LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS MINUTES
October 7, 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 – None

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 are no applications before the ZHB in October.

Park Board:
Mrs. Hosterman reported that the next Park Board meeting is scheduled for October 27th at 7pm.

Fire Chief: - Chief Ryan Nase reported that for the month of September the fire company responded to 31 calls. 231 fire personnel responded, averaging 7.45 firefighters per call. The company was in service for 15 hours and 22 minutes. Chief Nase said that fire company members would be conducting fire prevention programs throughout the school district in October.

Freedom Valley Medical Rescue – Chief, Colleen Haines gave the report for September, noting they responded to 385 calls. She said that that they were recalled 74 times, 57 by VMSC. She said that they were keeping an eye on those recall numbers.

Communications Committee:
Grace Kelley reported the next meeting of the Communications Committee was scheduled for October 21, at 7:30pm.

Recreation Authority:
Chairman Bergman said that the course was in great shape and doing well. He said that rain took its toll on revenue, but the course met budget for the month.

Unfinished Business:

A) Ordinance 2026-09 – 270 Main Street Commercial District Zoning Map Amendment – Hearing to adopt – Chairman Bergman opened the hearing and turned it over to Solicitor Freimuth who gave an overview of the ordinance noting that it called for rezoning 2.5 acres located directly to the east of the property from Mixed Use to C-Commercial. Supervisor Scheuren moved to adopt Ordinance 2026-09. Supervisor Krauss seconded the motion. The motion passed 4-0-1 with Supervisor Alderfer abstaining due to a conflict of interest. Supervisor Alderfer submitted a Conflict-of-Interest Abstention Memorandum outlining his conflict.

B) Ordinance 2026-10 – Open Space and Trail Committee Ordinance – Hearing to Adopt – Chairman Bergman opened the hearing and asked Solicitor Freimuth to give an overview of it. Mr. Freimuth noted that this ordinance would create an open space and trails committee whose prime objective is to advise the Board of Supervisors on the acquisition and preservation of open space interests as well as the placement of trail connections throughout the Township. Supervisor Scheuren moved to adopt Ordinance 2026-10. Supervisor Alderfer seconded the motion. The motion passed unanimously.

New Business

A) Ordinance 2026-11 – Proposed Commercial District Text Amendment – Shopping Centers – Authorization to Advertise – Supervisor Scheuren made a motion to authorize advertisement of Ordinance 2026-11. Supervisor Krauss seconded the motion. The motion passe 4-0-1 with Supervisor Alderfer abstaining.

B) Freedom Valley Medical Rescue – Authorization for Sale of Asset – Chairman Bergman noted that the Township's agreement with FVMR required that the Township approve any sale of assets by the organization. Supervisor

Scheuren moved to approve the sale. Supervisor Morrell seconded the motion. The motion passed unanimously.

C) Resolution 2026-25 Authorizing an Application to the 2026 PECO Green Region Open Space Program for the Clean Water, Clean Energy; Briarwyck Pond Aeration Project – Supervisor Scheuren moved to adopt Resolution 2026-25. Supervisor Krauss seconded the motion. The motion passed unanimously.

D) Motion to Approve Lower Salford Township Police Agreement for the Years 1/1/27 through 12/31/31 – Mr. Czajkowski noted that this was a 5-year agreement with salary adjustments in years one and two, and a 5% increase in year one and 4% increases in years two through five. Supervisor Scheuren moved to approve the agreement. Supervisor Morrell seconded the motion. The motion passed unanimously.

E) Motion to Approve Employment Agreements for Cory Moyer, Vincent Medveckus and Christopher Missimer – Mr. Czajkowski noted that the agreement for Chief Moyer is back dated to June 1, 2026 and is for 5 additional years. He noted that the agreements for Mr. Medveckus and Mr. Missimer will take effect January 1, 2027 when they are each to be promoted to Lieutenant. Supervisor Scheuren moved to approve the agreements. Supervisor Alderfer seconded the motion. The motion passed unanimously.

