

LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS MINUTES
August 5, 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; Solicitor, Andy Freimuth; and Township Engineer Michele Fountain.

Chairman Bergman led all in the Pledge of Allegiance.

Public Comment – Edward Engarto, 146 East Woods Drive, said that there were many cars speeding on East Woods Drive as it is a cut through between Ruth Road and Yoder Road. He asked if the Township could do something to slow the traffic down. Chairman Bergman said that the Township Traffic Engineer would investigate this and get back to the Township with recommendations. Mary Caruso, 350 Broad Street, said that she was concerned with the amount and speed of the traffic in the area of the new Care and Share. Chairman Bergman said that the shop just opened, but the police department will keep an eye on the situation, and they will let us know if the situation warrants our attention. He said that the business will need to be open for a while for the Township to see any changes to the traffic patterns in the area.

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 are no applications before the ZHB in August.

Park Board:

Mrs. Hosterman reported that the next Park Board meeting is scheduled for September 22nd at 7pm.

Fire Chief:

Captain Mason Vasey reported that for the month of July the Company had responded to 50 calls, with the Company averaging 7.8 firefighters per call. The Company was in service for 29 hours and 19 minutes. Captain Vasey said that total fire personnel responses were 389.

Freedom Valley Medical Rescue – Lieutenant Ed Regan reported that the Ambulance Squad responded 168 calls in June, He said that 37 were covered by mutual aid. He said that FVMR responded to 63 calls in the VMSC coverage area in which they were recalled.

Communications Committee:

Grace Kelley reported the next meeting of the Communications Committee was scheduled for August 19th, at 7:30pm.

Recreation Authority:

Chairman Bergman said that the course was in great shape and doing well. He said that rounds and revenues were well ahead of budget for the year.

Unfinished Business:

- A) Ordinance 2026 05 – An Ordinance to Enact an Earned Income Tax Increase of 0.25% for Open Space Acquisition/Maintenance - Solicitor Freimuth gave an overview of the ordinance, noting that the tax would be implemented January 1, 2027. Supervisor Scheuren made a motion to adopt Ordinance 2026-05. Supervisor Krauss seconded the motion. The motion passed unanimously.
- B) Ordinance 2026-06 – LPOD Zoning Ordinance Text and Map Amendments – Solicitor Freimuth gave an overview of the ordinance. Supervisor Krauss moved to adopt the ordinance. Supervisor Alderfer seconded the motion. The motion passed unanimously.
- C) Ordinance 2026-07-Data Center Zoning Ordinance Text and Map Amendment- Solicitor Freimuth reviewed the ordinance amendments. Chairman Bergman noted that the Township was getting this ordinance in place to ensure that there would be regulations in place in the event that an application for a data center was submitted. He said that this would give the Township some authority over the location and other issues that do not currently exist in our ordinance. The following members of the public spoke on the ordinance; David Gunz, 40 Schoolhouse Road, David Laird, 120 Cassell Road, Ross Zeigler, 90 Fretz Road, Chris Lindermuth, 50 Broad

Street, Bob Curran, 125 Fairway Drive, Eileen Schwartz, Upper Mainland Road, Barbara Morales, 147 Jan Drive. Issues discussed included, location of the zoning district, the effect on electric and sewer rates and timing of any applications. Supervisor Scheuren moved to adopt Ordinance 2026-07. Supervisor Morrell seconded the motion. The motion passed unanimously.

New Business:

