

LOWER SALFORD TOWNSHIP  
BOARD OF SUPERVISORS MINUTES  
April 2, 2025

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 Joseph Czajkowski, Township Manager; Holly Hosterman, Assistant to the Township Manager; Director of Building and Zoning, Mike Beuke; Township Solicitor, Andy Freimuth; and Township Engineer, Michele Fountain.

Chairman Bergman led all in the Pledge of Allegiance.

Public Comment

There was no public comment.

Consent Agenda

Supervisor Canavan moved to approve the consent agenda as presented. Supervisor Scheuren seconded the motion. The motion passed unanimously.

COMMITTEE REPORTS

Chairman Bergman reminded those present that the schedule of upcoming Township meetings was listed on the bottom of the agenda.

Zoning Hearing Board

Mike Beuke stated that there is no Zoning Hearing Board hearing scheduled for April.

Park Board

Mrs. Hosterman reported that the next meeting of the Park Board is scheduled for April 22nd at 7:00pm.

Fire Chief – Chief, Ryan Nase reported that for the month of February the Company had responded to 30 calls, with the Company averaging 10 firefighters per call. The Company was in-service for 17 hours and 59 minutes. Chief Nase reported that there were a number of brush fires in the last month that kept the company very busy. He also said that the new bunker gear has been delivered.

Freedom Valley Medical Rescue – There was no report

#### Communications Committee

Supervisor Shelly reported that the next meeting of the committee is April 16<sup>th</sup> at 7:30pm. Mr. Shelly reported that the Committee was working on updating the Township quick reference guide and a New Resident guide with QR codes.

#### Recreation Authority

Chairman Bergman reported that there was not a lot of activity at the course in February due to the weather, but as the weather improved the March outlook is looking good. The next meeting of the Recreation Authority is scheduled for April 24<sup>th</sup> at 6:00pm and will take place at the golf course.

#### New Business

- A) 310 Coventry Lane – Discussion of Waivers – Applicant Engineer Susan Rice gave an overview of the project and reviewed the waivers with the Board. The board generally had no issues with the waivers but stated that they would not be approved until final land development approval was granted.
- B) 841 Main Street – Amended Final Plan – Discussion of Waivers – There were no new waivers requested for this project. There was no discussion.
- C) Motion to Approve Fire Police Assistance to Towamencin Township for the “Towamencin Community Day,” Saturday May 10, 2025 – Supervisor Canavan moved to approve the assistance. Supervisor Scheuren seconded the motion. The motion passed unanimously.

#### Public Comment

Resident Robert Curran, 125 Fairway Drive, asked if residents received a discount to play at Lederach Golf Club. Chairman Bergman said that residents do receive a discount the size of which depends on the day of the week and the time of the day.

The Board convened to executive session to discuss a real estate matter.

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

Respectfully Submitted,

Joseph Czajkowski  
Township Manager

Prepared by: 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 No.: 50-00-01654-00-6

**FIRST AMENDMENT TO**  
**LAND DEVELOPMENT AND FINANCIAL SECURITY AGREEMENT**

**THIS AGREEMENT** is made this \_\_\_\_ day of \_\_\_\_\_, 2025 by and among **LOWER SALFORD TOWNSHIP**, 379 Main Street, Harleysville, Montgomery County, Pennsylvania 19438 (hereinafter the “Township”), **CHINMAYA MISSION TRI-STATE CENTER**, a Pennsylvania non-profit corporation with an address of 560 Bridgetown Pike, Langhorne, Bucks County, Pennsylvania 19053 (hereinafter referred to as “Owner/Developer”).

**W I T N E S S E T H**

**WHEREAS**, Owner/Developer is the owner of a certain tract of ground comprising 4.0 acres, more or less, located at 991 Lucon Road, Lower Salford Township, Montgomery County, Pennsylvania, which entire parcel is identified as Tax Parcel No. 50-00-01654-00-6 (hereinafter referred to as the “Tract”); and

**WHEREAS**, the Township granted approval to develop the Tract in accordance with certain final land development plans prepared by JAM Engineering Associates, LLC, dated November 14, 2011, last revised November 7, 2018, consisting of some sixteen (16) sheets (all of which are collectively referred to hereinafter as the “Plans”), which Plans are recorded in the Montgomery County Recorder of Deeds Office at Plan Book 50, Page 134; and

**WHEREAS**, the Plans set forth the proposed construction of a religious building and related improvements on the Tract (the “Development”); and

**WHEREAS**, in accordance with the Township’s approval of the Plans, the Township and Owner/Developer executed a Land Development and Financial Security Agreement (the “Development Agreement”) for the purpose of securing the proper construction and installation of certain improvements (hereinafter “Improvements”) associated with the Development, as more particularly set forth in the Development Agreement; and

**WHEREAS**, a Memorandum of Land Development and Financial Security Agreement (“Memorandum”), setting forth a summary of the Development Agreement was recorded on March 1, 2019 in the Montgomery County Recorder of Deeds Office at Deed Book 6127, Page 291; and

**WHEREAS**, the Development Agreement contemplates financial security for the Improvements in the form of an irrevocable letter of credit from Univest Bank (hereinafter “Letter of Credit”) in accordance with the terms of the Development Agreement; and

**WHEREAS**, the initial estimated cost of the Improvements was in the amount of Three Hundred Fifty-one Thousand Five Hundred Thirty-one and 34/100 Dollars (\$351,531.34) and Developer delivered the Letter of Credit to the Township in the amount of Three Hundred Eighty-six Thousand Six Hundred Eighty-four and 47/100 Dollars (\$386,684.47), which sum represented one hundred ten percent (110%) of the estimated cost of the Improvements (as of the date of the Development Agreement); and

**WHEREAS**, since entering into the Development Agreement, the Township has authorized, from time to time, the release of funds from the Letter of Credit so that the balance of the Letter of Credit held as financial security pursuant to the Development Agreement to complete



the remaining Improvements (hereinafter, the “Remaining Improvements”) is presently Two Hundred Twenty Thousand Six Hundred Thirty-six and 95/100 Dollars (\$220,636.95); and

**WHEREAS**, in connection with several requests for additional time to complete the Remaining Improvements by Owner/Developer, the Township Engineer, in accordance with the terms and conditions of the Development Agreement, recalculated the cost to complete Remaining Improvements, including the replacement of trees which were planted on the Tract pursuant to the Development Agreement that have not survived; and

**WHEREAS**, Owner/Developer is now required to provide additional financial security to the Township in the amount of Sixty-three Thousand Three Hundred Fifty-two and 05/100 Dollars (\$63,352.05) to accommodate increased costs in the construction of Remaining Improvements since 2018 and to secure the replacement of twenty (20) trees and the completion of “interim punchlist” items identified in the Township Engineer’s letter which is attached hereto and incorporated herein by reference as Exhibit “A”; and

**WHEREAS**, the Remaining Improvements shall be deemed to include all items identified in the Township Engineer’s letter attached hereto as Exhibit “A”, in addition to those improvements that have not been certified as complete through a release of financial security by the Township pursuant to the Development Agreement; and

**WHEREAS**, in lieu of increasing the amount of the Letter of Credit, Owner/Developer desire to establish a cash deposit with the Township in the amount of Sixty-three Thousand Three Hundred Fifty-two and 05/100 Dollars (\$63,352.05), which, together with the Letter of Credit, will serve as financial security to secure completion of the Remaining Improvements; and

**WHEREAS**, pursuant to the terms of the Development Agreement, any amendment thereto shall be in writing and shall be subject to Township approval; and

NOW, THEREFORE, the parties hereto, in consideration of the mutual covenants and agreements contained herein and in the Development Agreement, intending to be legally bound hereby, agree as follows:

