

**LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 2024-22

PRELIMINARY / FINAL LAND DEVELOPMENT APPROVAL

Lederach-Cross Residential Development (Shihadeh)

WHEREAS, SHIHADDEH CONTRACTING LLC (“Developer”) is the developer of a two adjoining tracts of land in Lower Salford Township, Montgomery County, Pennsylvania, consisting, in the aggregate, of approximately 1.01± gross acres with frontage on Lederach-Cross Road and an access strip with frontage on Harleysville Pike, which tracts are more particularly identified as Montgomery County Tax Parcel Nos. 50-00-03613-01-8 and 50-00-03610-01-2 (collectively, the “Property”); and

WHEREAS, Developer proposes to consolidate the aforementioned tracts and construct three, two-family dwellings, for a total of six residential dwelling units, and associated parking areas, driveways, including an emergency access drive within the access strip to Harleysville Pike, stormwater management facilities, and related improvements on the Property (the “Development”); and

WHEREAS, the Development is more particularly shown on plans prepared by Cornerstone Consulting Engineers and Design Services, Inc., consisting of twenty-eight (28) sheets dated July 10, 2023, last revised September 20, 2024, and a Highway Occupancy Permit Plan (HOP) plan set, consisting of thirteen (13) sheets, dated March 19, 2024, last revised September 20, 2024 (collectively, the “Plans”); 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 land development 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 land development shown on the Plans, subject, however, to the following:

1. At this time, the Lower Salford Township Board of Supervisors waives strict compliance with the following provisions of the Lower Salford Township Subdivision and Land Development Ordinance:

a. Section 142-16, requiring separate preliminary plan and final plan submissions. A waiver is granted to permit the submission of a preliminary/final land development plan.

b. Section 142-29, which requires a minimum 12-foot-wide travel lane and a minimum 8-foot-wide paved shoulder/bicycle lane on Harleysville Pike, a principal arterial roadway, and a minimum 11-foot-wide travel lane and a minimum 6-foot-wide paved shoulder/bicycle lane on Lederach-Cross Road, a major collector roadway. A waiver is granted to permit an 11-foot-wide travel lane and a 5-foot-wide paved shoulder/bicycle lane at the proposed access location on Harleysville Pike in consideration of the village character along this frontage and the future vision for the Village of Lederach in the Township's Walkable Lederach Study. A waiver is also granted to permit an 11-foot-wide travel lane and a 5-foot-wide paved

shoulder/bicycle lane along the Property's frontage on Lederach-Cross Road given the location of this frontage in a transitional area into the Village of Lederach.

c. Section 142-33.C, requiring a 150-foot sight triangle at the intersection of Lederach-Cross Road and a 300-foot sight triangle at the intersection of Harleysville Pike. A waiver is granted to permit a 75-foot sight triangle at the driveway approaches to both Lederach-Cross Road and Harleysville Pike. However, all required egressing sight distances (i.e., the required PennDOT sight distance value) must be maintained at both the Harleysville Pike and Lederach-Cross Road driveways.

d. Section 142-34.E, requiring driveways to be located as far from street intersections as reasonably practicable, and not less than 75 feet for an individual residential lot and 150 feet for a multi-family residential or nonresidential lot. To the extent required, a waiver is granted to permit the proposed driveway along Harleysville Pike to be installed within 75 feet of an existing driveway directly opposite the proposed driveway on Harleysville Pike. A waiver is granted to permit the proposed driveway on Lederach-Cross Road to be installed approximately 38 feet from the nearest driveway on the opposite side of Lederach-Cross Road and 89 feet from the nearest driveway on the same side of Lederach-Cross Road as the proposed Development. These waivers are granted in consideration of the minimal amount of daily and peak hour traffic expected to be generated by the Development, and because the proposed driveways have been located to provide the greatest available sight distances to the nearest street intersections.

e. Section 142-34.H, requiring that residential driveways not exceed 4% grade within the ultimate right-of-way or 20 feet from the edge of the street cartway, whichever distance is greater. In order to provide a better transition to the connection of the driveway on Harleysville Pike, a waiver is granted to permit a maximum grade of 6.65% within the ultimate right-of-way of Harleysville Pike.

f. Section 142-35.B.2, requiring parking areas to be located no closer than 15 feet to any tract boundary line. A waiver is granted to permit the parking area serving proposed Unit 4 to be located within 10 feet of the eastern tract boundary as shown on the Plans.

g. Section 142-35.C, requiring the installation of sidewalks, curbs and storm sewers in common parking areas. A partial waiver is granted to allow no sidewalks within the common parking areas and curbing within only certain portions of the common parking areas, as shown on the Plans.

h. Section 142-36.F, requiring parking aisles to be a minimum of 24 feet wide with two-way traffic flow. A waiver is granted to permit the proposed drive aisle along the southern and western boundaries of the Property to be constructed with a width of 20 feet; provided that, "No Parking" signage is shown on the Plans and installed as part of the Development to the satisfaction of the Township Engineer.

i. Section 142-39.B.1, requiring all grading to be set back from property lines a minimum of five feet, or a sufficient distance to prevent any adverse effects on adjacent properties. A waiver is granted to permit minimal re-grading and the installation of a retaining wall along the southern Property line, with no proposed grading between the retaining wall and the Property line. A waiver is also granted to permit minimal grading along the northeastern Property line, adjacent to proposed Unit 4, in connection with the installation of buried utility service lines and grading for stormwater management. No grading or earth disturbance shall be permitted beyond the Property lines and the Developer shall stake the Property lines described above in connection with the work to the satisfaction of the Township Engineer.

j. Section 142-42.E.1.c, requiring street trees to be provided along access driveways serving five or more residential units. A partial waiver is granted to permit all of the required street trees along the driveway from Lederach-Cross Road to be planted along the

westerly side of the driveway, due to limited space and conflicts with utilities, stormwater facilities, sidewalks and parking areas. A partial waiver is also granted to permit the ten proposed evergreen trees and ten proposed dwarf oak trees to satisfy the street tree requirement along the emergency access drive from Harleysville Pike, where such trees are not identified as allowable street trees, due to the narrowness of the planting area and conflicts with utilities.

2. At this time, the Lower Salford Township Board of Supervisors waives strict compliance with the following requirements of the Lower Salford Township Engineering Standards (“LSTES”):

a. LSTES 107.2.D and 107.5.A, requiring storm piping with a diameter less than 18 inches. A waiver is granted to permit storm piping with a diameter of 15 inches. The stormwater conveyance system constructed as part of the Development will be privately owned and maintained.