- A) Resolution 2026-17 - 645 & 667 Bergey's Mill Road – Lot Line Adjustment – Plan Approval - Present was engineer, Cynthia Smith, P.E. of Horizon Engineering. Ms. Smith reviewed the lot line adjustment. There were no comments from the Board or the public. Supervisor Krauss moved to adopt Resolution 2026-17. Supervisor Scheuren seconded the motion. The motion passed unanimously.
- B) Resolution 2026-18 – 379 Main Street – Subdivision and Police Impound Garage Plan Approval – Mr. Beuke gave an overview of the subdivision and plan and said that the Planning Commission recommended approval. Supervisor Scheuren moved to adopt Resolution 2026-18. Supervisor Morrell seconded the motion. The motion passed unanimously.
- C) Resolution 2026-19 – 0 Hoffman Road – 3-lot Residential Subdivision Plan – Adam Prince, Engineer for the applicant, gave an overview of the plan and waivers. Supervisor Scheuren made a motion to adopt Resolution 2026-19. Supervisor Alderfer seconded the motion. The motion passed unanimously.
- D) Resolution 2026-20 – Accepting Deed of Dedication for Stover Road Right-of-Way from Jeryl Knechel – Supervisor Scheuren moved to adopt Resolution 2026-20. Supervisor Krauss seconded the motion. The motion passed unanimously.
- E) Stover Road Bridge Replacement Project – Authorization to Execute the following
 - 1) Agreement to Vacate Stover Road Right-of-Way – Supervisor Scheuren moved to execute the agreement. Supervisor Morrell seconded the motion. The motion passed unanimously.
 - 2) Knechel Drainage Easement/Construction Easement – Supervisor Scheuren moved to execute the agreement. Supervisor Alderfer seconded the motion. The motion passed unanimously.
 - 3) Temporary Construction Easement between the Township and the Estate of Gerald B. Souder – Supervisor Scheuren moved to execute the agreement. Supervisor Krauss seconded the motion. The motion passed unanimously.

- F) Stover Road Bridge Project – Authorization to Advertise Bid Package – Supervisor Scheuren moved to authorize the advertisement. Supervisor Morrell seconded the motion. The motion passed unanimously.
- G) Authorization to Approve and Execute the Natural Lands Proposal for the Establishment of Open Space Procedures, Criteria, and Committee Orientation - Supervisor Scheuren moved to approve the agreement. Supervisor Alderfer seconded the motion. The motion passed unanimously.
- H) Sidewalk Easement Agreement – 408 Moyer Road (Fonseca) – Authorization to execute – Supervisor Scheuren moved to execute the agreement. Supervisor Morrell seconded the motion. The motion passed unanimously.

Discussion Period - Barry Schwartz, Upper Mainland Road, asked how long Stover Road would be closed for the bridge replacement project since Quarry Road is already closed. Township Traffic Engineer, Stephani Butler, said that Quarry Road will be open well before Stover Road is closed for this project. Bob Curren 145 Fairway Drive, asked about the possibility of putting a traffic signal at the intersection of Upper Mainland and Main Street. Chairman Bergman said that PennDOT is looking at the possibility of a signal there or at Freed Road.

There being no further business, Mr. Freimuth moved to adjourn at 8:45pm.

Respectfully Submitted,

Joseph Czajkowski,
Township Manager

**LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION 2026-21

**A RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT
APPLICATION FOR THE 2026 MAIN STREET MATTERS PROGRAM**

Be it RESOLVED that Lower Salford Township, Montgomery County, hereby requests a Main Street Matters grant of \$399,150 from the Department of Community and Economic Development - representing 50% of the total project cost of \$798,300 - for the installation of ornamental street lighting along Harleysville's Main Street corridor.

Be it FURTHER RESOLVED that the Applicant does hereby designate Keith Bergman, Chairman of the Lower Salford Township Board of Supervisors, and Joseph S. Czajkowski, Township Manager/Secretary, as the officials to execute all documents and agreements between Lower Salford Township and the Department of Commerce and Economic Development to facilitate and assist in obtaining the requested grant.

Be it FURTHER RESOLVED that the Applicant does hereby commits to providing a local funding match of 50%, in the amount of \$399,150.

I, Joseph S. Czajkowski, duly qualified Secretary of the Board of Supervisors of Lower Salford Township, Montgomery County, PA, hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Lower Salford Township Board of Supervisors at a regular meeting held on the 2nd day of September 2026 and said Resolution has been recorded in the Minutes of the Lower Salford Township Board of Supervisors and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of Lower Salford Township, this 2nd day of September 2026

**BOARD OF SUPERVISORS
LOWER SALFORD TOWNSHIP**

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

Attest: _____
Joseph S. Czajkowski, Secretary

**LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA
RESOLUTION NO. 2026-22**

**A Resolution Setting Forth the Minimum Municipal Obligations for the
Police and Non-Uniformed Employees Pension Funds for the
Calendar Year 2027**

WHEREAS, Act 189 provides procedures for development of Minimum Municipal Obligation (MMO) figures for municipal employee pension funds to be calculated using the total W-2 payroll to date plus the payroll to be projected to be paid in the remaining period of the year; and