1. **Additional Financial Security: Cash Deposit.** The Owner/Developer agrees that the updated estimated cost to complete the Remaining Improvements is Two Hundred Eighty-three Thousand Nine Hundred Eighty-nine and 00/100 Dollars (\$283,989.00) as set forth in Exhibit "A", which represents an increase in the amount of financial security currently held under the Development Agreement pursuant to the Letter of Credit of Sixty-three Thousand Three Hundred Fifty-two and 05/100 Dollars (\$63,352.05). In order to provide the total amount of required financial security, Owner/Developer has delivered cash to the Township in the amount of Sixty-three Thousand Three Hundred Fifty-two and 05/100 Dollars (\$63,352.05) (hereinafter "Cash Deposit") which, together with the Letter of Credit, shall provide the Township with "financial security" (as that phrase is defined in Section 509 of the Municipalities Planning Code) for the purpose of paying for the costs of the Remaining Improvements. The Township and the Owner/Developer each agree and confirm that the Cash Deposit shall only be available to pay for the cost of completing the Remaining Improvements pursuant to the terms of the Development Agreement, and for no other purpose. Neither the Owner/Developer nor any of its creditors shall have the right, and the Township shall not have the obligation, or the right, to use all or any portion of the Cash Deposit except as provided in the Development Agreement, as amended by this Amendment. In the event of bankruptcy or insolvency of the Owner/Developer, the Owner/Developer shall make no claim for possession or ownership of the Cash Deposit in any bankruptcy court or elsewhere until all of the Remaining Improvements are completed and (where appropriate) dedicated to the Township.

2. **Letter of Credit and Cash Deposit.** The Letter of Credit and the Cash Deposit shall be held and released by the Township as financial security for the completion of the Remaining Improvements in accordance with the terms and conditions of the Development Agreement and this Amendment. Where the term “Letter of Credit” appears in the Development Agreement it shall be deemed to include reference to the Cash Deposit as both the Letter of Credit and Cash Deposit serve as financial security for the completion of the Remaining Improvements.

3. **Time to Complete Remaining Improvements.** The Owner/Developer shall complete the Remaining Improvements in accordance with the Development Agreement, as amended by this Amendment, on or before May 7, 2027, which is a date that is two years from the date of approval of this Amendment by the Lower Salford Township Board of Supervisors.

4. **Remaining Force and Effect.** Except as modified, amended, or supplemented by this Amendment, all other terms and conditions of the Development Agreement shall remain in full force and in effect.

[SIGNATURE PAGE TO FOLLOW]

**IN WITNESS WHEREOF**, Lower Salford Township and Owner/Developer have caused this Amendment to be duly executed the day and year first above written.

**TOWNSHIP:**  
**LOWER SALFORD TOWNSHIP**

By: \_\_\_\_\_  
**Keith A. Bergman**, Chairman,  
Board of Supervisors

Attest: \_\_\_\_\_  
**Joseph S. Czajkowski**, Secretary

**OWNER/DEVELOPER:**  
**CHINMAYA MISSION TRI-STAE CENTER**

By: \_\_\_\_\_  
Name:  
Title:

Attest: \_\_\_\_\_  
Name:

## ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :  
 : SS  
COUNTY OF MONTGOMERY :

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned officer, a Notary Public, personally appeared **Keith A. Bergman**, known to me to be the Chairman of the Board of Supervisors of Lower Salford Township, whose name is subscribed to the within instrument, and acknowledged that he executed the same 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:

## ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :  
: SS  
COUNTY OF MONTGOMERY :

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned officer,  
a Notary Public, personally appeared \_\_\_\_\_, known to me or  
satisfactorily proven to be the \_\_\_\_\_ of Chinmaya Mission Tri-State  
Center, and that he/she, as such officer, being authorized to do so, executed the foregoing  
instrument on behalf of Chinmaya Mission Tri-State Center for the purposes therein contained.

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

\_\_\_\_\_  
Notary Public

My Commission Expires:

**EXHIBIT “A”**

**Township Engineer Letter and Interim Punchlist**

**LOWER SALFORD TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2025 - 09**

**SCK2 Group LLC at Vernfield – 841 Main Street**

**AMENDED FINAL LAND DEVELOPMENT APPROVAL**

**WHEREAS**, SCK2 GROUP LLC (“Owner/Developer”) is the owner of a certain parcel of land consisting of approximately 47,009± square feet (net) located at 841 Main Street in Lower Salford Township, Montgomery County, Pennsylvania, and more particularly identified as Montgomery County Tax Parcel No. 50-00-01942-00-6 (the “Tract”); and

**WHEREAS**, by Resolution 2023-08, Owner/Developer was granted preliminary/final land development approval to demolish the existing accessory structures on the Tract, retain the existing dwelling and construct three, two-family buildings (each having a building footprint of 1,288 square feet), a 2,400 square foot footprint (4,800 square foot total area) office building, associated parking, stormwater management and related improvements on the Tract (hereinafter the “Approved Development”); and

**WHEREAS**, a copy of Resolution 2023-08 is attached hereto as Exhibit “A”; and

**WHEREAS**, Owner/Developer has made application to the Township for an amended land development approval on Tract which proposes to replace the previously proposed and approved office building with two, two-family dwellings (the “Revised Development”) in lieu of the Approved Development; and

**WHEREAS**, the Proposed Development is more particularly shown on plans prepared by STA Engineering, Inc., being plans consisting of sixteen (17) sheets dated October 3, 2022, bearing a last revision date of February 10, 2025 (the “Amended Plans”); and



**WHEREAS**, Owner/Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits and approvals from all authorities, agencies and municipalities having jurisdiction in any way over the Revised Development and any necessary offsite easements to legally discharge stormwater or connect to utilities; and

**WHEREAS**, the Developer desires to obtain amended final land development approval of the Amended Plans from Lower Salford Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code; and

**NOW, THEREFORE, BE IT RESOLVED** that Lower Salford Township hereby approves the Amended Plans as an amendment to the approval previously granted by Resolution No. 2023-08, subject, however, to the following conditions:

1. The Lower Salford Board of Supervisors hereby confirms the waivers from the Lower Salford Township Subdivision and Land Development Ordinance (“SALDO”) and Lower Salford Township Engineering Standards (“LSTES”) previously granted pursuant to Resolution No. 2023-08 and acknowledges that the Revised Development requires no additional waivers from the requirements of the SALDO or the LSTES.

2. Prior to the recording of the Amended Plans, Owner/Developer shall revise the Amended Plans to resolve, to the satisfaction of the Township, all issues in the Township Engineer’s review letter dated March 21, 2025, the entire contents of which are incorporated herein by reference. A true and correct copy of the March 21, 2025 review letter is attached hereto as Exhibit “B”.

3. Prior to recording the Amended Plans, the Developer shall revise the Amended Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Traffic Engineer’s review letter dated March 18, 2025, the entire contents of which are

incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit "C".

4. Prior to recording the Amended Plans, the Developer shall revise the Amended Plans to the satisfaction of the Township Engineer so that the proposed buffer wall shall have a minimum height of 3 feet.

5. The Amended Development shall be constructed in strict accordance with the content of the Amended Plans, the notes on such plans, and the terms and conditions of this Amended Final Land Development Approval Resolution.

6. Except to the extent inconsistent herewith, the terms and conditions of Resolution No. 2023-08 are hereby reaffirmed and made applicable to the Revised Development and the Amended Plans, and the Amended Plans shall not be recorded until all conditions of Resolution No. 2023-08 as amended by this Amended Final Land Development Approval Resolution are satisfied.

7. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements this Amended Final Land Development Approval Resolution shall be borne entirely by the Owner/Developer and shall be at no cost to the Township.