3. At this time, the installation of storm sewers along the Property’s frontage on both Ledearch-Cross Road and Harleysville Pike, and the installation of curbing and sidewalk along the Property’s frontage on Harleysville Pike in accordance with Section 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 such improvements. Notwithstanding such deferral, the Developer shall design the grading along the Harleysville Pike frontage to adequately accommodate future sidewalk and ramp installation at this location to the satisfaction of the Township Engineer and Township Traffic Consultant and shall perform the approved grading as part of the Development. In addition, Developer shall add a note to the Plans stating that the required installation of storm sewers, curbing and sidewalks as stated herein has been deferred 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.

4. 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 November 4, 2024, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit "A".

5. 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 October 31, 2024, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit "B".

6. Prior to recording the Plans, 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.

7. Although the maintenance of all stormwater collection, detention and conveyance facilities shall be the responsibility of Developer, its successors and assigns, Developer shall, prior to the recording of the Plans, execute a declaration to reserve easements in favor of the Township so that the stormwater facilities may be maintained by the Township (with all expenses charged to the Developer) in the event that the maintenance responsibilities of the Developer with regard to the stormwater facilities are not fulfilled after reasonable notice to do so. The terms and conditions of the declaration shall be satisfactory to the Township Solicitor, and the declaration shall be recorded simultaneously with the Plans.

8. Prior to recording the Plans, Developer shall provide an emergency access easement agreement for the proposed emergency access to the Development. The emergency access easement agreement shall be satisfactory to the Township Solicitor and recorded simultaneously with the Plans.

9. Prior to recording the Plans, homeowners' association documents shall be provided to the Township Solicitor for review and approval.

10. Prior to recording the Plans, Developer shall provide the Township with documentation satisfactory to the Township Solicitor concerning the required access easement for the adjoining parcel of land identified on the Plans and Montgomery County Tax Parcel No. 50-00-03613-00-9.

11. Prior to recording the Plans, Developer shall pay to the Township a Traffic Impact Fee, which is attributable to the projected "new" weekday afternoon peak hour trips generated by the Development, as set forth below. The total Traffic Impact Fee shall be in the amount of Eight Thousand Eight Hundred Forty-four and 00/100 Dollars (\$8,844.00). The fee is calculated based on the generation of three (3) total "new" weekday afternoon peak hour trips at a rate of Two Thousand Nine Hundred Forty-eight and 00/100 Dollars (\$2,948.00) per trip, in accordance with the Lower Salford Township Traffic Impact Fee Ordinance.

12. Prior to recording the Plans, Developer shall pay to the Township a Recreation Impact Fee in the total amount of Three Thousand and 00/100 Dollars (\$3,000.00). The fee is calculated based on the construction of six (6) total "new" dwelling units at a rate of \$500.00 per new dwelling unit, in accordance with the Lower Salford Township Code of Ordinances.

13. 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 and the Lower Salford Township Authority.

14. 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.

15. 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.

16. Prior to the start of construction, 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.

17. 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.

18. 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 waivers granted in Paragraph[s] 1 [and 2] [and deferrals granted in Paragraph 3] (which waivers and 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 Paragraphs 1[, 2 and 3] 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 December 4, 2024.

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.cksengineers.com

November 4, 2024
Ref: #4601-064

Lower Salford Township
379 Main Street
Harleysville, PA 19438

Attention: Michael Beuke, Director of Building and Zoning

Reference: Lederach-Cross Residential Development (Shihadeh)
Preliminary/Final Land Development (5th Review)
TMP Nos. 50-00-03613-01-8 and 50-00-03610-01-2

Dear Mike:

We have received the revised preliminary land development plans pertaining to the Lederach Cross Road Residential Development that were forwarded to our office for review. The plans consist of twenty-eight (28) sheets prepared by Cornerstone Consulting Engineers and Design Services, Inc. dated July 10, 2023, last revised September 20, 2024, and a Highway Occupancy Permit Plan (HOP) plan, thirteen (13) sheets, dated March 19, 2024, last revised September 20, 2024.

Relative to this matter, the applicant proposes the consolidation of two existing parcels; one lot with frontage on Lederach Cross Road (SR 1020) and a rear lot with an access strip on Harleysville Pike (SR 0113). These lots were components of former subdivisions for the Stiles tract and Chiodo tract in 2004 and 2005. The consolidated lots will have a gross lot area of 1.01 acres and net lot area of 0.95 acres. The development proposes construction of three, two-family dwellings, for a total of six dwelling units, each unit having a 1,125-s.f. footprint. Access to the site will be via a full movement driveway at Lederach Cross Road. An access to the existing dwelling at TMP 50-00-03613-00-9 will be maintained from Harleysville Pike, and an emergency access with bollards by a 12-foot-wide paved driveway. Each dwelling will be served by public water and sewer service. Stormwater management will be through a managed release concept subsurface detention basin consisting of pre-fabricated storm modules, replacing the existing on-site aboveground facility, but maintaining the discharge direction towards the southwest.

At the meeting of August 14, 2024, the Lower Salford Township Planning Commission recommended Preliminary/Final approval, contingent upon the applicant installing an additional fire hydrant and revising the plans to correctly show the emergency vehicle turning radius. As per your request, we have reviewed the revised Preliminary/Final plans submitted for the proposed land development and 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, two-family dwellings, is a permitted use in the VC Village Commercial Zoning District. (164-70.2A.2)
2. The maximum permitted density, based on the listed consolidated net lot area, is 5.53 dwelling units. (164-70.4.C.1)

The VC Zoning District offers a density bonus where two abutting lots share common parking and driveway areas. The Township Zoning Officer previously confirmed the density bonus by providing a shared driveway and parking areas are met even though the proposed lot consolidation results in a single contiguous lot. (164-70.2.A.2 and 164-70.4.C)

3. The existing trees within the front yard of Lederach Cross Road are not to be removed unless they interfere with the driveway location or are in poor health. The Township Zoning Officer confirmed removal is acceptable at the January 24, 2024 Township Planning Commission meeting. (164-70.4.E.1.c)
4. An access easement and maintenance agreement, acceptable to the Township Solicitor, shall be provided for the shared driveway and parking area. (164-70.5.C.1.b)
5. Project Note 34 on Sheet 4 indicates a trash enclosure is not required for the use and that all trash will be stored within the building or individual trash bins. We note that a typical trash area is shown on Sheet 3 within the garage for each dwelling. Homeowners Association documents must contain language regarding garage storage and collection of refuse. (164-70.5.H)

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 Recreation Impact Fee must be paid per dwelling unit before the plans are recorded. A note stating this requirement should be included in the Project Notes on Sheet 3. (142-49.A)
2. The following waiver requests are listed on Sheet 4 and in a letter of September 20, 2024 from Cornerstone Engineering: (142-7 and 142-27)
 - a. From Section 142-16 which requires a separate preliminary plan submission and a Final Plan Submission.
 - b. From Section 142-29, which requires a 12-foot-wide travel lane and 8-foot-wide shoulder on Harleysville Pike, a principal arterial roadway, and an 11-foot travel lane and 6-foot shoulder on Lederach Cross Road, a major collector roadway.