WHEREAS, pertinent data has been supplied to Conrad Siegel Actuaries for the calculation of the appropriate MMO amounts to be incorporated into the 2027 calendar year budget for Lower Salford Township; and

WHEREAS, Conrad Siegel Actuaries has provided calculations attached hereto as exhibits one, two, three, four, five, six and seven noting an MMO of \$342,673 for the Lower Salford Township Police Pension Plan; an MMO for the Lower Salford Township Municipal Pension Plan of \$56,125; an MMO for the Lower Salford Township Authority Pension Plan of \$23,454; an MMO for the Lower Salford Township Municipal Defined Contribution Plan of \$70,924 and an MMO for the Lower Salford Township Authority Defined Contribution Plan of \$18,605.

Whereas, UNDER Act 205 the Chief Administrative Officer is required to provide the governing body of the municipality with the 2027 MMO budget requirements by September 30, 2026.

THEREFORE, BE IT RESOLVED, that the Board of Supervisors of Lower Salford Township acknowledges receipt of the attached MMO figures for the Police and Non-Uniformed Employees' Pension Plans and Defined Contributions Plan and agrees to allocate such funds as part of the 2027 calendar year budget for the Township of Lower Salford.

APPROVED at the public meeting of the Lower Salford Township Board of Supervisors held September 2, 2026.

TOWNSHIP OF LOWER SALFORD

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

Attest: _____
Joseph S. Czajkowski, Secretary

**LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 2026-23

**COMMITMENT OF FUNDS FOR AN AGRICULTURAL CONSERVATION
EASEMENT ON A TOWNSHIP FARM**

WHEREAS, Patricia Keen who owns the farm at 265 Shady Nook Road., Parcel ID #50-000403900-6, in Lower Salford Township has applied to the Montgomery County Agricultural Land Preservation Board (Farm Board) to sell an agricultural conservation easement; and,

WHEREAS, the Farm Board has chosen the Keen farm as a priority for farmland preservation, then completed an appraisal to determine the agricultural easement value of this farm, which is the maximum offer allowed; and,

WHEREAS, Act 138 of 1998 amended the Agricultural Area Security Law to allow a municipality to be a partner in holding an agricultural conservation easement; and,

WHEREAS, the Board of Supervisors of Lower Salford Township has been notified that the Keen farm may become permanently preserved for agriculture by the Farm Board and that the Township may contribute funding to the easement according to Act 138; and,

WHEREAS, the County Farm Board is responsible for all steps in the procedure to finalize preservation of this farm; and,

WHEREAS, the Township acknowledges that when the owner receives a formal offer from the Farm Board, the owner has the option to reject it, in which case any Township financial commitment may be withdrawn by the Township,

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Lower Salford Township, that the Township agrees to contribute 15% of the agricultural conservation easement purchase price, which is \$47,083.65 on the Keen farm in Lower Salford Township; and

BE IT FURTHER RESOLVED that upon passage of this Resolution, the Farm Board may send a formal written offer to the owner, including the Township contribution named in this Resolution.

APPROVED this 2nd day of September, 2026, at the public meeting of the Lower Salford Township Board of Supervisors.

**BOARD OF SUPERVISORS
LOWER SALFORD TOWNSHIP**

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

Attest: _____
Joseph S. Czajkowski, Secretary

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF MONTGOMERY :

On this, the _____ day of _____, 2024 before me, the undersigned officer, a Notary Public, personally appeared Keith A. Bergman, who acknowledged being the Chair of the Board of Supervisors of Lower Salford Township, and as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission expires:

Resolution 912

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

Jamila H. Winder, Chair
Neil K. Makhija, Vice Chair
Thomas DiBello, Commissioner

www.montgomerycountypa.gov



Montgomery County
Planning Commission

Montgomery County • PO Box 311
Norristown, PA 19404-0311

610-278-3722
planning@montgomerycountypa.gov

Scott France, AICP
Executive Director

August 13, 2026

Hello,

As we have in previous years, the Montgomery County Agricultural Land Preservation Board (Farm Board) is making the request of each municipality from which a landowner is preserving a farm to commit **up to 15 percent** of the agricultural easement purchase price. Lower Salford Township has one farm who accepted our offer.

