harleysville, PA 19438

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

Reference: 279 Fallow Field Lane
Preliminary/Final Subdivision Review, 2nd Revision
TMP No. 50-00-002799-90-4

Dear Mike:

We have completed our review of the Preliminary/Final Subdivisions plans for 279 Fallow Field Lane. The submission consists of two (2) sheets dated October 25, 2024, last revised December 13, 2024, prepared by Woodrow & Associates.

The applicant proposes the subdivision of an existing 3.07-acre lot located in both the Village Commercial (VC) Zoning District in Lower Salford Township and the "R2 Rural Residential" Zoning District in Upper Salford Township. The two new lots (U50-A and U50-B) are both to be located in Lower Salford Township. Proposed Lot U50-A is 0.42-acre and is to be located along Morwood Road (S.R. 1018). Lot U50-B is a 0.465-acre lot and is to be located on the corner of Morwood Road (S.R. 1018) and Fallow Field Lane. Both lots are intended for future construction of a single-family detached dwelling on each lot.

The Lower Salford Township Planning Commission recommended Conditional Preliminary as Final Plan Approval at their meeting on December 11, 2024. As per your request, we have reviewed the Preliminary/Final Plans submitted for the proposed subdivision for conformity with the Lower Salford Township ordinances only. We offer the following comments for consideration by Township officials:

I. ZONING ISSUES

The following comments are based upon the provisions of the Lower Salford Township Zoning Ordinance:

1. The proposed use of lot U50-A and lot U50-B, single-family detached dwelling, is a use permitted by right in the VC Village Commercial District (164-70.1)
2. The proposed Lot U50-A has an existing non-conformity conflicting with the 5-foot required landscape buffer because the existing driveway is to remain. It should be noted with the Zoning Schedule. (164-70.4.E.2.b)
3. For lot U50-B, the drive should be located on the street of lowest classification, Fallow Field Lane. (164-70.4.E.1.b) Comment 18 has been added on the Record Plan; however, the plans still refer to a "25' S.Y. with Drive" to Morwood Road.

5. All new developments must be served by public sewer facilities and must be served by public water service, where it is available. The two proposed lots are not within the public sewer area of the Township's Act 537 Plan. The applicant must proceed to obtain an Official Plan Revision, if capacity exists in the Lower Salford Township Authority collection system and treatment facility. (164-70.5E)

II. SUBDIVISION AND LAND DEVELOPMENT ISSUES

The following comments are based upon the requirements of the Lower Salford Township Subdivision and Land Development Ordinance:

1. A deed for the property needs to be provided to show if the title line is at the ultimate right-of-way line, as shown on the plan. (142-15.C.1.c)
2. A traffic impact fee may be required when the lots are developed. A note should be placed on the plan that is recorded stating this requirement. (142-82)

III. GENERAL

The following items are general engineering considerations pertaining to the project that were noted by our office during the course of review of the current plan submission:

1. As stated above, the adjacent Parcel 50-00-02800-00-3 has an asphalt driveway encroaching on Parcel 50-00-02799-90-4, proposed Lot U50-A. A driveway easement agreement will need to be provided to the satisfaction of the Township Solicitor.

Very truly yours,
CKS ENGINEERS
Township Engineers


Michele A. Fountain, P.E.

MAF/klk

cc: Joseph S. Czajkowski, Township Manager (via email)
Board of Supervisors (5) (via email)
LST Staff (3) (via email)
James Garrity, Esquire, Township Solicitor (via email)
Andrew Freimuth, Esq., Township Solicitor (via email)
LSTA (3) (via email)
Stephanie Butler (via email)
File

TOWNSHIP TRAFFIC CONSULTANT REVIEW LETTER

EXHIBIT "B"

Bowman

January 16, 2025

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

RE: Traffic Engineering Review #2 – Preliminary/Final Subdivision Plans
279 Fallowfield Lane
Lower Salford Township, Montgomery County, PA
Project No. 311093-24-006

Dear Joe:

Per your request, Bowman Consulting Group (Bowman) has completed a traffic engineering review related to the subdivision plans provided for the development of 279 Fallowfield Lane. Based on our review of the submitted materials, it is our understanding that the proposed project involves subdividing Parcel 50-00-02799-90-4 in Lower Salford Township and Parcel 62-00-00400-10-5 in Upper Salford Township into three (3) lots with the existing single-family home to remain on Parcel 62-00-00400-10-5 in Upper Salford Township. There is currently no development proposed on lots U50-A and U50-B on Parcel 50-00-02799-90-4 in Lower Salford Township.

The following documents were reviewed as part of the submission:

- Preliminary/Final Subdivision Plans – 279 Fallowfield Lane, prepared by Woodrow & Associates, Inc., last revised December 13, 2024.
- Response to Township Traffic Engineer Comments Letter – 279 Fallowfield Lane, prepared by Woodrow & Associates, Inc., dated December 16, 2024.
- Response to Township Engineer Comments Letter – 279 Fallowfield Lane, prepared by Woodrow & Associates, Inc., dated December 16, 2024.

Based on review of the documents listed above, and the Township's *Subdivision and Land Development Ordinance (SALDO)* and *Zoning Ordinance (ZO)* requirements, Bowman offers the following comments for consideration by the Township and further action by the applicant as the project advances through the formal land development process.