8. Under the provisions of the Pennsylvania Municipalities Planning Code, Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon 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 shall be deemed to be automatically rescinded and revoked and the application shall be

considered denied based upon the failure to comply with the conditions set forth above, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

**APPROVED** at the public meeting of the Lower Salford Township Board of Supervisors held on May 7, 2025.

**LOWER SALFORD TOWNSHIP**

By: \_\_\_\_\_  
**Christopher R. Canavan**, Vice Chairman,  
Board of Supervisors

Attest: \_\_\_\_\_  
**Joseph S. Czajkowski**, Secretary

**LOWER SALFORD TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2025-10**

**Covenant Presbyterian Church – Lot Consolidation and Building Addition**

**PRELIMINARY / FINAL LAND DEVELOPMENT APPROVAL**

**WHEREAS, COVENANT PRESBYTERIAN CHURCH OF HARLEYSVILLE** (“Developer”) is the owner and developer of two tracts of land consisting of a combined 11.27± acres commonly referred to as “Covenant Presbyterian Church” and located at 310 Covenant Lane in Lower Salford Township, Montgomery County, Pennsylvania, and which tracts are more particularly identified as Montgomery County Tax Parcel Nos. 50-00-02900-00-2 and 50-00-02200-00-9 (collectively, the “Property”); and

**WHEREAS,** Developer proposes to consolidate the two tracts that comprise the Property and construct a 17,763 square foot addition to the rear of the existing place of worship, additional parking to bring the total number of parking spaces on the Property to 236 parking spaces, and stormwater management improvements (the “Development”); and

**WHEREAS,** the Development is more particularly shown on plans consisting of fourteen (14) sheets) and an Erosion and Sediment Control and Post-Construction Stormwater Management Plan Narrative prepared by S.T.A. Engineering, Inc. dated June 3, 2024, bearing a last revision date of February 5, 2025 (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 lot consolidation and 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 Development as shown on the Plans described herein, 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 142-12.C, requiring the separate submission of a preliminary plan and a final plan.

b. Section 142-35.C(1), requiring sidewalks, curbs and storm sewers along all common parking areas. A partial waiver is granted to permit sidewalk along the north side of the parking lot closest to the building consistent with the existing parking lot facilities. Curb is provided around the planting islands and ends of parking rows. No curb is provided along the perimeter of the parking lot to allow stormwater to sheet flow to the stormwater basin.

c. Section 142-35.E.(2)(a), requiring non-residential parking lots for more than 100 cars to be divided into sections by 15-foot-wide planting strips parallel and between rows of parking spaces. A waiver is granted so that the expanded portion of parking lot will match the condition of the existing parking lot and due to the fact that the installation of the required plantings strips would not allow for the drive aisles in the expanded portion of the parking lot to align with the drive aisles of the existing parking lot.

d. Section 142-42.G.(5)(a)[2], requiring a site element screen for outdoor waste collection areas. A waiver is granted to permit an opaque fence without vines or ornamental

trees and shrubs to screen the proposed dumpster area. The Developer has provided enhanced landscape buffering plantings at the boundary lines of the Property.

2. At this time, the installation of storm sewers, curbing, sidewalks and bicycle trails along the Property's frontage on Sumneytown Pike in accordance with Sections 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 storm sewers, curbing, sidewalks or bicycle trails. In particular, a deferral of curb and storm sewer is granted along the Property's frontage on Sumneytown Pike for the portion of the Property currently located in the VC Village Commercial Zoning District (existing Montgomery County Tax Parcel No. 50-00-02200-00-9). The proposed sidewalk along this frontage has been located so that curb and storm sewer could be installed in the future. A deferral from the installation of curb, storm sewer and sidewalk is granted along the Property's frontage on Sumneytown Pike that is located within the R-1A Residence District. In accordance with the Plans, this frontage area will be graded to accommodate the future installation of such improvements. Developer shall add a note to the Plans stating that the required installation of storm sewers, curbing, sidewalks and bicycle trails has been deferred consistent with this Resolution until such time as the Township deems it necessary to require the installation of the same. The language of the note shall be reviewed and approved by the Township Engineer and Township Solicitor prior to the recording of the Plans.

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

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 Traffic

Consultant's review letter dated March 18, 2025, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit "B".

5. 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.

6. 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.

7. Contemporaneously with the recording of the Plans, Developer shall record a Deed of Consolidation to formally consolidate the Property as shown on the Plans.

8. 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.

9. 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.

10. 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.

11. 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.

12. 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.



13. 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 Paragraphs 1 and deferrals granted in Paragraph 2 (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 and 2 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 May 7, 2025.

**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

March 3, 2025  
Ref: #4601-94

Lower Salford Township  
379 Main Street  
Harleysville, PA 19438

Attention: Michael Beuke, Director of Building and Zoning

Reference: 310 Covenant Lane  
Covenant Presbyterian Church of Harleysville  
Lot Consolidation & Land Development Review (3<sup>rd</sup> Review)  
TMP Nos. 50-00-02900-00-2 & 50-00-02200-00-9

Dear Mike:

We have received the land development submission pertaining to the lot consolidation and construction of an addition and parking lot expansion at 310 Covenant Lane that was forwarded to our office for review. The plans, consisting of 14 sheets, and the Erosion & Sediment Control and Post-Construction Stormwater Management Plan Narrative are both prepared by S.T.A. Engineering, Inc. and both are dated June 3, 2024, last revised February 5, 2025. A Waiver Request letter dated September 24, 2024, prepared by S.T.A. Engineering, Inc., last revised February 5, 2025, was also received.

Relative to this matter, the project proposes to extinguish the property line between TMP No. 50-00-02900-00-2, a 10.27-acre lot located on Covenant Lane, containing an existing place of worship and a 115-space parking lot in the R-1A Residence Zoning District, and the adjacent TMP No. 50-00-02200-00-9, a partially paved 1-acre lot located at the southeast corner of Covenant Lane (T-591) at its intersection with Sumneytown Pike (S.R. 0063) and presently containing a 21-space parking area in the VC Village Commercial Zoning District. A 17,763-s.f. addition to the rear of the existing 13,850-s.f. place of worship is proposed along with an expansion of the parking lot to provide a total of 192 parking spaces on this lot. The separate smaller parcel at the corner of Sumneytown Pike will be expanded to provide 44 parking spaces. In total, 236 parking spaces will be available for this use. The number of parking spaces does not include the existing garage. Three existing accessory structures, a 240-s.f. storage shed, a 1,440-s.f. pavilion, and a 684-s.f. detached garage will also remain. The existing aboveground stormwater detention basin will be converted to a subsurface dry-extended basin with managed release, retaining the same discharge point as the original basin. This submission also proposes earthwork fill and grading along the eastern side of the tract located within the R-1A district.

We have reviewed the submission in accordance with the Zoning, Subdivision and Land Development and Stormwater Management Ordinances of Lower Salford Township and offer the following comments for consideration by Township Officials:

**I. ZONING**

The following comment is based upon the provisions of the Lower Salford Township Zoning Ordinance:

1. The existing use, a church or place of worship, a Class One Institutional Use, will be expanded and is permitted as a conditional use in the R-1A Residence zoning district. While the consolidated tract will become split-zoned, the building addition will occur entirely upon lands which are zoned R-1A. In an email dated August 31, 2023, the Township Director of Building and Zoning determined that another conditional use was not required for the addition. (164-27.C.3 and 164.85.3.A.1)

**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. The ultimate right-of-way of Sumneytown Pike is 100 ft. (50-ft. half width). The ultimate right-of-way is now shown on the Record Plan and an offer of dedication to the "agency having jurisdiction" is listed in Note 14 on Sheet 2. The right-of-way must be offered to PennDOT. If they do not accept the right-of-way, it is to be offered to the Township. (149-29)
2. The newly proposed Red Barberry shrubs are on the PA DCNR Invasive Species list and must be replaced with an alternate species. Sargent Juniper, a ground cover more suitable for parking lot islands, is not appropriate for perimeter shrubs, as proposed, because of its height. More suitable species selections are required. (142-43 and Attachment 7-D.5 and I.)
3. The applicant requests four waivers from the Lower Salford Township Subdivision and Land Development Ordinance as listed on Sheet 2 and as listed in a letter dated September 24, 2024, last revised February 5, 2025, as prepared by S.T.A. Engineering, Inc. as follows:
  - a. From Section 142-35.C.1 which requires sidewalks, curbs and storm sewers along all common parking areas.