We defer to the Traffic Engineer.

- c. From Section 142-33.C, Figure 4.3, which requires a 150-ft. sight triangle at the intersection of Lederach Cross Road and a 300-ft. sight triangle at the intersection of Harleysville Pike. A waiver is also requested to allow one street tree to be installed within the 75-ft. clear sight triangle of Lederach Cross Road, and for existing off-site vegetation and improvements to remain within the sight triangle of Harleysville Pike.

The applicant is proposing a 75-ft. sight triangle at each driveway.

- d. From Section 142-34.E which requires driveways to be located as far from street intersections as reasonably possible, and not less than 75 feet for an individual residential lot and 150 feet for a multi-family residential and non-residential lot.

A waiver of this section is requested to permit the proposed driveway on Harleysville Pike to be installed within 75 feet of an existing driveway. It appears that this waiver may not be required. A waiver is also requested to permit the proposed driveway on Lederach-Cross Road to be installed within 150 feet of existing driveways. The proposed driveway is shown to be approximately 95 ft. from the existing driveway on TMP NO. 50-00-01591-00-6).

- e. From Section 142-34.H which requires residential driveways to not exceed 4% grade within the ultimate right-of-way or 20 feet from the edge of the street cartway, whichever is greater.

A waiver of this section is requested to permit the proposed driveway on Harleysville Pike to be constructed with a grade greater than 4% within the ultimate right-of-way. A grade of 4% is proposed within the legal right-of-way of Harleysville Pike, with a maximum grade of 6.65% within the ultimate right-of-way.

- f. From Section 142-35.B.2 which requires parking areas not to be located closer than 15 feet to any tract boundary line.

Parking serving Unit 4 is shown to be within ten feet of the eastern tract boundary.

- g. From Section 142-35.C which requires the installation of sidewalks, curbs and storm sewers in common parking areas.

The applicant requests a partial waiver from this ordinance section as sidewalk is not proposed throughout the common parking area. We note that curb is provided within some, but not all portions, of the common parking area. Storm sewers are proposed within the parking lot.

- h. From Section 142-36.F which requires parking aisles to be a minimum of 24 feet wide with two-way traffic flow.

A waiver of this section is requested to allow the proposed drive aisle along the southern and western property boundaries to be constructed with a width of 20 feet. No parking spaces are proposed along the drive aisle in these locations. "No Parking" signage is proposed. Sheets 10 through 12 of the HOP plans illustrate fire apparatus and an SU-30 truck being able to successfully maneuver the driveway.

- i. From Section 142-39.B.1 which requires all grading to be set back from property lines a minimum of five feet, or a sufficient distance to prevent any adverse effects on adjacent properties.

A waiver of this section is requested to allow minimal re-grading and installation of improvements along the southern property line. A retaining wall is proposed five feet from the southern property line. No change in grade is proposed between the wall and the property line.

A waiver is also requested to allow minimal re-grading along the northeastern property line, adjacent to proposed unit 4. Buried utility service lines are proposed within five feet of the property. Minimal grading may be required between the property line and proposed unit 4 to direct stormwater runoff around the building. No grading or earth disturbance shall be permitted beyond the property lines.

- j. From Section 142-41, which requires sidewalks, border areas, curbs, storm sewers, and shared use paths. Sidewalks, curbs, and storm sewers must be installed along public streets, common driveways, and common parking areas.

We note that sidewalk and curbing are shown along the entire frontage of Lederach Cross Road; therefore, the request for no curbing and sidewalk applies only to Harleysville Pike, but to both roads for storm sewers.

- k. From Section 142-42.E.1.c which requires street trees to be provided along access driveways serving five or more residential units.

The applicant requests a partial waiver from this section due to limited space and conflicts with utilities, stormwater facilities, sidewalks and parking areas. The driveway from Lederach Cross Road requires four street trees to be planted. Four trees are provided, but only along the westerly side of the driveway. The waiver request is for location only at this driveway.

The emergency access driveway from Harleysville Pike requires nine street trees. Ten evergreen trees and ten dwarf oak trees are provided along this driveway. Evergreen trees and dwarf oak trees are not allowable street trees.

- l. From Township Engineering Standard Sections LSTES 107.2.D and 107.5.A.

The applicant requests waivers to allow storm sewer piping less than 18 inches in diameter. The proposed 15-inch diameter piping for the stormwater conveyance system will be privately owned and maintained.

III. STORMWATER MANAGEMENT, GRADING, AND EROSION CONTROL

The following comments pertain to stormwater management, storm drainage, grading, and erosion and sedimentation control aspects of the current plan submission and are based upon the requirements of the Subdivision and Land Development Ordinance (SALDO), the Stormwater Management Ordinance (S.M.O) as referenced in Article IX of the SALDO, and the Lower Salford Township Engineering Standards (LSTES). The project is located within the watershed of Skippack Creek.

1. The plans note a limit of disturbance area of 1.18 acres; therefore, approval from the Montgomery County Conservation District as well as an NPDES permit will be required. (142-107)
2. Maintenance of stormwater management facilities is noted to be by a Homeowners Association per the Stormwater Management Narrative and Project Note 22 on Sheet 4. An operations and maintenance agreement, satisfactory to the Township Solicitor, must be prepared and signed by the property owner to cover all privately-owned stormwater facilities. (142-113)
3. The applicant must confirm that flow in the roadside drainage swale is not compromised by the proposed improvements. We recommend a cross pipe be installed under the driveway to maintain the existing drainage pattern.