The 15 percent share of this property is below:

Name	Appraised Acres	Per Acre Appraisal	Municipal Share
Keen	19.43	\$16,155	\$47,083.65

This contribution can be part of next year's budget, since the anticipated settlement on this property is not until 2027. If Lower Salford Township is able to financially support this easement purchase, the Farm Board requests a written commitment and a resolution that affirms your decision of support and commitment of the above-referenced funds. A sample resolution is enclosed.

A reply by September 30, 2026 would be greatly appreciated.

I am happy to meet with you or your Board of Supervisors if any questions arise about this request. I can be reached at 610-278-5960 or Stephen.zbyszinski@montgomerycountypa.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen Zbyszinski", with a long horizontal line extending to the right.

Stephen Zbyszinski
Principal Farmland Preservation Planner

Enclosure

**LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 2026- 24

PRELIMINARY / FINAL SUBDIVISION APPROVAL

“290 Main Street and 460 Stover Road - Lot Line Adjustment”

WHEREAS, H&A PROPERTIES, LIMITED PARTNERSHIP (hereinafter “H&A”) is the owner of a certain tract of land consisting of approximately 19.33± acres (gross) located at 290 Main Street in Lower Salford Township, Montgomery County, Pennsylvania, which tract is more particularly identified as Montgomery County Tax Parcel No. 50-00-02017-00-3 (the “H&A Parcel”); and

WHEREAS, the ESTATE OF MARTHA ALLEBACH (hereinafter the “Estate”) is the owner of two (2) tracts of land consisting, in the aggregate, of approximately 62.65± acres (gross) located at 460 Stover Road in Lower Salford Township, Montgomery County, Pennsylvania, which tracts are more particularly identified as Montgomery County Tax Parcel Nos. 50-00-04351-00-9 and 50-00-04337-00-5 (collectively, the “Allebach Parcel”); and

WHEREAS, by virtue of, and subject to, a Tri-Party Agreement dated December 30, 2025, executed by H&A, Lower Salford Township (the “Township”), and the Estate, by and through its fully-authorized Executrices (the “Tri-Party Agreement”), H&A is the equitable owner of a portion of approximately 2.5-acre, net of the ultimate right-of-way, of the Allebach Parcel (the “Transfer Parcel”); and

WHEREAS, the Transfer Parcel is more particularly identified as “Area to be Acquired” on a plan of lot line adjustment prepared by Van Cleef Engineering, consisting of one (1) sheet, dated July 6, 2026 and bearing no revisions (the “Plan”); and

WHEREAS, H&A now desires, upon H&A's purchase of the Transfer Parcel under the Tri-Party Agreement, to adjust the shared boundary line between the H&A Parcel and the Allebach Parcel, so that the Transfer Parcel shall be combined with the H&A Parcel in accordance with the Plan (the "Lot Line Adjustment"); and

WHEREAS, following the Lot Line Adjustment and upon H&A's purchase of the Transfer Parcel under the Tri-Party Agreement, the Allebach Parcel shall be reduced by the land area comprising the Transfer Parcel as shown on the Plan; and

WHEREAS, H&A desires to obtain preliminary/final approval of the Lot Line Adjustment as shown on the Plan 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 Lot Line Adjustment as shown on the Plan described herein, subject however, to the following conditions:

1. The Lot Line Adjustment shall be performed in strict accordance with the content of the Plan, notes on the Plan and the terms and conditions of this Preliminary/Final Approval Resolution. H&A shall make all necessary revisions to the Plan so that the Plan is in a form that can be signed and recorded in accordance with this Resolution.

2. The recording of the Plan shall be contingent upon the completion of closing pursuant to the terms and conditions of the Tri-Party Agreement. If closing occurs in accordance with the terms and conditions contained in the Tri-Party Agreement, then the Plan shall be recorded contemporaneously with such closing and: (1) H&A and the Estate shall execute the appropriate deed of conveyance and consolidation to transfer and consolidate the Transfer Parcel with the H&A Parcel, in accordance with the Plan; and (2) the Estate and the

Township shall execute the appropriate deed of conveyance to describe, identify, and convey the area of the Allebach Parcel remaining after the Lot Line Adjustment, to the Township. The deeds shall be satisfactory to the Township Solicitor, H&A, and the Estate and recorded in the Office of the Montgomery County Recorder of Deeds simultaneously with the Plan with the costs of recording such deeds to be borne by the parties thereto in accordance with the terms of the Tri-Party Agreement. If closing of H&A's purchase of the Transfer Parcel does not occur pursuant to the Tri-Party Agreement, then this contingent approval shall be deemed null and void, the Plan shall have no effect on the H&A Parcel and the Allebach Parcel and shall not be recorded in the Office of the Montgomery County Recorder of Deeds.

3. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan, notes on the Plan and this Preliminary/Final Approval Resolution shall be borne entirely by H&A; provided, however, that nothing in this Resolution shall modify or supersede the allocation of costs and expenses as between H&A, the Estate, and the Township, set forth in the Tri-Party Agreement.

4. Under the provisions of the Pennsylvania Municipalities Planning Code, H&A 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 H&A. If the Township receives written notice of an appeal or rejection of any of the conditions set forth herein from H&A within thirty (30) days from the date of this Resolution, this approval shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to comply with 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 September 2, 2026.

LOWER SALFORD TOWNSHIP

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

Attest: _____
Joseph S. Czajkowski, Secretary

**BOARD OF SUPERVISORS
LOWER SALFORD TOWNSHIP**

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2026-09

“MU Mixed Use District and C Commercial District Zoning Map Amendment”

AN ORDINANCE AMENDING THE ZONING MAP OF LOWER SALFORD TOWNSHIP TO REZONE A 2.5 ACRE PORTION OF A TRACT OF LAND LOCATED AT 460 STOVER ROAD, WHICH TRACT IS MORE PARTICULARLY IDENTIFIED AS MONTGOMERY COUNTY TAX PARCEL NOS. 50-00-04351-00-9, FROM ITS CURRENT ZONING DESIGNATION OF “MU” MIXED USE DISTRICT TO A NEW ZONING DESIGNATION OF “C” COMMERCIAL DISTRICT, IN ORDER TO ELIMINATE A SPLIT ZONING CONDITION THAT WOULD RESULT FOLLOWING THE RECORDING OF A CONDITIONALLY APPROVED LOT LINE ADJUSTMENT PLAN SEPARATING THE AFOREMENTIONED 2.5 ACRES FROM THE LARGER TRACT; AND TO AUTHORIZE A REVISION TO THE ZONING MAP OF LOWER SALFORD TOWNSHIP CONSISTENT WITH THIS ORDINANCE

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

SECTION I. – Amendment to the Official Zoning Map of Lower Salford Township

The Zoning Map of Lower Salford Township is hereby amended to rezone a 2.5 acre portion of a tract of land located at 460 Stover Road, and more particularly identified as Montgomery County Tax Parcel Nos. 50-00-04351-00-9 (the “Property”), from its current zoning designation of “MU” Mixed Use District to a new zoning designation of “C” Commercial District. The 2.5-acre portion of the Property is currently owned by the Estate of Martha Allebach and is more particularly depicted on the plan attached hereto as Exhibit “A”. The rezoning of the 2.5 acre portion of the Property from “MU” Mixed Use District to “C” Commercial District will eliminate a split zoning condition following the recording of an

approved lot line adjustment plan concerning the Property and an adjoining property owned by H&A Properties, Limited Partnership, more particularly identified as Montgomery County Tax Parcel No. 50-00-02017-00-3.

SECTION II. - Authorization to Revise the Zoning Map of Lower Salford Township

The Township is hereby authorized to take all actions necessary to revise the Zoning Map of Lower Salford Township consistent with the provisions of this Ordinance.

SECTION III. - 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 IV. - 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 V. - Effective Date

This Ordinance shall take effect and be in force from and after the recording in the Office of the Recorder of Deeds for Montgomery County, Pennsylvania of the lot line adjustment plan approved by Lower Salford Township Board of Supervisors Resolution No. 2026-____.

SECTION VI. - Repealer

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

SECTION VII. - Comprehensive Plan

To the extent that the Township Comprehensive Plan is in any way inconsistent with the Zoning Map Amendment embodied in this Ordinance, the Land Use Plan in the most recent draft of the Township Comprehensive Plan is hereby modified to reflect a proposed land use consistent with the Zoning Map Amendment embodied in this Ordinance.

ORDAINED AND ENACTED by the Board of Supervisors of Lower Salford Township, Montgomery County, Pennsylvania, this __ day of _____, 2026.

