

LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS MINUTES
July 5, 2023

Chairman Keith Bergman called the Lower Salford Township Board of Supervisors meeting to order at 7:30 p.m. Supervisors present were Chris Canavan, Kevin Shelly, Dave Scheuren and Kent Krauss. Also present were Township Manager, Joe Czajkowski; Director of Building and Zoning, Mike Beuke; Township Solicitor, Jim Garrity; and Township Engineer, Michele Fountain.

Chairman Bergman led all in the Pledge of Allegiance.

Motion to Amend Agenda – Supervisor Canavan moved to add item H Motion to Accept Bids for Police Vehicle 61-3 to the agenda. Supervisor Shelly seconded the motion. The motion passed unanimously.

Public Comment

Brian Fallon, 446 Tyson Road said that the property at 478 Tyson Road was vacant and owned by the bank was not being maintained and becoming an attractive nuisance. The Board said that staff and the Township Solicitor would look into getting the bank to properly maintain the property.

Consent Agenda

Supervisor Canavan moved to approve the consent agenda as presented. Supervisor Shelly 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

Mr. Beuke stated that there were no Zoning Hearing Board applications for the month of July.

Park Board

Supervisor Krauss said that there were no Park Board meetings scheduled for July or August.

Fire Chief

Captain Mason Vasey reported that the Fire Company reported to 34 calls during the month of June and averaged 10.5 members per call. They were in service for 15 hours and 13 minutes.

Freedom Valley Medical Rescue – No Report

Communications Committee

Supervisor Shelly reported that the committee is looking into texting services as another way to get information out to residents. He said that they are speaking with the County and the Township website host to discuss other possible options for texting residents. Mr. Shelly said that the quick reference guide is being delivered to local businesses.

Recreation Authority

Chairman Bergman reported that the golf course has been doing spectacularly, noting that there have been 12,007 rounds played year to date on a budgeted number of 9,600. He said that the course is doing exceedingly well.

Unfinished Business

- A) Ordinance 2023-03 – Authorizing the Execution of a Cable Franchise Agreement between the Township and Verizon Pennsylvania, LLC –
Supervisor Canavan moved to adopt Ordinance 2023-03. Supervisor Scheuren seconded the motion. The motion passed unanimously.

- B) 355 Maple Avenue – Review of revised plan showing the Conversion of Courtyard to Building - Christine Pionzio, Attorney for the applicant, explained that they were here to show the Board the updated plan noting the courtyard being filled in as building space. She noted that all of the other details on the original plan had anticipated this and that nothing had changed from the original approval. Supervisor Scheuren asked what the area was to be used for. Ms. Pionzio said that the area was to be used for assembly, storage and office area. Supervisor Shelly asked about the status of the trail plan. Ms. Pionzio said that the plan was moving through the process as directed by the Board and that they would be meeting with the Trail and Sidewalk Committee before returning to the Board of Supervisors for final approval.

- C) Smile Realty/Drakas/Kemp Access Drive to Ruth Road – Motion to Authorize Township Engineer to Prepare Estimate and Plan - Township Engineer, Michele Fountain, reminded the Board that this access was required to be constructed by the property owners by the Township when each of these properties came before the Board for land development approval. The Township was to provide the plan to the property owners. The access would provide access to and from Ruth Road to each of the properties. Supervisor Canavan moved to authorize the engineer to prepare the plan and estimate. Supervisor Scheuren seconded the motion. The motion passed unanimously.
- D) MS4 Update and Progress Report – Township Engineer, Michele Fountain reviewed the MS4 permit with the Board and explained the requirements that the permit requires the Township to undertake. She noted that the recent upgrades to the basins on Alderfer Road and Kulp Road as well as the basin that is being planned at the Community Center have and will help keep the Township compliant. Mrs. Fountain said the permit expires at the end of September in 2026.
- E) Indian Valley Faith Fellowship – Request for Waiver of Maintenance Bond Supervisor Canavan said that this project had been substantially completed for a couple of years and he felt that there was no need for the applicant to provide a maintenance bond. Supervisor Canavan moved to waive the requirement for a maintenance bond. Supervisor Scheuren seconded the motion. The motion passed unanimously.

New Business

- A) Resolution 2023-22 – Authorizing the Submission of a Grant Application for the 2023 Round of the County Transportation Program – Supervisor Shelly asked if we had a study which warranted the construction of the traffic signal from a safety perspective, noting that this a lot of money. Chairman Bergman said that an analysis was completed a while ago and it was determined that this intersection warranted the installation of the signal and associated pedestrian improvements. Supervisor Canavan moved to adopt Resolution 2023-22. Supervisor Scheuren seconded the motion. The motion passed unanimously.
- B) Resolution 2023-23 – Acceptance of Waverly Lane and Alice Lane for the Rittenhouse Tract Development – Supervisor Canavan moved to adopt Resolution 2023-23. Supervisor Krauss seconded the motion. The motion passed unanimously.

- C) Acceptance of Storm Sewer Improvements – 614 Westbourne and Relocated Township Pipe – Supervisor Canavan moved to accept the Improvements and relocated pipe. Supervisor Scheuren seconded the motion. The motion passed unanimously.
- D) Maintenance Agreement – Rittenhouse Tract Development Storm Sewer System – Supervisor Canavan moved to approve the maintenance agreement. Supervisor Scheuren seconded the motion. The motion passed unanimously.
- E) Trail Easement Agreement Between Rosecliff Manor and Lower Salford Township – Supervisor Canavan moved to execute the easement agreement. Supervisor Scheuren seconded the motion. The motion passed unanimously.
- F) 100 Christopher Lane – BEC Machines - Request for Waiver of Land Development - Rick Mast, Engineer for the applicant, reviewed the plans for the applicant, noting that they would like to construct a 2800 square foot addition for warehousing materials. He said that the proposed garage will be removed from the plan and that the applicant will request no further land development on the site without going through the land development process. Chairman Bergman moved to approve the waiver request. Supervisor Canavan seconded the motion. The motion was approved 4 to 1 (Supervisor Shelly voted nay).
- G) Authorization to advertise – Construction Equipment Rental Contract – Prevailing Wage – Mr. Czajkowski explained that the previous contract for this item was over a year old and projects that use state funding such as the Sturgis Road culvert repair requires a more recent prevailing wage determination. Supervisor Canavan moved to authorize advertisement of the contract. Supervisor Shelly seconded the motion. The motion passed unanimously.
- H) Motion to Accept the Bid for the Sale of Police Vehicle 61-03 – Supervisor Canavan moved to accept the bid of \$8,655 from Kevin Blead of Quakertown for the purchase of Police Vehicle 61-03. Supervisor Scheuren seconded the motion. The motion passed unanimously.

Public Comment

There was no public comment.

There being no further business, Mr. Garrity moved to adjourn at 8:27 PM.

Respectfully Submitted,

Joseph S. Czajkowski
Township Manager