*The applicant requests a partial waiver to not provide sidewalks and curbs along all common parking areas. Sidewalk is provided along the north side of the parking lot closest to the building, and around the planting islands, ends of parking rows, and the pavilion only. Curbing is not provided along the southern perimeter of the parking area for drainage purposes.*
  - b. From Section 142-35.E.2.a which requires non-residential parking lots for more than 100 cars to be divided into sections by 15-ft.-wide planting strips parallel to and between rows of parking spaces.

*The applicant requests a waiver to not provide the planting strip in the proposed parking lot for consistency with the existing parking, thereby maximizing the land area used to meet parking requirements of the use. The applicant states that the existing parking lot does not have planting strips and the current drive aisle would not align if constructed between the existing and proposed expanded parking area.*

- c. From Section 142-41 which requires sidewalks, curbs and storm sewers along all existing public and private streets.

*Curb and sidewalk are being provided on Covenant Lane and there is an existing storm sewer collection system within Covenant Lane; therefore, we believe no waiver is required for this street.*

*A partial waiver is requested to not provide curb and storm sewer along the frontage of Sumneytown Pike in the VC district. Sidewalk is only proposed along a portion of the frontage at the proposed parking lot within the VC district.*

*The applicant is requesting a deferral of the installation of curb, storm sewer, and sidewalk along Sumneytown Pike in the R-1A district. No sidewalk is proposed along the frontage in the R-1A district, although the applicant is now showing proposed grading within the right-of-way, as requested. The prior 1996 approved land development requested a waiver of the requirement to install sidewalk along Sumneytown Pike until further development of this parcel. This proposal would then necessitate sidewalk along Sumneytown Pike.*

- d. From Section 142-42.G.5.a.2 which requires a site element screen for outdoor waste collection areas.

*The current on-site dumpsters are not provided with any site element screen. A new dumpster pad will be provided with an opaque fence only, on three sides with no gate, which would partially satisfy the site element screen requirement from the adjacent residential uses, commercial uses, and the existing road. The waiver request is to not include landscape plantings in conjunction with the proposed fence.*

### **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 the East Branch of Perkiomen Creek; Indian Creek is the receiving watercourse.

1. Montgomery County Conservation District approval and an NPDES permit are required due to the proposed earth disturbance exceeding one acre.
2. The existing blanket stormwater easement and the detention basin easement will need to be modified for this development. Notes 12 and 13 on Sheet 2 should be revised to reflect the required modifications.

3. A Sequence of Construction Note should be added to require the installation of all sidewalk and street trees along all road frontages before a Certificate of Occupancy is issued.
4. The top elevation of the basin detail is inconsistent with the profiles located on Sheet 10. Additionally, the basin detail notes 12" of 3A Mod stone above the basin to finished grade, with no display of topsoil. A cross-section showing the paving over the basin must also be shown. Confirm the labeling on this detail.

#### IV. GENERAL CONSIDERATIONS

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

1. Signature certification blocks on the Record Plan must be reviewed and approved by the Township Solicitor. (142-17.C)
2. Review and approval from the Township Traffic Engineer is required.
3. Review and approval from the Township Fire Marshal is required.
4. The applicant must confirm the constructability of the light standard above the basin footprint. The elevations shown on the light post detail on Sheet 11 are in conflict with the elevations shown in the basin detail on Sheet 10.
5. The area of the existing pavilion that is to remain should be noted on the Record Plan.

Very truly yours,  
CKS ENGINEERS  
Township Engineers



Michele A. Fountain, P.E.

MAF/klk

cc: Joseph Czajkowski, Township Manager (via email)  
Board of Supervisors (5) (via email)  
Planning Commission (7) (via email)  
LST Staff (3) (via email)  
James Garrity, Esquire, Township Solicitor (via email)  
Andrew Freimuth, Esquire (via email)  
LSTA (3) (via email)  
Claire Warner, MCPC (via email)  
Stephanie Butler, Bowman (via email)  
Covenant Presbyterian Church of Harleysville, Owner (via email)  
Susan Rice, STA Engineering, Inc. (via email)  
File

## **TOWNSHIP TRAFFIC CONSULTANT REVIEW LETTER**

**EXHIBIT "B"**

# Bowman

March 18, 2025

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

**RE: Traffic Engineering Review #3 – Land Development Plans**  
Covenant Presbyterian Church of Harleysville (310 Covenant Lane)  
Lower Salford Township, Montgomery County, PA  
Project No. 311093-24-002

Dear Joe:

Per your request, Bowman Consulting Group (Bowman) has completed a traffic engineering review for the proposed site modifications to be located at the Covenant Presbyterian Church of Harleysville in Lower Salford Township, Montgomery County, PA. Based on review of the materials provided in the submission, the proposed development will consist of a 17,763 square-foot building addition and parking lot modifications. Access to the site will continue to be provided via the existing full-movement driveway along Covenant Lane.

The following documents were reviewed as part of the submission:

- Land Development Plans - Proposed Building & Parking Lot Expansion, prepared by STA Engineering, Inc., last revised February 5, 2025.
- Response to Comments Letter – Covenant Presbyterian Church of Harleysville, prepared by STA Engineering, Inc., dated February 13, 2025.
- Waiver Request Letter – Covenant Presbyterian Church of Harleysville, prepared by STA Engineering, Inc., last revised February 5, 2025.

Based on our review of the above listed documents, Bowman offers the following comments for consideration by the Township and further action by the applicant as the project advances through the formal land development process.

## General

1. Since Sumneytown Pike (SR 0063) is a State Roadway, a Highway Occupancy Permit (HOP) will be required for any modifications/improvements within the Legal Right-of-Way along Sumneytown Pike (SR 0063). The Township must also be copied on all studies, plan submissions, and correspondence between the applicant and PennDOT, and invited to any meetings among these parties.
2. A response letter must be provided with the resubmission detailing how each comment below has been addressed, and where each can be found in the resubmission materials (i.e., page number(s)) to assist in the re-review process. Additional comments may follow upon review of any resubmitted and more detailed plans during the land development process.



### **Land Development Plans**

3. The submitted CS-4401 forms for Ramps 1, 2, and 3 appear to have an incorrect value for dimension "A". Based on the submitted plans, the value should be 60". In addition, the form for Ramp 1 should revise the value for "K" to 3" to match the plans.
4. The plans must be signed and sealed by a Professional Engineer registered to practice in the Commonwealth of Pennsylvania. *The applicant's engineer has indicated in its previous response that the plans will be signed and sealed upon final plan approval.*

### **Waiver/Deferral Requests**

#### **Section 142-35.C(1): which requires sidewalks, curbs, and storm sewers to be installed along all existing and proposed common parking areas.**

##### **Applicant's Justification:**

A partial waiver of this section is requested from the requirement to provide sidewalks and curbs along all common parking areas. Curbs and sidewalks are partially provided along the existing parking lot and the expanded parking lot will have curbs and sidewalk that is consistent with the existing parking lot. Curb and sidewalk are provided along the north side of the proposed parking lot and curb is provided around the planting islands and ends of parking rows. Curb is not needed along the perimeter of the parking lot for drainage purposes.

##### ***Bowman Response:***

Since the curbing and sidewalk in the proposed parking expansion area is consistent with the curbing and sidewalk in the existing parking area, curbing is not being provided along the perimeter of the proposed parking lot for drainage purposes, and the proposed supplemental parking area is also uncurbed for drainage purposes, Bowman does not object to this waiver request.

#### **Section 142-35.E(2)(a): which requires nonresidential parking lots for more than 100 cars to be divided into sections by curbed planting islands.**

##### **Applicant's Justification:**

A waiver of this section is requested from the requirement to provide the 15-foot wide parallel parking strip in the proposed parking lot to be consistent with the existing parking lot and to maximize the space to meet parking requirements. The existing parking lot does not have planting strips and the drive aisle would not align if the planting strip were constructed in the proposed expanded area of the parking lot.