Discussion Period – Supervisor Bergman said that he was happy to announce that the Township had been notified that we have been awarded a grant of $1,795,000 towards the purchase of the Allebach property. He noted that to date the Township has been awarded over $2 million dollars towards the acquisition. He thanked all who have been involved in securing the grants.

There being no further business, Mr. Freimuth moved to adjourn at 7:50pm.

Respectfully Submitted,

Joseph Czajkowski,
Township Manager

Conflict of Interest
Abstention Memorandum

TO: Board Secretary

FROM: Russell Alderfer, Lower Salford Township Supervisor

DATE: October 7, 2026

Pursuant to Pennsylvania's "Public Official and Employee Ethics Law" I hereby declare that I am required to abstain from all discussion, deliberation and official action regarding the following issues/items of official business:

Ordinance 2026-11 – Proposed Commercial District Text Amendment – Shopping Centers.

My conflict/reason for abstaining is as follows:

My family and I have an ownership interest in H&A Properties, Limited Partnership ("H&A"), which is the legal and/or equitable owner of property or portions thereof located in the Commercial District that may be affected by the proposed zoning ordinance text amendment to be considered in Ordinance 2026-11.

10/7/26

Signature of Board Member

NOTE: Section 3(j) of the Pennsylvania Public Official and Employee Ethics Act, 65 Pa.C.S. § 1103(j), requires the following procedure:

> "Any public official or public employee, who in the discharge of his official duties, would be required to vote on a matter that would result in a conflict of interest **shall abstain** from voting **and, prior to the vote** being taken, **publicly announce and** disclose the nature of his interest as a public record **in a written memorandum** filed with the person responsible for recording the minutes for the meeting at which the vote is taken . . .." 65 Pa.C.S. § 1103(j) (emphasis added).

Lower Salford Township
Board of Supervisors

379 MAIN STREET
HARLEYSVILLE, PA 19438

PHONE: 215-256-8087
FAX: 215-256-4869

www.lowersalfordtownship.org

TO:	Board of Supervisors
FROM:	Joseph S. Czajkowski, Township Manager
DATE:	October 28, 2026
SUBJECT:	Appointments Expiring in 2026
CC:	Holly Hosterman – Assistant to the Township Manager

Following is a list of appointments that will expire at the end of 2026. Unless we hear otherwise, we will reach out to these people to see if they are willing to be reappointed for another term.

Zoning Hearing Board – 3-year term
Mark Fennell

Planning Commission – 4-year term
Manus McHugh
David Goodman

Park Board – 5-year-term
Andy Lazzaro
Amy Burch

Communications Committee – 3-year term
Harry Solimeo
Terri Ehrhart

Vacancy Board – Appointed Annually
Doug Johnson

Lower Salford Township Authority – 5-year term
James Natale

Lower Salford Township Recreation Authority – 5-year term
Pete Henning

Lower Salford Industrial Development Authority – 5-year term
Aaron Bibro

Indian Valley Regional Planning Commission – Appointed Annually
Keith Bergman
David Goodman

Police Committee (3-year term)
Paul Ehrhart

Fire Marshall and Assistant Fire Marshall – Appointed Annually
Marshall: Thomas Gamon
Deputy: Don Lynch
Deputy: Ryan Nase

Emergency Operations Coordinator and Deputy Emergency Operations Coordinators – Appointed Annually
EOC: Deputy Chief Cory Moyer
Deputy: Lt. Vince Medveckus
Deputy: Lt. Chris Missismer
Deputy: Sgt. Elliot Towles
Deputy : Don Lynch

LOWER SALFORD TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2026-11

"C Commercial District Amendments"

AN ORDINANCE OF THE TOWNSHIP OF LOWER SALFORD, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE ZONING ORDINANCE AS TO THE C COMMERCIAL ZONING DISTRICT.