IV. GENERAL

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

1. Modifications to the 2006 driveway cross access easement agreement are required. The easement documents should be revised to require the HOA to be responsible for all maintenance of the shared driveway as agreed by the applicant at the January 24, 2024 Township Planning Commission meeting. The Township Solicitor should review the existing access easement agreement to determine if there are any restrictions to its use for this development.
2. Authorization from PECO for relocation of the utility pole on Harleysville Pike must be furnished to the Township.
3. Approval from the Lower Salford Authority Engineer is required.
4. Executed Water and Sewer Service Agreements must be submitted to the Township.
5. Approval from the Township Fire Marshal is required for the development and for the 12-ft.-wide emergency accessway.

6. Approval from the Township Traffic Engineer and PennDOT are required for the submitted HOP plans.
7. A Transportation Impact Fee in the amount of \$8,844, as evaluated by the Township Traffic Engineer, must be paid to the Township.
8. The developer must prepare the appropriate right-of-way dedication documentation for dedication of the area between the title line, ultimate and legal rights-of-way of Harleysville Pike and Lederach Cross Road.
9. A detail of the "No Parking" and "Emergency Vehicles Only" signs should be added to the plans. The R1-1 labeling of "No Parking" signs should be revised to match MUTCD standards, which are "R-8" series.
10. The Landscape Plan, Sheet 10, must contain the signature and seal of the registered Landscape Architect, Dana Miller.

Very truly yours,
 CKS ENGINEERS
 Township Engineers



Michele A. Fountain, P.E.

MAF/klk

cc: Board of Supervisors (5) (via email)
 Joseph Czajkowski, Township Manager (via email)
 LST Staff (3) (via email)
 James Garrity, Esquire, Township Solicitor (via email)
 Andrew Freimuth, Esquire (via email)
 LSTA (3) (via email)
 Stephanie Butler, Bowman Consulting Group (via email)
 John Shihadeh, Owner (via email)
 Anthony Brunkan, Cornerstone (via email)
 File

TOWNSHIP TRAFFIC CONSULTANT REVIEW LETTER

EXHIBIT “B”

Bowman

October 31, 2024

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

RE: Traffic Engineering Review #5 – Preliminary Subdivision/Land Development Plans and Highway Occupancy Permit (HOP) Plans
Lederach-Cross Road Residential Development
Tax Parcel No. 50-00-03610-012
Tax Parcel No. 50-00-03613-018
Lower Salford Township, Montgomery County, PA
Project No. 313660-01-001

Dear Joe:

Per your request, Bowman Consulting Group (Bowman) has completed our fifth (5th) traffic engineering review of the proposed subdivision and land development to be located at 703 & 709 Harleysville Pike (SR 0113) in Lower Salford Township, Montgomery County, PA. The proposed development involves consolidating Parcel Nos. 50-00-03610-0012 and 50-00-03613-018 into one lot and the construction of three twin homes for a total of six dwelling units. Access will be provided via a full-movement driveway along Lederach-Cross Road (SR 1020), and an emergency access driveway combined with a relocated single family access driveway along Harleysville Pike (SR 0113).

The following documents were reviewed as part of the plan submission:

- Preliminary/Final Plans – Lederach-Cross Road Residential Development, prepared by Cornerstone Consulting, last revised September 20, 2024.
- Highway Occupancy Permit Plan for Lederach-Cross Road Development, prepared by Cornerstone Consulting, last revised September 20, 2024.
- Response to Township Engineer Comments Letter – Lederach-Cross Road Residential Development, prepared by Cornerstone Consulting, September 27, 2024.
- Waiver Request Letter – Lederach-Cross Road Residential Development, prepared by Cornerstone Consulting, dated September 20, 2024.

Based on the review of the above listed documents, in conjunction with the Township Engineer, 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 Items

1. The applicant's engineer must put together a letter with the resubmission of the package, etc. that provides a response on how each comment has been addressed, and where each can be located in the submission. *For ease of reference, please refer to the overall Drawing Number for any comment that addresses a modification to the plan set, if applicable.*
2. The applicant is in the process of securing a PennDOT Highway Occupancy Permit (HOP) for this project since Lederach-Cross Road (S.R. 1020) and Harleysville Pike (S.R. 0113) are State roadways for any work that may be completed within the legal right-of-way along the State roadways. The Township and our office must be copied on all HOP submissions, as well as correspondence between the applicant and PennDOT, and invited to any and all meetings among these parties.
3. The plans indicate a Proposed Temporary Grading Easement on the Mattea & Jordan Alderfer property. Provide easement documentation to demonstrate the grading in this area can occur as a result of the ADA ramp construction. *The applicant has acknowledged that a temporary easement will need to be provided.*
4. As previously noted, this property is located within the Transportation and Community Development Initiative (TCDI) funded Walkable Lederach Feasibility Study that was completed with Lower Salford Township and Delaware Valley Regional Planning Commission. The TCDI study has been accepted by the Board of Supervisors at the April 3, 2024 meeting. Several components of the study include future sidewalk and path connections, internal walkways, on-road bicycle lanes, considerations of the future Alternative Route 113 connection, village gateways, etc. The review of this proposed project includes comments related to the intended outcomes of the Walkable Lederach Study. The final study document is available on the Lower Salford Township website.

Preliminary/Final Land Development Plans

5. Detailed ADA plans, including Design forms (i.e. CS-4401) for all ramps located outside the PennDOT Legal/Required Right-of-Way and within the Township Right-of-Way should be included for review. Non-compliant values must be reviewed and modified to meet or be as close as possible, with sufficient justification, to the requirements. A Technically Infeasible Form should be prepared for any non-compliant ramp component for review and concurrence by the Township. Any non-compliant ramp must include documentation for the non-compliance and be as close to compliant as possible prior to being considered for approval.

Highway Occupancy Permit Plans

6. Based on the review of the Highway Occupancy Permit Plans, and the Township's *Subdivision and Land Development Ordinance* (SALDO) and *Zoning Ordinance* (ZO), Bowman does not have any additional comments on the Highway Occupancy Permit Plans.

7. As directed by PennDOT, a minimum use driveway application must be submitted for the Stroman property, TMP 50-00-03613-009, for the removal and relocation of the access on SR 0113. The Township must be copied on this submission for review.

Waiver Requests

Section 142-29: requires Harleysville Pike (SR 0113), a principal arterial street, to have a minimum travel lane 12 feet wide and a minimum paved shoulder/bicycle lane 8 feet wide. This section also requires Lederach-Cross Road (S.R. 1020), a major collector street, to have a minimum travel lane 11 feet wide and a paved shoulder/bicycle lane 6 feet wide.