##### ***Bowman Response:***

Since the lack of planting strips in the proposed parking area is expected to have a minimal impact on traffic operations on site upon completion of the proposed site modifications, Bowman does not object to this waiver request.

**Section 142-41: which requires sidewalks, curbs, and storm sewers along all existing public and private streets.**

**Applicant's Justification:**

A partial waiver of this section is requested from the requirement to provide curbs and storm sewers along the Sumneytown Pike site frontage on the VC zoned parcel. Curb is not needed for drainage along Sumneytown Pike and the proposed sidewalk is located so that curb could be installed in the future if needed.

A deferral of this section is requested from the requirement to provide sidewalk, curbs, and storm sewers along the Sumneytown Pike site frontage on the R-1A zoned parcel.

***Bowman Response:***

Bowman does not object to the consideration of a deferral of the curbing and storm sewer requirements along the Sumneytown Pike site frontage on the VC zoned parcel and consideration of a deferral of the sidewalk, curbing, and storm sewer requirements along the Sumneytown Pike site frontage on the R-1A zoned parcels. It is noted that additional grading is shown in this area to allow for future sidewalk to be placed away from the existing edge of roadway to allow for a future roadway improvement, if deemed necessary.

**Transportation Impact Fee Assessment**

According to the Township's Transportation Service Area Map for their *Impact Fee Ordinance*, the site is located outside of the transportation service area that is subject to the transportation impact fee. Therefore, new trips generated by the proposed development of this site during the weekday afternoon peak hour are not subject to the Township's Transportation Impact Fee.

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

Respectfully,



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

BMJ/CED/MEE/SLB  
Attachment

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  
Andrew Freimuth, Wisler Pearlstine, LLP  
Don Lynch, Lower Salford Fire Marshal  
Connie Weimer, LSTA  
Denise DuBree, LSTA  
Thomas Duffy, P.E., LSTA Engineer  
Mark Mattucci, LSTA Project Manager  
Claire Warner, Montgomery County Planning Commission  
Susan Rice, P.E., S.T.A. Engineering, Inc.  
Covenant Presbyterian Church of Harleysville

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**LOWER SALFORD TOWNSHIP  
BOARD OF SUPERVISORS**

**MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

**RESOLUTION NO. 2025 - 11**

**Creekside at Mainland – 7 and 17 Mainland Road**

**AMENDED FINAL LAND DEVELOPMENT APPROVAL**

**WHEREAS, CREEKSIDE AT MAINLAND ASSOCIATES, LLC,** (“Owner/Developer”) is the owner of two parcels of land located at 7 and 17 Mainland Road in Lower Salford Township, Montgomery County, Pennsylvania, and more particularly identified as Montgomery County Tax Parcel Nos. 50-00-01681-00-6, 50-00-01684-00-3 and 53-00-08126-00-2 (hereinafter referred to collectively as the “Tract”); and

**WHEREAS,** by Resolution 2022-10, Owner/Developer was granted conditional final land development approval to develop the Tract with thirty-six (36) apartment units, associated parking spaces, an existing restaurant/tavern/bar building, stormwater management facilities and related improvements (hereinafter the “Approved Development”); and

**WHEREAS,** a copy of Resolution 2022-10 is attached hereto as Exhibit “A”; and

**WHEREAS,** Owner/Developer has made application to the Township for an amended land development approval for the Tract in lieu of the Approved Development which proposes the removal of the restaurant/tavern/bar use and the replacement of that area with five apartment units in addition to the one existing apartment on the third floor of that building, the construction of an additional apartment building with eight apartment units (resulting in a total of fifty (50) residential units on the Tract), and the reduction of the total number of parking spaces to one hundred forty-five (145) (the “Revised Development”); and

**WHEREAS**, the Revised Development is more particularly shown on plans prepared by Bursich Associates, being plans consisting of thirty-three (33) sheets dated September 28, 2021, bearing a last revision date of February 27, 2025 (the “Amended Plans”); and

**WHEREAS**, Owner/Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits and approvals from all authorities, agencies and municipalities having jurisdiction in any way over the Revised Development and any necessary offsite easements to legally discharge stormwater or connect to utilities; and

**WHEREAS**, the Developer desires to obtain amended final land development approval of the Amended Plans from Lower Salford Township in accordance with Section 508 of the Pennsylvania Municipalities Planning Code; and

**NOW, THEREFORE, BE IT RESOLVED** that Lower Salford Township hereby approves the Amended Plans as an amendment to the approval previously granted by Resolution No. 2022-10, subject, however, to the following conditions:

1. The Lower Salford Board of Supervisors hereby confirms the waivers from the Lower Salford Township Subdivision and Land Development Ordinance (“SALDO”) and Lower Salford Township Engineering Standards (“LSTES”), as well as the deferral from compliance with Section 142-41 of the SALDO, previously granted pursuant to Resolution No. 2022-10 and acknowledges that the Revised Development requires no additional waivers or deferrals from the requirements of the SALDO.

2. Prior to the recording of the Amended Plans, Owner/Developer shall revise the Amended Plans to resolve, to the satisfaction of the Township, all issues in the Township Engineer’s review letter dated April 15, 2025, the entire contents of which are incorporated herein by reference, and all additional comments on revised plans to be submitted to the Township that show the removal of the tavern/bar use and the additional apartment unit in

the existing building. A true and correct copy of the April 15, 2025 review letter is attached hereto as Exhibit “B”.

3. Prior to recording the Amended Plans, the Developer shall revise the Amended Plans to resolve to the satisfaction of the Township, all issues set forth in the Township Traffic Engineer’s review letter dated April 14, 2025, the entire contents of which are incorporated herein by reference and a true and correct copy of which is attached hereto as Exhibit “C”.

4. The Amended Development shall be constructed in strict accordance with the content of the Amended Plans, as revised in accordance with this Resolution, the notes on such plans, and the terms and conditions of this Amended Final Land Development Approval Resolution.

5. Except to the extent inconsistent herewith and to the extent applicable and not otherwise satisfied by the Developer, the terms and conditions of Resolution No. 2022-10 are hereby reaffirmed and made applicable to the Revised Development and the Amended Plans, and the Amended Plans shall not be recorded until all conditions of Resolution No. 2022-10 as amended by this Amended Final Land Development Approval Resolution are satisfied, including, without limitation, the requirement that the Developer enter into a Land Development and Financial Security Agreement with the Township and post financial security with the Township to secure the installation of the required improvements shown on the Amended Plans, all in accordance with the Pennsylvania Municipalities Planning Code.

6. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements this Amended Final Land Development Approval Resolution shall be borne entirely by the Owner/Developer and shall be at no cost to the Township.

7. Under the provisions of the Pennsylvania Municipalities Planning Code, Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon 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 shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to comply with the conditions set forth above, all as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

**APPROVED** at the public meeting of the Lower Salford Township Board of Supervisors held on May 7, 2025.

**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 2025-12**

**A RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION  
FOR THE 2025 CFA MULTIMODAL TRANSPORTATION FUNDS PROGRAM**

Be it RESOLVED, that Lower Salford Township of Montgomery County hereby requests a Multimodal Transportation Fund (MTF) grant of \$1,036,375 from the Commonwealth Financing Authority to be used for Traffic Signal and Trail Construction costs at Harleysville Pike (SR 0113) and Paterno Drive/Maple Avenue.

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

Be it FURTHER RESOLVED, that the Applicant does hereby commit to providing a local funding match in the amount of \$115,000.

I, Joseph S. Czajkowski, duly qualified Secretary of the Board of Supervisors of Lower Salford Township, Montgomery County, PA, hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Lower Salford Township Board of Supervisors at a regular meeting held on the 7<sup>th</sup> day of May 2025 and said Resolution has been recorded in the Minutes of the Lower Salford Township Board of Supervisors and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of Lower Salford Township, this 7<sup>th</sup> day of May, 2025.