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Lower Salford Township, Montgomery County, Pennsylvania that the Lower Salford Township Zoning Ordinance is hereby amended as follows:

WHEREAS, Article XXI of the Lower Salford Township Zoning Ordinance and Section 609 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10609, authorizes the Lower Salford Township Board of Supervisors to enact amendments to the Lower Salford Township Zoning Ordinance; and

WHEREAS, the Lower Salford Township Board of Supervisors has determined that it is in the best interests of the municipality to adopt this ordinance amending the Lower Salford Township Zoning Ordinance; and

WHEREAS, a public hearing was held for the purpose of considering certain amendments to the Lower Salford Township Zoning Ordinance, and

WHEREAS, the Lower Salford Township Board of Supervisors, after the public hearing, and after receipt of recommendations from the Lower Salford Township Planning Commission and the Montgomery County Planning Commission, deems it appropriate and proper that the Zoning Ordinance of Lower Salford Township be amended to permit drive-through facilities in

the C - Commercial Zoning District and to amend existing dimensional requirements for shopping center uses under certain conditions, as hereinafter more particularly set forth.

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

SECTION 1. Section 164-64.J of the Zoning Ordinance is amended to add the following subsection (11) to read as follows:

(11) Drive-through facilities for nonresidential uses permitted in § 164-64, provided that:

(a) There shall be no more than three drive-through businesses on a tract.

(b) The drive-through service area shall be an integral part of the interior circulation pattern and shall be designed in a safe and efficient manner to minimize vehicle-to-vehicle, and vehicle-to-pedestrian, conflict. All drive-through areas shall be designed with a separate escape lane to permit vehicles to leave or pass by the drive-through area if they wish or need to do so. No direct access to a public road shall be permitted from any drive-through aisle.

(c) Where a drive-in window or drive-through aisle is proposed, a stacking lane for each drive-in window or drive-through aisle shall be provided to serve a minimum of five cars. The stacking lane shall not be used for parking lot circulation aisles, nor shall it in any way conflict with through circulation, parking or deliveries to the tract.

(d) Lighting for all drive-through service areas shall be installed in a manner which, at a minimum:

[1] Safely, but not excessively, illuminates the drive-through area;

[2] Is shielded to prevent any light spillage off the drive-through lot or parcel; and

[3] Is timed or switched so that the drive-through area is not illuminated when drive-through service is not available.

(e) Landscaping for all drive-through service areas shall be installed in a manner which safely shields the stacking lanes, drive-through aisle and drive-in windows from view of neighboring uses.

SECTION 2. Section 164-69.A.(2) of the Zoning Ordinance is amended to read as follows:

(2) Restaurant.

SECTION 3. Section 164-69.A of the Zoning Ordinance is amended to add the following subsection (14) to read as follows:

(14) Drive-through facilities for nonresidential uses when authorized as a conditional use in accordance with § 164-64.J(11).

SECTION 4. Section 164-69.B.(18)(c) of the Zoning Ordinance, prohibiting restaurants with drive-through facilities as a satellite use in a shopping center located in the C Commercial Zoning District is hereby deleted.

SECTION 5. Section 164-69.B(4) of the Zoning Ordinance is amended to read as follows:

(4) Not more than 25% of the net lot area shall be occupied by buildings.

SECTION 6. Section 164-69.B(10) of the Zoning Ordinance is amended to read as follows:

(10) Parking areas, driveways, loading, and trash disposal areas:

(a) Minimum setbacks for parking areas and driveways:

1. From side and rear yards: 25 feet, except as follows:
   (i) 50 feet adjacent to an agricultural or residential district
   (ii)10 feet adjacent to the MU Mixed-Use Zoning District

2. From ultimate right-of-way lines: 30 feet

(b) Minimum setbacks for loading and trash disposal areas:
1. From side and rear yards: 25 feet, except as follows:
   (i) 100 feet adjacent to an agricultural or residential district

(c) Loading and trash disposal areas are not permitted within the front yard.