Applicant's Justification:

A waiver is requested from the above requirements to widen the paved cartways and shoulders of Harleysville Pike and Lederach-Cross Road to comply with the ordinance. Both project frontages lie within the Village Commercial District where the applicant believes a reduction in roadway and shoulder width is appropriate.

The proposed lot contains 25 feet of frontage along Harleysville Pike, and the plan proposes a shared residential driveway/emergency access in this location. The existing lane width along the subject frontage of Harleysville Pike is 11 feet with a shoulder width of two feet. The existing cartway and shoulders have not been widened adjacent to the development. The plan indicates pavement widening along the frontage to provide a paved shoulder that can accommodate a 5-foot wide future bike lane. However, this is less than the full width required for Harleysville Pike; therefore a waiver is requested to widen the cartway of Harleysville Pike to provide a travel lane 11 feet wide with a paved shoulder five (5) feet wide.

The proposed lot contains 160 feet of frontage along Lederach-Cross Road (S.R. 1020). The existing lane width along Lederach-Cross Road is 10 feet with a shoulder width of 0.6 feet. The existing cartway and shoulders have not been widened adjacent to the development. Full width widening to the east of the site to the Harleysville Pike intersection is not likely feasible due to the location of an existing building and utilities along the south side of the roadway between the development site and the intersection with PA 113. The plan indicates pavement widening along this frontage to accommodate an 11-foot wide travel lane and a paved shoulder that can accommodate a future five foot wide bike lane. However, this is less than the full width required for Lederach-Cross Road; therefore, a waiver is requested to widen the cartway of Lederach-Cross Road to provide a travel lane 11 feet wide with a paved shoulder five (5) feet wide.

Bowman Response:

Bowman understands that the required 12' lanes and 8' shoulders required along Harleysville Pike (S.R. 0113) are not applicable to the village context. Furthermore, the Walkable Lederach Study indicates that the future vision for SR 0113 includes sharrows (shared lane markings) for the village core. Therefore, the plan showing an 11' lane and 5' shoulder at the proposed access location is consistent with the Walkable Lederach Study future vision.

It is recognized that the frontage along Lederach-Cross Road (S.R. 1020) is in a transitional area into the village, and a reduced shoulder width may be considered. 11' lanes and a 5' shoulder is provided along Lederach-Cross Road (S.R. 1020).

Section 142-33.C: Clear sight triangles and safe sight distances.

Applicant's Justification:

A waiver is requested from the requirements of Section 142-33.C - Figure 4.3 to provide a 150-foot sight triangle at the intersection of Lederach-Cross Road, a major collector, and a 300-foot sight triangle at the intersection of Harleysville Pike, a major arterial. The applicant proposes a clear sight triangle of 75-feet at each of the proposed driveways.

A waiver is additionally requested to allow a portion of the proposed Unit 1 building and one (1) street tree to be installed within the proposed 75-foot clear sight triangle of the Lederach-Cross Road driveway. It is the applicant's opinion that relocating these improvements outside the sight triangle would not fulfill the intent of the Village Commercial zoning district, specifically to locate buildings along the street line and to provide shade trees along the roadway.

A waiver is additionally requested to allow the existing offsite improvements and vegetation to remain within the proposed 75-foot clear sight triangle on each lot adjacent to the proposed Harleysville Pike driveway. The proposed driveway will primarily function as a minimum use single family residential driveway.

Bowman Response:

Bowman supports a waiver to allow provision of a 75-foot clear sight triangle at both the Lederach-Cross Road (SR 1020) and Harleysville Pike (SR 0113) driveways. In addition, Bowman has no objection to the house and deck for unit #1 located within the 75-foot clear sight triangle at the Lederach-Cross Road (SR 1020) driveway as they pertain to the waiver request. Bowman notes that at a minimum, the required egressing sight distances must be maintained at the Harleysville Pike (SR 0113) driveway and Lederach-Cross Rd (SR 1020) driveway.

Section 142-34.E: Distance from street intersections. Driveways shall be located as far from street intersections as reasonable possible, and not less than 75 feet for an individual residential lot and 150 feet for a multifamily residential and nonresidential lot.

Applicant's Justification:

If deemed necessary by the Board, a waiver of this section is requested to permit the proposed driveway on Harleysville Pike to be installed within 75 feet of an existing driveway. The proposed driveway is to be located directly opposite an existing driveway, and 79 feet from the nearest adjacent driveway. The proposed driveway is to be located 255 feet from the nearest street intersection (Cross Road).

A waiver is also requested to permit the proposed driveway on Lederach-Cross Road to be installed within 150 feet of existing driveways. The proposed driveway is to be located 38 feet from nearest opposite driveway and 89 feet from the nearest adjacent driveway. The proposed driveway is to be located 414 feet from the nearest street intersection (Harleysville Pike).

Bowman Response:

Since the proposed development is expected to generate a minimal amount of daily and peak hour traffic, and proposed accesses are positioned to provide the greatest available sight distances to the main intersection, Bowman does not object to the waiver request to provide less than 75 feet between the proposed driveways and existing driveways along Lederach-Cross Road (SR 1020) and Harleysville Pike (SR 0113).

Section 142-34.H: Residential driveways shall not exceed 4% grade within the ultimate right-of-way or 20 feet from the edge of the street cartway, whichever is greater.

Applicant's Justification:

A waiver of this section is requested to permit the proposed driveway on Harleysville Pike to be constructed with a grade greater than 4% within the ultimate right-of-way. A grade of 4% is proposed within the legal right-of-way of Harleysville Pike, with a maximum grade of 6.65% within the ultimate right-of-way. It is the applicant's opinion that this design provides a better transition to the shared residential driveway connection.

Bowman Response:

It is noted that the proposed driveway on Harleysville Pike (SR 0113) indicates 14' of a slope of 6.65% within the Ultimate Right-of-Way. It is understood that should the profile extend the 4% grade to the Ultimate Right-of-Way, it would increase the slope of the shared residential driveway connection.

Section 142-41: requires sidewalks, curbs, and storm sewers to be installed along all existing and proposed public and private streets and common driveways, and shared use paths to be installed along public and private streets, common driveways, common parking areas, open space corridors, and trail easements where deemed necessary by the Board of Supervisors.