**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 2025-13**

**A RESOLUTION AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION  
FOR THE 2025 DCED/CFA GREENWAYS, TRAILS AND RECREATION PROGRAM**

Be it RESOLVED, that Lower Salford Township of Montgomery County hereby requests a Greenways, Trails, and Recreation Program (GTRP) grant of \$216,784.00 from the Commonwealth Financing Authority to be used for Construction and Inspection activities for the Oak Drive Pedestrian Improvement Project.

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

Be it FURTHER RESOLVED, that the Applicant does hereby commit to providing a local funding match in the amount of up to \$38,256, which is the required 15% local match of the total project cost.

I, Joseph S. Czajkowski, duly qualified Secretary of the Board of Supervisors of Lower Salford Township, Montgomery County, PA, hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Lower Salford Township Board of Supervisors at a regular meeting held on the 7<sup>th</sup> day of May 2025 and said Resolution has been recorded in the Minutes of the Lower Salford Township Board of Supervisors and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of Lower Salford Township, this 7<sup>th</sup> day of May, 2025.

**BOARD OF SUPERVISORS  
LOWER SALFORD TOWNSHIP**

By: \_\_\_\_\_  
**Keith A. Bergman**, Chairman,  
Board of Supervisors

Attest: \_\_\_\_\_  
**Joseph S. Czajkowski**, Secretary

**BOARD OF SUPERVISORS  
LOWER SALFORD TOWNSHIP**

**MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2025-01**

**“VC Village Commercial District Ordinance”**

**AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, CHAPTER 164 (ZONING) TO REPEAL AND REPLACE ARTICLE XIII A (VC VILLAGE COMMERCIAL DISTRICT) IN ITS ENTIRETY TO ESTABLISH NEW ZONING REGULATIONS FOR PROPERTIES LOCATED WITHIN THE VC VILLAGE COMMERCIAL DISTRICT CONCERNING LEGISLATIVE INTENT, USE REGULATIONS, DENSITY AND DIMENSIONAL STANDARDS, NEIGHBORHOOD DEVELOPMENT OPTIONS, AND ADDITIONAL REGULATIONS RELATED TO BUILDING LENGTH, PARKING AND DRIVEWAYS, ARCHITECTURAL STANDARDS, FAÇADE ORIENTATION, SIDEWALKS, WALLS AND WINDOWS, UTILITIES, AND TRASH, REFUSE AND SERVICE AREAS.**

---

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

**SECTION I. - Amendment to Code**

The Code of the Township of Lower Salford, Chapter 164 (Zoning), Article XIII A (VC Village Commercial District) is hereby repealed and replaced in its entirety as follows:

**Article XIII A  
VC Village Commercial District**

**§ 164-70.1 Legislative intent.**

In expansion of the community development objectives contained in Article II of this Chapter and in support of the goals and implementation techniques of the 2015 Indian Valley Regional Comprehensive Plan, as amended, it is hereby declared to be the intent of the VC Village

Commercial District in this Township to establish reasonable standards to permit and regulate limited commercial, office and residential uses within the Village areas. The primary purpose of the District is to permit a mix of various housing types, commercial businesses, offices, and institutions in a pedestrian-oriented district that retains the characteristic village environment. Specifically, it is the intent of this Article to:

- A. Encourage the retention of the village atmosphere of the Villages of Mainland, Lederach and Vernfield, and the Central Main Street area of the Village of Harleysville by preserving the existing buildings and landscaped spaces to the greatest extent possible.
- B. Encourage retention of existing buildings by permitting a variety of commercial, office and residential uses which are compatible with the existing building types, lot sizes and other physical and visual characteristics of the Village Commercial District.
- C. Permit uses which allow conversion of existing buildings in a context-sensitive manner which maintains the visual character and architectural scale of existing development within the district, while encouraging adaptive reuse.
- D. Encourage those types of commercial and office uses which do not attract either large volumes of traffic or continuous customer turnover while allowing for a range of small-scale, low impact commercial uses.
- E. Discourage development of strip-type, highway-oriented commercial uses which require incongruous architectural styles, excessive paved areas and numerous curb cuts.
- F. Encourage consolidation of driveways, parking lots and curb cuts to provide more efficient and safe access, vehicle circulation and parking.
- G. Encourage coordinated pedestrian connectivity through the use of continuous paths and sidewalks to provide efficient, pleasant and convenient pedestrian and non-motorized access from residential areas and parking areas to and among the various permitted uses.
- H. Prioritize pedestrian movement and access to buildings, open spaces, and streets; and discourage design that gives priority to vehicular convenience over pedestrian safety.
- I. Minimize visual and functional conflicts between residential and nonresidential uses within and abutting the district.
- J. Encourage the formation and continuance of the uncongested environment for business and professional offices intermingled harmoniously with residences and certain other commercial uses.
- K. Discourage overdevelopment of lots by limiting the maximum permitted development and

the maximum impervious coverage.

- L. Encourage infill and redevelopment within the village areas of the Township and ensure that new development is of pedestrian scale and orientation that is compatible with existing village buildings.
- M. Encourage new buildings to be of such size, scale, general appearance and building materials so as to conform to the general nature of surrounding buildings and to not detract from the intent of this Chapter to preserve the historic village appearance.
- N. Encourage the creation of open space, parks or recreation land adjacent to existing open space, parks, recreational facilities or other public amenities.

**§ 164-70.2 Use regulations.**

- A. Permitted uses. A lot may be used for one or more of the following uses, in compliance with the performance standards and dimensional standards contained in this Article:

- (1) Single-family detached dwelling.
- (2) Two-family dwelling (twin or duplex).
- (3) Single-family attached dwelling. Single-family attached dwellings shall be developed in accordance with the provisions of Article **XI**, R-4 Medium-High Density Mixed Dwelling Districts of this Chapter.
- (4) Apartments.
- (5) Office use. The following types of office use shall be permitted:
  - (a) Business offices.
  - (b) Professional offices.
- (6) Banks, savings-and-loan associations, and credit unions.
- (7) Retail shops. The following types of retail shops shall be permitted:
  - (a) Specialty shops for the retail sale of gifts, antiques, collectibles, memorabilia, flowers and plants (excluding nurseries and greenhouses), books, jewelry, clocks, optical goods, cameras, computers, cell phones, wearing apparel, musical instruments, craft shops making Articles, and similar uses for retail sale.
  - (b) Confectioneries or bakeries for production of Articles that will be sold primarily

at retail on the premises.

- (8) Personal service shops. Barbershops and/or hairdresser, shoe repair, tailor and similar services.
  - (9) Studios. Studios for dance, music, photography and/or art, including exercise facilities that do not require court areas for sports activities.
  - (10) Repair shops. Shops for repair of small equipment and appliances are permitted, provided there is no outdoor storage on-site, noise levels are maintained at a level similar to that of other uses permitted in the district and there is no repair of vehicles, vehicle parts, watercraft or recreational vehicles.
  - (11) Municipal buildings, offices and uses.
  - (12) Churches and other places of religious worship.
  - (13) Accessory uses for permitted dwellings and permitted commercial properties, provided that any accessory uses, including commercial ones, meet the requirements of § **164-15B** of this Chapter.
- B. Conditional uses. The following uses may be permitted by the Board of Supervisors as conditional uses in accordance with all the applicable standards of this Chapter.
- (1) Restaurants.
  - (2) Sale of appliances, electronics and furniture.
  - (3) Exercise facilities, including court areas, pools or other larger amenities for exercise.
  - (4) Specialty shops for the retail sale of tobacco and related supplies.
  - (5) Funeral homes.
  - (6) Clubs, lodges or other fraternal organizations.
  - (7) Hotels and bed-and-breakfasts
  - (8) Private preschool, day-care and/or elementary school facilities.
  - (9) Wholesale uses without warehousing.
  - (10) Auto parts and supplies stores, not including vehicle repairs, vehicle sales, or vehicle service.