SECTION 7. Section 164-69.B(11) of the Zoning Ordinance is amended to read as follows:

(11) Minimum landscaped area (based on net lot area): 35%, except as follows:
(a) 20% if the shopping center is adjacent to the MU Mixed-Use Zoning District

SECTION 8. Section 164-69.B(13) of the Zoning Ordinance is amended to read as follows:

(13) A planting strip shall be provided along each property line, in which shall be grown suitable shrubbery and trees, as approved by the Board of Supervisors or its agent and maintained by the owner or tenant in a careful and prudent manner.

SECTION 9 - 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 10 - 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 11 - Effective Date

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

SECTION 12 - 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 4th day of November, 2026.

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 2026-26

A RESOLUTION OF LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, AUTHORIZING THE SUBMISSION OF A STATEWIDE LOCAL SHARE ACCOUNT GRANT APPLICATION FOR ALLEBACH PROPERTY ACQUISITION

Be it RESOLVED, that Lower Salford Township of Montgomery County hereby requests a Statewide Local Share Account grant of $1,000,000 to be used toward the acquisition of the Allebach Property located at 460 Stover Road.

Be it FURTHER RESOLVED, that the total estimated cost of the project is $21,500,000 and that the remaining project costs will be supported through other funding sources, including local and state grant funding, earned income tax, and other funding opportunities.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Joseph Czajkowski, Township Manager, and Keith Bergman, Chairman of the Board of Supervisors, as the officials to execute all documents and agreements between Lower Salford Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Joseph Czajkowski, duly qualified Secretary 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 Board of Supervisors at a meeting held on November 4, 2026 and said Resolution has been recorded in the Minutes of Lower Salford Township and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of Lower Salford Township, this 4th day of November.

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 2026-27

A RESOLUTION OF LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, AUTHORIZING THE SUBMISSION OF A STATEWIDE LOCAL SHARE ACCOUNT GRANT APPLICATION FOR AN AERIAL LADDER TRUCK FOR HARLEYSVILLE FIRE COMPANY

Be it RESOLVED, that Lower Salford Township of Montgomery County hereby requests a Statewide Local Share Account grant of $1,000,000 to be used toward the acquisition of one new Pierce Manufacturing tower ladder fire apparatus for the Harleysville Community Fire Company.

Be it FURTHER RESOLVED, that the total estimated cost of the project is $2,400,000 and that the remaining project costs will be supported through other funding sources, including Fire Company resources, local contributions, fundraising, and other funding opportunities.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Joseph Czajkowski, Township Manager, and Keith Bergman, Chairman of the Board of Supervisors, as the officials to execute all documents and agreements between Lower Salford Township and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Joseph Czajkowski, duly qualified Secretary 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 Board of Supervisors at a meeting held on November 4, 2026 and said Resolution has been recorded in the Minutes of Lower Salford Township and remains in effect as of this date.

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BOARD OF SUPERVISORS
LOWER SALFORD TOWNSHIP

By: _____

Keith A. Bergman, Chairman,
Board of Supervisors

Attest: _____

Joseph S. Czajkowski, Secretary



Perseverance Volunteer Fire Co. of Souderton

266 N. Second Street

Souderton, PA 18964

Dear Fire Police Captain,

It is that time of year that we start preparing for our annual Holiday Parade. This years parade will take place on Saturday December 5th, 2026.

Please have any personnel meet at station 74 (266 N. Second St) by 930am. There will be refreshments served while we go over the parade route and assignments.

The event is expected to run until approximately 130pm.

If you could please report a head count to me by Friday November 20th so I have an idea of how much help we'll be getting I would appreciate it.

As always if you have any questions please feel free to reach out to me.

Thank you

Brian Davies

Fire Police Captain

Cell: 215-859-6211