LOWER SALFORD TOWNSHIP

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

Attest: _____
Joseph S. Czajkowski, Secretary

EXHIBIT "A"

Plan Sheet

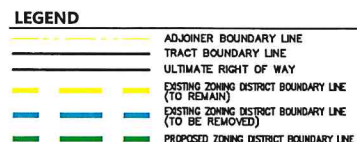
NOTICE

NOTICE is hereby given that the Board of Supervisors of Lower Salford, at its public meeting on August 5, 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 “MU Mixed Use District and C Commercial District Zoning Map Amendment” amending the Zoning Map of Lower Salford Township to rezone a 2.5 acre portion of a tract of land located at 460 Stover Road, which tract is more particularly identified as Montgomery County Tax Parcel No. 50-00-04351-00-9, from its current zoning designation of “MU” Mixed Use District to a new zoning designation of “C” Commercial District, in order to eliminate a split zoning condition that would result following the recording of a conditionally approved lot line adjustment plan separating the aforementioned 2.5 acres from the larger tract; and to authorize a revision to the Zoning Map of Lower Salford Township consistent with this Ordinance.

Copies of the full text of the proposed Ordinance and Amendment to the Zoning Map of the Township are available for examination during normal business hours at the Offices of Montgomery News, 307 Derstine Avenue, Lansdale, Pennsylvania 19446, 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 and Map Amendment may be obtained for a charge not greater than the cost thereof.

ANDREW R. FREIMUTH, ESQUIRE
WISLER PEARLSTINE, LLP

Solicitor for Lower Salford Township



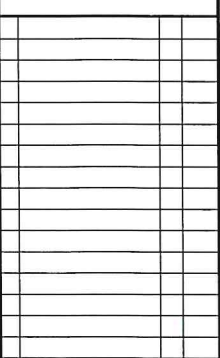
BLOCK 17 UNIT 16 (PARID: 50-00-02017-00-3)
(DEED) DEED BOOK 5437 PAGE 221

1. THIS MAP REPRESENTS A BOUNDARY SURVEY COMPLETED BY VCEA IN FEBRUARY 2028. THE REPRESENTATION OF THE TRACT BOUNDARY HEREON IS BASED ON PA STATE PLATE COORDINATE SYSTEM (WAD 83) AND ALL DISTANCES ARE SHOWN IN PARENTHESES) ARE DERIVED FROM THE DEED OF RECORD.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING EASEMENTS AND OTHER DOCUMENTS THAT MAY AFFECT THE QUALITY OF THE TITLE SEARCH SUBJECT PROPERTY SHOULD BE OBTAINED FROM THE TITLE SEARCH PROVIDED BY LAND SERVICES, USA, LLC AGENT TO COMMONWEALTH LAND TITLE INSURANCE COMPANY, TX FILE NO. 129674-0000, POLICY NUMBER 2028-0076 HAVING AN EFFECTIVE DATE OF DECEMBER 29, 2025.
3. AERIAL PHOTOGRAPH TAKEN FROM NEARMAP, DATED MARCH 11, 2025.

1. PLAN ENTITLED "SUBDIVISION" FOR PRESTON ALLEGRA BY MOXIER, DATED NOVEMBER 1, 1970, LAST REVISED APRIL 30, 1973 AS RECORDED IN PLAN BOOK 6-23 PAGE 79.
2. PLAN ENTITLED "SITE PLAN PREPARED FOR HARLEYVILLE/MEADOWBROOK PLAZA", SHEET 1 OF 2, BY CHAMBERS ASSOCIATES, INC., DATED NOVEMBER 9, 2000, LAST REVISED OCTOBER 7, 2003, AS RECORDED IN PLAN BOOK 22 PAGE 131.
3. PLAN ENTITLED "PLAN OF SUBDIVISION" PREPARED FOR J.T. LANGES REALTY, BY URMER AND WALTER, DATED JUNE 14, 1993, LAST REVISED SEPTEMBER 10, 1994, AS RECORDED IN PLAN BOOK 44-34 PAGE 280.
4. PLAN ENTITLED "A SUBDIVISION" PREPARED FOR G. EARL CLEMENS, SHEET 1 OF 4, BY HERBERT H. METZ, INC., DATED MARCH 15, 1978, AS RECORDED IN PLAN BOOK 4-35 PAGE 75.
5. PLAN ENTITLED "LAND DEVELOPMENT PLAN DETAILING BUILDING AND PARKING AREA EXPANSION" FOR HARLEYVILLE SAVINGS BANK, SHEET 2 OF 2, BY STOUT FACCONELLI ASSOCIATES, INC., DATED AUGUST 22, 1998, LAST REVISED SEPTEMBER 10, 1999, AS RECORDED IN PLAN BOOK 1-1 PAGE 120.