- (11) Drugstores and pharmacies.
  - (12) Hardware stores.
  - (13) Rental of tools and equipment.
  - (14) Convenience food stores without the sale of fuel, including electric vehicle re-charge stations.
  - (15) Fire companies and other rescue services.
  - (16) Food processing, subject to compliance with § **164-25.3 (Environmental Performance Standards)** of this Chapter.
  - (17) Neighborhood development in accordance with § **164-70.5** of this Chapter.
- C. Prohibited uses. In support of the legislative intent of this Article, the following uses are specifically prohibited:
- (1) Indoor and outdoor places of amusement, such as but not limited to arcades and miniature golf.
  - (2) Automobile or other vehicle sales, service and/or repair agencies.
  - (3) Gasoline service/filling stations.
  - (4) Drive-through windows or facilities.
  - (5) Beverage distributors.
  - (6) Car washes.
  - (7) Building supplies; bulk storage.
  - (8) Warehouses and rental storage facilities (e.g., mini-warehouse).
  - (9) Retail stores greater than 15,000 square feet.
  - (10) Uses requiring outdoor sales and storage areas, except for garden shops/nursery stock when placed to the rear or side of buildings and not located between the principal structure and any public street or alley.

**§ 164-70.3 Density and dimensional standards.**

- A. Dimensional Standards. The following standards shall govern all uses, subdivision and land

development within the VC District, except for neighborhood development in accordance with § 164-70.5 of this Chapter:

| <b>Dimensional Standards</b>                         |   |
|--|---|
| <b>Lot</b>   |   |
| Minimum net lot size                                 | 10,000 square feet  |
| Minimum lot width<br>(measured at the building line) | 60 feet   |
| Maximum Lot Coverage                                 | No more than 80% of the net lot area may be covered by buildings and/or impervious paving materials, including walkways.  |
| <b>Building</b>                                      |   |
| Maximum Building Height                              | 3 ½ stories, or 40 feet, whichever is less  |
| <b>Setbacks</b>                                      |   |
| Front Yard<br>(measured from ultimate right-of-way)  | <p>All buildings shall meet the average front yard setback of existing buildings on the same side of the street as the proposed building and within 300 feet of each of the property's side lot lines, as measured along the street, provided, however, that no proposed building shall be closer than 15 feet and no further than 25 feet from the ultimate right-of-way of any street, in order to provide for streetscape enhancements such as increased sidewalk width and additional street trees.</p> <p>If there are fewer than three (3) qualifying buildings within 300 feet of the side lot lines of the lot proposed for construction, the average setback shall not be used, and the front setbacks shall be a minimum of 15 feet and a maximum of 25 feet, measured from the ultimate right-of-way.</p> <p>The 25-foot required maximum front yard setback only applies to buildings within the development that have street frontage. (See § 164-70.3.B for regulations applying to multiple buildings on a lot.)</p> |
| Minimum Side Yard                                    | 10 feet, or 0 feet if sharing a party wall  |
| Minimum Rear Yard                                    | 20 feet   |

B. Multiple buildings on a lot. For developments with two or more principal buildings on one following standards shall apply.

- (1) Frontage occupation. To ensure a walkable and attractive streetscape within the Village Commercial District, a minimum frontage occupation of 50% is required. Frontage occupation is defined as the percentage of the street frontage (which is the property line along and parallel to the street) that is occupied by a building. This include the front, side or rear of the buildings for cases when the side or the rear of a building faces the street. To meet the frontage occupation requirement, the building shall be set back no further than 25 feet measured from the ultimate right-of-way. In cases where a lot has frontage on more than one street, the frontage occupation

requirement shall apply to all streets.

C. Density. The maximum permitted development on a lot shall apply to all streets.

- (1) Residential Density: 6 dwelling units per acre
- (2) Nonresidential Use square footage: 15% of the net lot area

D. Density Bonuses. The maximum permitted residential density may be increased or the maximum nonresidential square footage of a development may be increased according to the following standards:

- (1) Residential density bonus. The maximum permitted residential development may be increased by an additional 0.5 dwelling units per acre for each of the bonus options listed below, in § **164-70.3.D(3)**. In no case shall the density with a bonus be more than 7.5 dwelling units per acre.
- (2) Nonresidential square footage bonus. The maximum permitted nonresidential net floor area may be increased by an additional 5% of the net lot area for each of the bonus options listed below. In no case shall the nonresidential net floor area with a bonus be more than 25% of the net lot area.
- (3) Bonus Options and Standards. Any improvements proposed as part of the below bonus options shall be provided above and beyond any improvements required elsewhere in this Chapter. The applicant shall be required to provide adequate information in order to demonstrate to the satisfaction of the Zoning Officer and Township Engineer that the bonus feature standards will be met.
  - (a) Preservation of a building constructed before 1940, where desirable in the opinion of the Board of Supervisors. For using a building constructed before 1940, preserving and maintaining the front and side facades and preserving the front porch, if any, or for reconstructing a building in accordance with the requirements of § **164-70.3.D(3)(b)**.
    1. The proposed use will permanently preserve, utilize and maintain an existing principal building in a manner that is consistent with the historic village character.
    2. The proposed use must preserve and maintain the front and side façades and the front porch of the existing principal building.
    3. Any expansions and additions to an existing building built before 1940 shall adhere to the requirements of § **164-70.4.A Building Length**.
  - (b) If the preservation of an existing principal building constructed before 1940 is not possible, the existing principal building may be razed but the applicant may still receive the density bonus when the following criteria are met:
    1. The applicant demonstrates to the Board of Supervisors that the existing



principal building cannot be made structurally sound or otherwise suitable for rehabilitation without a commercially unreasonable expense.

2. A new replacement building is constructed for the razed building. The applicant shall prove to the satisfaction of the Board of Supervisors, through the submission of architectural drawings and site plans, that the replacement building meets the following criteria:
  - a. The replacement building has a character that is compatible with the historic character of the village in which the building is located.
  - b. The replacement building is located in approximately the same location as the razed building or is located closer to the street of highest classification on which the property fronts than the razed building.
  - c. The replacement building has at least two full stories.
  - d. The replacement building has a bulk and scale that is similar to those found in other buildings in the village in which the property is located.
  - e. The replacement building uses building materials and exterior finishes that are similar to those used in close proximity to buildings in the village in which the property is located.
  - f. The replacement building has windows and doors, with a proportion of windows and doors to solid wall that are similar to proportions found on the structures in the village in which the property is located.
  - g. The replacement building has a pitched roof that covers at least 80% of the building.
  - h. The replacement building provides a porch, if the razed building had a porch.
- (c) Shared parking and driveway. Existing abutting lots may share common parking and driveways, subject to the following standards:
  1. Only one (1) curb cut/driveway is permitted on each street frontage shared by the lots.
  2. For multifamily, nonresidential, and mixed-use properties, surface parking lots on adjacent properties shall be designed and easements shall be provided to allow for shared driveway access and internal circulation between existing and possible future surface parking lots as and when requested by the Board of Supervisors to lessen the number of curb cuts on public streets or alleys.

- (d) Public space. A nonresidential development shall receive a density bonus when a public space equal to at least five (5) percent of the lot area is constructed.
  - 1. Public Space Design Standards. Any public space shall be subject to the following requirements and review by the Planning Commission:
    - a. The public space shall be located at street level, adjacent to the sidewalk.
    - b. At a minimum, the public space shall contain:
      - 1. Two seating spots,
      - 2. One bike rack,
      - 3. Pedestrian-scale lighting, and
      - 4. Trash and recycling receptacles.
    - c. If it is a corner lot, the public space shall be located at the corner.
    - d. The public space shall be landscaped with a combination of native trees, shrubs, perennials, grasses, and groundcovers to provide year-round visual interest and color. A minimum of one (1) shade tree shall be provided per 250 square feet, or portion thereof.
    - e. The public space shall not be counted as part of the open space requirements.
    - f. An operations and maintenance plan, ensuring that all landscaping and manmade items are maintained in perpetuity and are replaced if they can no longer be feasibly maintained, shall be prepared for the public space area and submitted to the Board of Supervisors for approval.
    - g. The applicant shall have an agreement with Lower Salford Township for public access to the public gathering space and the maintenance of such space and its amenities.