Applicant's Justification:

A partial waiver of this section is requested from the requirement to install all required improvements along the frontage of Harleysville Pike, Lederach-Cross, and the shared driveways.

A waiver is requested from the requirement to install storm sewers along Lederach-Cross Road. Drainage from the roadway is designed to flow into the development as in the existing condition where it will be detained and released downstream. The adjacent frontage does not contain storm sewers.

A waiver is requested from the requirements to install storm sewers along Harleysville Pike. Installation of the Harleysville Pike shared driveway will generate a minimal amount of increased runoff when compared to the existing drainage condition. The adjacent frontage of Harleysville Pike does not contain storm sewers.

A waiver is requested from the requirement to install curb and sidewalk along the Harleysville Pike frontage. Curb and sidewalk are not currently installed along Harleysville Pike in the vicinity of the project. The site contains frontage of only 25 feet along Harleysville Pike, most of which is proposed to contain the shared driveway and emergency access. The applicant is aware that future development within and adjacent to the Lederach Village may provide pedestrian connection opportunities; however, it is unknown at this time how and where these connecting facilities will be constructed.

It is the applicant's opinion that installation of a shared use path is not reasonable at this time due to the small size and residential nature of the site and the lack of connecting paths adjacent to the site. A sidewalk is proposed along the Lederach-Cross Road frontage to provide future pedestrian connectivity within the VC district. Pedestrian connectivity is along provided to Harleysville Pike via the proposed paved emergency access. Furthermore, the Walkable Lederach Study & Report does not identify shared use paths on this property.

Bowman Response:

Bowman supports the proposed sidewalk and buffer shown along the Lederach-Cross Road (S.R. 1020) frontage. Bowman supports consideration of a deferral of the sidewalk/curb ramp requirements along the SR 0113 frontage, provided any grading in the area is performed at this time to adequately accommodate future sidewalk and ramps at this location. Please note that as part of the Walkable Lederach Study, the Township is considering future sidewalk connections along SR 0113 in the project area.

Based on the provide stormwater calculations provided, there are no spread of flow concerns along Lederach-Cross Road (SR 1020) which would require inlets and associated stormwater pipes. This will also be reviewed by PennDOT as part of the Highway Occupancy Permit application.

Transportation Impact Fee Assessment

In accordance with the *Lower Salford Township Impact Fee Ordinance*, the new weekday afternoon peak hour trip generation of the proposed residential subdivision will be subject to the Township's Transportation Impact Fee, since it is located in the Transportation Service Area. This area has an impact fee of **\$2,948 per new weekday afternoon peak hour trip**. Based upon the data compiled by the Institute of Transportation Engineers' publication, *Trip Generation Manual, 11th Edition*, the site is anticipated to generate a total of **three (3)** new weekday afternoon peak hour trips, which has a corresponding impact fee of **\$8,844**.

If the Township has any questions, or requires further clarification, please contact me at sbutler@bowman.com or 215-283-9444.

Respectfully,



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

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
Anthony Brunkan, PE, Cornerstone Consulting Engineers & Architectural, Inc.
Paul Lutz, PennDOT District 6-0 Traffic Unit

Q:\PA-FTWA-MC\MCM\eng\LOWERSA1\313660-01-001_Lederach Cross Rd LD Review\Correspondence\Out\2024-10-31 Review #5 Lederach Cross Road LD Plans.docx



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 25, 2024
SUBJECT: Appointments expiring in 2024
CC: Holly Hosterman – Assistant to the Township Manager

Following is a list of appointments that will expire at the end of 2024. 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

John Frankenfield **Yes**

Alternate - **Vacancy**

Planning Commission – 4-year term

Joe Harwanko **Yes**

Scott Bamford **Yes**

Park Board – 5-year-term

Ryan Beltz **Yes**

Communications Committee – 3-year term

John Del Pizzo **Yes**

Vacancy - 2026

Vacancy Board – Appointed Annually

Doug Gifford – moved out of Twp. **Doug Johnson**

Lower Salford Township Authority – 5-year term

David Scheuren - **Yes**

Lower Salford Township Recreation Authority – 5-year term

James O'Malley **Yes**

Doug Gifford – moved out of Twp.

Lower Salford Township UCC Appeals Board – 5-year term

Stephen Shaffer Yes

Lower Salford Industrial Development Authority – 5-year term

Scott Bamford Yes

Indian Valley Regional Planning Commission – Appointed Annually

Keith Bergman Yes

David Goodman Yes

Police Committee (3 year term)

Steve Moyer Yes

Barry Bohmueller

Fire Marshall and Assistant Fire Marshall – Appointed Annually

Marshal:

Deputy: Ryan Nase

Emergency Operations Coordinator and Deputy Emergency Operations Coordinators – Appointed Annually

EOC: Chief Tom Medwid Yes

Deputy: Cory Moyer Yes

Deputy: Vince Medveckus Yes

Deputy: Elliot Towles Yes

Prepared By: James J. Garrity, Esquire
Andrew R. Freimuth, Esquire
Wisler Pearlstine, LLP
Blue Bell Executive Campus
460 Norristown Road, Suite 110
Blue Bell, PA 19422

Return To: Same as above

Parcel Nos.: 50-00-03637-00-3
50-00-00408-20-8

OPTION AGREEMENT

THIS OPTION AGREEMENT (this “Option Agreement”) is entered into as of the ____ day of _____, 2024 (the “Effective Date”), by and between **LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA**, 379 Main Street, Harleysville, Pennsylvania 19438 (“Township”) and the **LOWER SALFORD TOWNSHIP RECREATION AUTHORITY**, 379 Main Street, Harleysville, Pennsylvania 19438 (“Authority”).

BACKGROUND

A. The Township is a township of the second class organized under the Pennsylvania Second Class Township Code,

B. The Authority is a municipal authority that was created by the Township pursuant to the Pennsylvania Municipality Authorities Act, being Act 22 of 2001, for the purpose of, among other things, owning, supervising, and operating that certain real property and improvements located thereon commonly known as the Lederach Golf Course, and more particularly identified as Montgomery County Tax Parcel Nos. 50-00-03637-00-3 and 50-00-00408-20-8 (the “Property”).

C. The Authority owns the Property by virtue of a Deed of Correction from the Township dated July 25, 2013, recorded in the Office of the Recorder of Deeds for Montgomery County, Pennsylvania at Deed Book 5882, Page 1882, being Instrument Number 2013080523, which transfer was made for nominal consideration.