General

1. The applicant's engineer must put together a letter that provides a response on how each comment below has been addressed, and where each can be located in the submission. For ease of reference, please refer to the overall Drawing/Page Number for any comment that addresses a modification to the subdivision plan set.
2. As Morwood Road (SR 1018) is a state highway, a highway occupancy permit (HOP) will need to be obtained from PennDOT for any modifications within the legal right-of-way along Morwood Road (SR 1018). The applicant is reminded to copy the Township on all submissions and correspondence to/from

425 Commerce Drive Suite 200, Fort Washington, PA 19034

P: 215.283.9444

bowman.com

the Department and invite the Township to any scheduled meetings to discuss the project. Concurrent submissions of the land development plans and HOP plans will aid in the review of the project and allow for consolidated review letters to be issued.

3. For the waiver request noted on Sheet 1, the applicant is to provide a waiver request letter in compliance with *Section 142-27 of the SALDO*. The waiver will then be considered upon receipt of this letter.

Preliminary/Final Subdivision Plans

4. A more detailed review of the site and all transportation-related engineering elements on the plans can be conducted, as the Township deems necessary, if/when development is proposed on either lot U50-A or lot U50-B. Additional comments could be raised at that time.
5. A driveway easement is shown on the plans for the portion of the driveway for the adjacent property to the south (Parcel 50-00-02800-00-3) that is located on the proposed lot U50-A. Documentation of this easement, between the applicant and the owner of the adjacent property to the south, must be provided in subsequent submissions.
6. Morwood Road (SR 1018) is classified as a major collector and Fallowfield Lane is classified as a local road/residential street by Lower Salford Township. Morwood Road (SR 1018) should have minimum travel lanes of 11 feet with six-foot wide shoulders and Fallowfield Lane should have minimum travel lanes of 10 feet with five-foot wide shoulders according to *Figure 4.1 in Section 142-29 of the SALDO*. The plans currently show an existing 23-foot cartway width along the Morwood Road (SR 1018) site frontage and an existing 25-foot cartway width along the Fallowfield Lane site frontage. ***The applicant's engineer indicates in its response that no roadway improvements are proposed in conjunction with this application.*** Therefore, a waiver must be requested from this ordinance requirement.
7. A waiver has been requested from *Section 142-41 of the SALDO* which requires sidewalks, curbs, and storm sewers to be installed along all existing and proposed public and private streets. No sidewalk, curb, or stormwater improvements are currently proposed along Morwood Road (SR 1018) and Fallowfield Lane. A formal waiver letter in compliance with *Section 142-27 of the SALDO* is required for this condition.
8. The Township Fire Marshal should review the proposed subdivision for accessibility and circulation needs of emergency apparatus if/when development is proposed on either lot U50-A or lot U50-B. Provide all correspondence, including any review comments and/or approvals, in subsequent submissions.
9. Please note that the plans must be signed and sealed by a Professional Engineer and Surveyor licensed to practice in the Commonwealth of Pennsylvania.

Transportation Impact Fee Assessment

In accordance with the *Lower Salford Township Impact Fee Ordinance*, the "new" weekday afternoon peak hour trip generation for the proposed development will be subject to the Township's Transportation Impact Fee since the project is located in the Transportation Service Area. This area has an impact fee of \$2,948

per "new" weekday afternoon peak hour trip. It appears as though there is no development proposed on lot U50-A and U50-B at this time that will generate additional vehicular trips subject to the transportation impact fee. If/when development is proposed on either lot in the future, that development could be subject to the transportation impact fee.

If the Township has any questions, or requires further clarification, please contact me at sbutler@bowman.com or 267-419-1256.

Respectfully,



Stephanie L. Butler, P.E.
Senior Project Manager

BMJ/MEE/CED/SLB

cc: Lower Salford Board of Supervisors
Lower Salford Township Planning Commission
Michael Beuke, Lower Salford Township
Holly Hosterman, Lower Salford Township
Michele Fountain, P.E., CKS Engineers
James Garrity, Esq., Lower Salford Solicitor
Don Lynch, Lower Salford Fire Marshal
Andy Freimuth, Esq., Wisler Pearlstine, LLP
Connie Weimer, LSTA
Thomas Duffy, P.E., LSTA Engineer
Mark Mattucci, LSTA Project Manager
Claire Warner, Montgomery County Planning Commission
Tim Woodrow, P.E., Woodrow & Associates, Inc.



SKIPPACK TOWNSHIP

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Board of Supervisors
Paul Fox - *Chairman*
Nicholas Fountain - *Vice Chair*
Barbara McGinnis
Marian Ellis
Karen Lynch

March 19, 2026

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

Dear Joseph,

On behalf of the Skippack Township Board of Supervisors please accept this correspondence as a formal request for assistance from the Harleysville Community Fire Company Fire Police Unit on a mutual aid basis to the Skippack Fire Company Fire Police Unit for the Skippack July 4th Parade.

Kindly have your Fire Police Captain contact James Herb, EMC, jherb@skippacktownship.org, or 835-247-6206 to RSVP and for specific details and assignments related to this request.

Should you have any questions concerning this matter, please do not hesitate to contact me directly.

Sincerely,

Alice Eastmure

Alice Eastmure
Township Manager

AE/bam

CC: Keith Bergman, Chair, Board of Supervisors
Ryan Nase, Chief, Harleysville Community Fire Company