1 INCH = 100 FT

01 of 01



1 INCH = 100 FT

01 of 01



01 of 01

**BOARD OF SUPERVISORS
LOWER SALFORD TOWNSHIP**

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2026-10

“Open Space and Trails Committee Ordinance”

**AN ORDINANCE AMENDING THE CODIFIED ORDINANCES
OF LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY
TO ADD A NEW CHAPTER 27 ENTITLED “OPEN SPACE AND
TRAILS COMMITTEE” TO ESTABLISH THE LOWER
SALFORD TOWNSHIP OPEN SPACE AND TRAILS
COMMITTEE AND TO SET FORTH CERTAIN MEMBERSHIP
REQUIREMENTS, PRACTICES, GUIDELINES AND DUTIES OF
THE COMMITTEE.**

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

SECTION I. - Amendment to Code

The Code of the Township of Lower Salford is hereby amended to add a new Chapter 27
entitled “Open Space and Trails Committee” as follows:

CHAPTER 27

OPEN SPACE AND TRAILS COMMITTEE

§ 27-1 Establishment; Purpose.

Pursuant to § 2204 of the Act of May 1, 1933 (P.L. 103, No. 69), reenacted and amended November 9, 1995 (P.L. 350, No. 60), as amended, 53 P.S. § 65101 *et seq.* (the “Second Class Township Code”), and in furtherance of the 32 P.S. § 5001 *et seq.* (the “Open Space Lands Act”), there is hereby created a Lower Salford Township Open Space and Trails Committee (“Committee”) for the purpose of advising the Township Board of Supervisors on matters relating to the acquisition or securing of other interests, protection, conservation, management, promotion and use of open space and recreational land located within the Township.

§ 27-2 Membership; Terms; Vacancies; Compensation.

- A. The Committee shall be composed of two (2) members of the Board of Supervisors, two (2) members of the Planning Commission, two (2) members of the Park Board, and three (3) residents of the Township, to be appointed by the Board of Supervisors, for a total of nine (9) total Members.
- B. Each Member shall serve for a term of three (3) years or until that Member's successor is appointed, except that the Members first appointed shall be so appointed that the term of not more than three Members shall expire annually thereafter.
- C. Each Members appointed to the Committee shall serve his or her full term unless voluntarily resigned or removed by the Board of Supervisors for dereliction or neglect of duty.
- D. A vacancy on the Committee occurring other than by expiration of a term shall be for the unexpired portion of the term and shall be filled in the same manner as an original appointment.
- E. Members shall serve without compensation.

§ 27-3 Organization and voting.

- A. The Members of the Committee shall elect a Chairperson and a Secretary, and shall select all other officers necessary to conduct Committee business, with each officer to serve in such capacity for a term of one year. The Committee shall have the power to adopt bylaws, rules and regulations for the conduct of all its business and procedures, consistent with the Ordinances of the Township and the laws of the Commonwealth of Pennsylvania.
- B. A meeting of a majority of the sitting Members of the Committee shall constitute a quorum. Any business transacted by the Committee shall be by vote of a majority of the quorum present as a public meeting.
- C. In the event that a vote of a quorum of the Members of the Committee results in no majority vote, such item of business shall be tabled until the next public meeting of the Committee.

§ 27-4 Meetings.

- A. The Committee shall hold regular meetings no less frequently than on a monthly basis, with additional meetings conducted as needed to fulfill the duties of the Committee.
- B. The Committee shall establish regular meeting dates and times, and shall establish criteria for calling special meetings.

§ 27-5 Powers and duties.

- A. The Committee shall make recommendations to the Board of Supervisors relating to acquisition of real property or other interests in land within the Township to be used for open space to protect, conserve and preserve the Township's farmland, scenic views,

historic sites, natural resources and rural character, and to enhance and create new active and/or passive recreational opportunities in the community, including parks and trails.