D. The Township has also transferred to the Authority for nominal consideration ownership of Municipality Golf Course Liquor License No. GR42, LID No. 55114 (the “Liquor License”) issued by the Pennsylvania Liquor Control Board (the “PLCB”) for the sale of alcohol at the Property pursuant to the terms and conditions of the License and the rules and regulations of the PLCB.

E. The Township and the Authority agree that the Property and the Liquor License were conveyed and transferred by the Township to the Authority, and are being owned, operated, managed and used for the benefit of the citizens of Lower Salford Township.

F. The Township and the Authority, therefore, wish to enter into this Option Agreement pursuant to which the Township will receive an option to purchase the Property and the Liquor License, which shall include all of the Authority's right, title and interest in and to all plans, permits, licenses, incidental rights, and personal property benefiting the Property and the License and/or used in any way in connection with the operation of the Lederach Golf Course.

NOW, THEREFORE, in consideration of the sum of One and 00/100 Dollars (\$1.00), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, and intending to be legally bound, the parties hereto agree as follows:

AGREEMENT

1. Background. The Background set forth above is true and correct and incorporated herein.

2. Grant of Option to Purchase the Property. Upon and subject to the terms, conditions and provisions herein set forth, the Authority hereby gives and grants to the Township, the right, option and privilege to purchase the Property in the manner set forth herein from the Authority for the sum of Ten and 00/100 Dollars (\$10.00) (hereinafter "Property Option") following a Transfer Event (hereinbelow defined).

3. Grant of Option to Purchase Liquor License. Upon and subject to the terms, conditions and provisions herein set forth, the Authority hereby gives and grants to the Township, the right, option and privilege to purchase the Liquor License in the manner set forth herein from the Authority for the sum of Ten and 00/100 Dollars (\$10.00) (hereinafter "Liquor License Option") following a Transfer Event (hereinbelow defined). The Property Option and the Liquor License Option are sometimes hereinafter referred to collectively as the "Option".

4. Terms of Option.

(a) Terms. Prior to the sale, transfer or conveyance of the Property or the Liquor License or any interest therein to any person or entity other than the Township, or upon the Authority's desire to go out of existence (the foregoing are collectively referred to herein as "Transfer Events", and each is a "Transfer Event"), the Township, and its successors and assigns and their respective designees, shall have the Option to purchase the Property and/or the Liquor License as set forth herein.

(b) Exercise of Option. At least one hundred eighty (180) days prior to a Transfer Event, the Authority shall provide the Township with written notice of such event, as well as the specific name and address of the person or entity to whom such transfer is proposed. The Township, its successors, assigns and designees shall have the right to exercise the Option for a period of one hundred twenty (120) days following receipt of the written notice from the Authority, by submitting to the Authority written notice of the Township's intent to exercise the Option, including any agreements and other documents necessary to complete the acquisition of the Property and/or Liquor License as set forth herein (such agreements and documents being subject to customary terms and conditions, including, without limitation, the PLCB's approval of the transfer of the Liquor License to the Township (or its designee)). Upon receipt of the Township's written notice of intent to exercise the Option, the Authority covenants and agrees that

it shall cooperate fully in the process of transferring the Property and/or the Liquor License to the Township, including, but not limited to, obtaining the PLCB's approval to transfer of the Liquor License to the Township (or its designee). The Authority hereby agrees with the Township that this Option Agreement shall be recorded against the Property in the Office of the Recorder of Deeds for Montgomery County, Pennsylvania, and authorizes the Township to file a UCC-1 Financing Statement and such continuations thereof as required (currently form UCC-3) to perfect and create public notice of Township's Option. If the Township does not exercise the Option within the one hundred twenty (120) day period following the Authority's written notice of a Transfer Event in the manner described above, this Option Agreement shall be null and void as to that specifically named transferee (and the offer at that time in the possession of the Authority from a third party), and the Authority shall have the right to convey the Property and the License in the manner set forth in the offer from the named transferee. If the proposed transfer does not take place to the named transferee in the manner and on the date specified in the written notice to the Township, this Option Agreement shall remain valid and remain in full force and effect.

(c) Township Does Not Have a Pecuniary Interest. Notwithstanding anything to the contrary herein, the Township shall have no pecuniary interest in the licensed business, the sale and service of alcohol on the Property, the Liquor License and/or any other activities for which a liquor license is required, unless and until such time as the PLCB grants written approval of a transfer of the Liquor License to the Township or its designee on terms and conditions acceptable to the Township.

(d) Enforcement of Option. The Township shall have the right to enforce this Option in any manner permitted by law or in Equity, including but not limited to the right to seek an injunction to enforce the terms and conditions of this Option Agreement or enjoin the sale, transfer or conveyance of the Property and/or Liquor License in violation of this Option Agreement.

5. Notices. Notices shall be in writing and shall be deemed properly served: (a) five (5) business days after being deposited with the United States Postal Service, as registered or certified mail, return receipt requested, bearing adequate postage, or (b) one (1) business day after being deposited with a reputable overnight express carrier (e.g. Federal Express, Airborne, Express Mail, UPS) for guaranteed next business day delivery with a request that the addressee sign a receipt evidencing delivery, or (c) upon receipt if personally delivered. Fax and/or email notices shall be deemed valid only to the extent they are (i) actually received by the individual to whom addressed and (ii) followed by delivery of actual notice in the manner and time period described in either (a), (b) or (c) above, at the address of such party set forth in the opening paragraph of this Option Agreement or at such other address of which such party shall have hereafter given written notice.

6. Entire Agreement. This Option Agreement constitutes the entire agreement among the parties pertaining to the subject matter hereof and supersede all prior agreements, understandings, negotiations and discussions, whether oral or written, of and between the parties hereto and their agents and advisors.

7. Amendments. This Option Agreement may not be amended or modified in any respect except by written instrument signed by the parties.

8. Successors and Assigns. This Option Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors and assigns. This Option Agreement may not be assigned by either party without the express written consent of the other party.

9. Time of the Essence. Time is of the essence of this Option Agreement.

10. Counterparts. This Option Agreement may be executed in two or more counterparts, each of which shall be deemed an original and all of which when taken together shall constitute one and the same agreement.

11. Obligations to Run with the Land. The covenants, restrictions and obligations of this Option Agreement shall be perpetual, and shall be deemed covenants running with the Property.

12. Illegality, Invalidity, Severability, etc. If one or more provisions of this Option Agreement or any agreement, document or other instrument required to be delivered hereunder or pursuant hereto shall be determined to be illegal, invalid or unenforceable in any respect under any applicable law, the validity, legality and enforceability of the remaining provisions hereof or thereof shall not be affected or impaired thereby.

13. Governing Law and Venue. This Option Agreement shall be construed, interpreted, and governed by the laws of the Commonwealth of Pennsylvania with venue proper only in the Court of Common Pleas of Montgomery County, Pennsylvania.

14. WAIVER OF JURY TRIAL. THE PARTIES HERETO IRREVOCABLY WAIVE ANY AND ALL RIGHT THEY MAY HAVE TO A TRIAL BY JURY IN ANY ACTION, PROCEEDING OR CLAIM OF ANY NATURE RELATING TO THIS OPTION AGREEMENT, ANY OTHER TRANSACTION DOCUMENTS OR ANY TRANSACTION CONTEMPLATED IN ANY OF SUCH DOCUMENTS. THE PARTIES ACKNOWLEDGE THAT THE FOREGOING WAIVER IS KNOWING AND VOLUNTARY.

[The remainder of this page has been left blank intentionally.]

IN WITNESS WHEREOF, and intending to be legally bound, the parties hereto have executed this Option Agreement as of the date first above written.

LOWER SALFORD TOWNSHIP

LOWER SALFORD TOWNSHIP
RECREATION AUTHORITY

BY: _____

BY: _____

ATTEST: _____

ATTEST: _____

COMMONWEALTH OF PENNSYLVANIA :
 : SS
COUNTY OF MONTGOMERY :

On this day of _____, 2024, before me, the undersigned officer, personally appeared Keith A. Bergman, who acknowledged himself to be the Chairman of Board of Supervisors of Lower Salford Township, who acknowledged that he, as such officer, being authorized to do so, executed the foregoing instrument on behalf of Lower Salford Township, for the purposes therein contained.

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

Notary Public
My commission expires:

COMMONWEALTH OF PENNSYLVANIA :
 : SS
COUNTY OF MONTGOMERY :

On this day of _____, 2024, before me, the undersigned officer, personally appeared Douglas A. Gifford, who acknowledged himself to be the Chairman of Board of the Lower Salford Township Recreation Authority, who acknowledged that he, as such officer, being authorized to do so, executed the foregoing instrument on behalf of Lower Salford Township Recreation Authority, for the purposes therein contained.

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

Notary Public
My commission expires:

**LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, PENNSYLVANIA

RESOLUTION NO. 2024-20

**A RESOLUTION ADOPTING THE YEAR 2025
MUNICIPAL BUDGET DOCUMENTS**

A RESOLUTION of the Township of Lower Salford, in the County of Montgomery, Commonwealth of Pennsylvania, appropriating specific sums estimated to be required for the specific purposes of the municipal government, hereinafter set forth, during the year 2025.

BE IT RESOLVED AND ENACTED, and it is hereby resolved and enacted by the Board of Township Supervisors of the Township of Lower Salford, County of Montgomery, Commonwealth of Pennsylvania:

Section 1. That for the expenditures and expenses of the fiscal year 2025 the following amounts are hereby appropriated from the fund equities, revenues, and other financing sources available for the year 2024 for the specific purposes as set forth on the attached pages.

Section 2. That any resolution conflicting with this resolution be and the same is hereby repealed insofar as the same affects this resolution.

ADOPTED THIS 4th day of December, A.D. 2024.

Joseph S. Czajkowski
Secretary

Keith A. Bergman, Chairman
Board of Supervisors

CERTIFICATION

To the Secretary of Community and Economic Development
Commonwealth of Pennsylvania
Harrisburg, Pennsylvania

I hereby certify that the foregoing is a true and correct copy of Resolution No. 2024-20 enacted by the Township of Lower Salford in the County of Montgomery on the 4th day of December, A.D., 2024.

Joseph S. Czajkowski
Township Secretary

**LOWER SALFORD TOWNSHIP
TAX LEVY RESOLUTION**

RESOLUTION NO. 2024-21

A RESOLUTION OF THE TOWNSHIP OF LOWER SALFORD, County of Montgomery, Commonwealth of Pennsylvania, fixing the tax rate/assessments for the year 2025.

BE IT RESOLVED AND ENACTED, and it is hereby resolved and enacted by the Board of Township Supervisors of the Township of Lower Salford, County of Montgomery, Commonwealth of Pennsylvania:

That a tax/assessment be and the same is hereby levied on all real property within the Township of Lower Salford subject to taxation for the fiscal year 2025 as follows:

Tax rate for general purposes, the sum of	2.034 mills
on each dollar of assessed valuation, or the sum of	20.34 cents
on each one hundred dollars of assessed valuation.	
For Park Board purposes, the sum of095 mills
on each dollar of assessed valuation, or the sum of95 cents
on each one hundred dollars of assessed valuation	
For Library purposes, the sum of33 mills
on each dollar of assessed valuation, or the sum of	3.3 cents
on each one hundred dollars of assessed valuation	
For Fire Protection purposes, the sum of35 mills
on each dollar of assessed valuation, or the sum of	3.50 cents
on each one hundred dollars of assessed valuation	
For Ambulance Service purposes, the sum of65 mills
on each dollar of assessed valuation, or the sum of	6.5 cents
on each one hundred dollars of assessed valuation	

The same being summarized in tabular form as follows:

	Mills on Each Dollar of Assessed Valuation	Cents on Each One Hundred Dollars of Assessed Valuation
Tax Rate for General Purposes	2.034 Mills	20.34 Cents
Tax Rate for Park Board	.095 Mills	.95 Cents
Tax Rate for Library	.330 Mills	3.30 Cents
Tax Rate for Fire Protection	.180 Mills	3.50 Cents
Tax Rate for Ambulance Services	<u>.65 Mills</u>	<u>6.50 Cents</u>
TOTAL	3.139 Mills	34.59 Cents

That any resolution, or part of resolution, conflicting with this resolution be and the same is hereby repealed insofar as the same affects this resolution.

Adopted the 4th day of December, A.D. 2024.

Joseph S. Czajkowski, Secretary

Keith A. Bergman, Chairman
Board of Supervisors

14:14

65

24

Done



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 7th, 2024.

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 22nd 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
Email: firepolicecaptain74@soudertonfireco.org