- B. The Committee shall assist the Board of Supervisors by planning, evaluating, reviewing and recommending the desirability of purchasing land or interests in land using criteria for evaluation of property established by the Board of Supervisors to ensure that open space benefits are achieved by use of open space funds pursuant to the Open Space Lands Act, 32 P.S. § 5001 *et seq.*, as amended.
- C. The Committee shall make recommendations to the Board of Supervisors regarding use, management, maintenance, preservation, or other long-term planning relating to use of the Township's open space land, parks, trails, recreational areas, and conservation and preservation areas.
- D. The Committee shall maintain a list or catalog of all open space areas, whether publicly or privately owned, for the purpose of obtaining information relating to and making recommendations regarding the proper use of such properties and interests for open space benefits.
- E. The Committee shall make recommendations and periodically review Township Code provisions that relate to the conservation of open space, development of trails and recreation areas, as well as management of those areas.

§ 27-6 Monthly and Annual Reports.

The Committee shall report monthly to the Board of Supervisors at its regular monthly business meeting. The Committee shall also prepare and submit a written report to the Board of Supervisors at the direction of Board of Supervisors, but at least annually, to summarize the Committee's activities for the year, including an analysis of the adequacy and effectiveness of park, recreation and open space lands, facilities and programs. Additional interim reports may be submitted at the request by the Board of Supervisors.

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 ____ day of _____, 2026.

LOWER SALFORD TOWNSHIP

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

Attest: _____
Joseph S. Czajkowski, Township Manager/Secretary

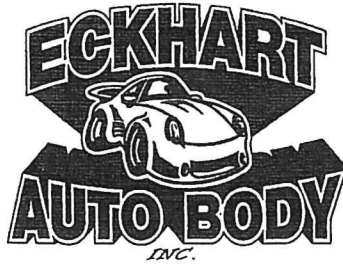
NOTICE

NOTICE is hereby given that the Board of Supervisors of Lower Salford, at its public meeting on _____, 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 “Open Space and Trails Committee Ordinance” which would amend the codified ordinances of Lower Salford Township, Montgomery County to add a new Chapter 27 entitled “Open Space and Trails Committee” to establish the Lower Salford Township Open Space and Trails Committee and to set forth certain membership requirements, rules, guidelines and duties of the Committee.

Copies of the full text of the proposed Ordinance are available for examination during normal business hours at the Offices of Montgomery News, 307 Derstine Avenue, Lansdale, Pennsylvania 19446, 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



Collision Repair Experts

209 Clemens Road ♦ Harleysville, PA 19438 ♦ (215) 256-8371 ♦ Fax (215) 256-4048

August 4, 2026

Board of Supervisors
Lower Salford Township
379 Main Street
Harleysville, PA 19438

Re: Request for Fire Police Presence

Dear Board of Supervisors:

We would like to request the presence of Fire Police at our Car Exhibit and Open House.

We would like their assistance in slowing and directing traffic on the road in front of the event. We do not need help once the cars are off the road. Two or three Fire Police should be sufficient.

The event will be held on Saturday, September 26. We would like the Fire Police to be present between the hours of 11:00am and 3:00pm. Please let me know if they will be able to come.

Thank you,

Timothy Eckhart
President



19:05



914

Harleysville BBQ request...



Towamencin Vol. Fire Company

P.O. Box 274
1590 Bustard Road
Kilpsville PA 19443

Phone: 215-362-2776
Fax: 215-393-6607
Email: tvfc76@comcast.net

August 8, 2026

John Rubery
Fire Police Captain
Harleysville Community Fire Co

John,

Two part request:

#1 This is a request for help at our upcoming Chicken BBQ next month, September 12th.

We need the help in conducting cars from Bustard Rd., through parking lot to the drive through bay.

I would anticipate needing help starting around 2:30 until about 6:00 - 6:30 when we normally sell out.

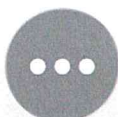
Please let me know if any one may be available, we'll save a dinner for you.

#2 We would also like to borrow 60 cones as in the past. We can pick them up the morning of the BBQ and return them that evening.

Thank You in advance for any support the Fire Police can provide.

Fritz Blum
Fire Police Captain
Towamencin Vol Fire Co
C 267-210-9282
W 267-640-1604

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Pages