#### **§ 164-70.4 Additional regulations.**

##### **A. Building Length.**

- (1) The maximum length of any new building shall not exceed 150 feet, measured horizontally, parallel to exterior walls.
- (2) Any building over 75 feet in length shall be articulated with façade breaks of a minimum depth of two (2) feet for every 50 feet of building façade length.
- (3) An existing building with significant portions built before 1940 may be expanded to exceed the maximum of 75 feet, but may not result in an overall length greater than 100 feet, provided the following requirements:
  - (a) Expansions are to the rear or side of the building. Expansions projecting from the front façade of the building towards the street of higher classification are not permitted.

- (b) Expansions are compatible with the historic village character (such as including architectural forms and treatments that are typical in the village).
  - (c) Additions to the side are set back at least 3 feet from the front-most facade of the existing building and are architecturally compatible to the existing building.
  - (d) Expansions and additions to existing buildings shall be designed to be consistent with the scale, architectural design, and building materials of the existing building. Architectural drawings shall be provided to the Board of Supervisors to demonstrate compliance.
- B. All buildings shall be designed to be compatible and generally consistent with the architectural design, appearance, and building materials of historic buildings found in the village and shall adhere to the design standards in the Commercial & Mixed-Use Design Guide.
- C. Sidewalks are required along all street frontages. A direct service sidewalk connection shall be provided between the street sidewalk and the main building entrance.
- D. Primary facades shall be oriented towards existing streets, with an active entrance in this front façade even if other entrances are provided in closer proximity to provided parking.
  - (1) A building with multiple street frontages shall be oriented towards and parallel to the street of higher classification.
- E. Walls and Windows. Blank walls shall not be permitted along any exterior wall facing a street or sidewalk.
  - (1) All building facades visible from a public or private street shall be designed to incorporate architectural details that are the same as the front façade, including consistent style, materials, colors, and details, and shall adhere to the walls and windows standards in the Commercial & Mixed-Use Design Guide.
  - (2) At least 40% of the façade area of the first story that faces a street shall be of clear fenestration. Only a primary entrance door facing a street may be used to satisfy this requirement. For buildings with multiple frontages, each street-facing facade shall comply with this requirement.
  - (3) The upper floors shall have a minimum of 30% of the façade area of the second and third story facing the street consisting of clear fenestration. Half stories shall provide dormers to comply with this requirement.
  - (4) Dark opaque glass, color tinted or reflective glass in windows is prohibited.
- F. Parking and Driveway Regulations.
  - (1) Setbacks.

- (a) Parking spaces, aisles and driveways serving the spaces shall be set back a minimum of five feet from rear and side property lines. In the case of a shared driveway or parking area, driveways and parking areas may abut or cross the property lines shared by the common users.
- (b) Driveways for single-family attached dwellings may abut lot lines of adjacent dwelling units in the same building.

(2) Shared Driveways and Parking.

- (a) Access easements and maintenance agreements or other suitable legal mechanisms shall be provided for common driveways or parking areas, acceptable to the Board of Supervisors in consultation with the Township Solicitor.

(3) Parking and vehicular access design standards.

- (a) One access driveway, a maximum of two lanes or 24 feet wide, is permitted on each street frontage of the lot.
- (b) Garages, parking lots, and driveways should not be the dominant aspect of the building design, as seen from the street.
- (c) Garages shall be setback at least 20 feet from the front façade of the principal building.
- (d) All parking lots shall be located to the rear or side of the building. No parking shall be permitted between the building façade and any street frontage. On properties with more than one front yard, the Board of Supervisors may permit applicants to establish parking between the primary building and the street of lowest classification on which the property abuts, provided that the applicant demonstrates that it is impossible to locate parking outside of a front yard area.
- (e) When a parking lot has street frontage, the parking lot shall meet the following requirements:
  - 1. All parking lots shall be set back a minimum of 25 feet from the curbline, inclusive of required sidewalk or trail and any required buffer or perimeter landscaping, but no closer than the building façade to the street line.
  - 2. All parking lots shall be designed so that driveway access is off of a secondary street or alley, where possible.

3. In order to create a more attractive streetscape, parking lots visible from a public or private street shall be screened continuously by a fence, landscaped buffer, berm, or hedgerow, or combination thereof. Screening shall also include street trees but must include improvements or landscaping to prevent headlight glare.

G. Sewer and water facilities; utilities.

- (1) Sewer and water facilities. All new developments and conversions shall be served by public sewer facilities; public water service shall be provided where it is available.
- (2) Utilities. All utility lines (electrical, communication, etc.) shall be placed underground.
- (3) All wall-mounted or ground-mounted mechanical, HVAC, utility, or communication equipment shall not be located in the front of the building (not between the front façade of the building and the street) unless specifically required by a utility provider; and even when located in a front or rear yard shall be screened from public view by parapets, walls, fences, landscaping, or other approved means.

H. Trash, refuse and service areas.

- (1) Trash and refuse area. Trash and refuse shall either be stored inside the building or within an opaque screened area. Screening shall be at a height necessary to screen the area from public view but shall be at least six feet high. This screened area shall be located behind the building unless the Board of Supervisors determines that trash facilities located on the side of a property will have less visual impact on abutting properties than facilities to the rear.
- (2) Service areas. Loading and unloading areas shall be provided which do not conflict with pedestrian or vehicular movement. These areas shall be incorporated into the overall site design and shall be located and screened to minimize the visual and acoustic impact on adjacent properties and public streets. Loading and unloading areas shall not be required for the neighborhood development option.

**§ 164-70.5 Neighborhood development option.**

A neighborhood development may be developed with or without separate lots for each dwelling unit and shall meet the following criteria and design requirements.

- A. A neighborhood development shall be permitted by conditional use. The following conditional use criteria shall be met, in addition to the procedures and general applicable standards for conditional use approval in § 164-25 of this Chapter.

- (1) Design/use criteria (in lieu of the requirements of § 164-70.3):
  - (a) Minimum tract area: eight acres [based on the total tract area (i.e., gross lot area

of the entire property proposed for development, including but not limited to, contiguous lots separated by streets)].

- (b) Maximum density: six dwelling units per acre [based on the total tract area (i.e., gross lot area of the entire property proposed for development, including but not limited to, contiguous lots separated by streets)].
- (c) Use/dwelling types/mix: A neighborhood development shall be limited to residential uses and may include single-family detached dwellings and all types of single-family attached dwellings (i.e., triplex buildings, quadruplex buildings, townhouse buildings and age-targeted buildings). No other dwelling types shall be permitted. There shall be no fewer than two dwelling types in a neighborhood development, with one dwelling type constituting at least 20% of the total number of dwellings on the tract.
- (d) Building setback from all tract boundaries: 30 feet minimum.
- (e) Impervious cover: The maximum impervious cover for the total tract area (i.e., gross lot area of the entire property proposed for development, including but not limited to, contiguous lots separated by streets) shall be 75% (based on net lot area).
- (f) Common open space: a minimum of 25% of the total tract area (i.e., gross lot area of the entire property proposed for development, including but not limited to, contiguous lots separated by streets) shall be common open space. Such common open space shall be subject to and shall conform to the following standards:
  - 1. A neighborhood development shall contain public space of no less than 6,000 square feet in size. The public space shall be an improved landscaped area with pedestrian access and shall include a gazebo, pavilion, paved patio area with a fountain, decorative seating area, or similar area (a "Seating Area"), provided that any such Seating Area is a minimum size of 300 square feet.
  - 2. Common open space areas shall be no less than 30 feet in width unless the area contains a walking trail, in which case the minimum width shall be 20 feet.
  - 3. Common open space areas shall not be located closer than 10 feet to the side of any building or 15 feet from the front or rear of any building wall.
  - 4. Common open space areas shall not include any driveways, streets, alleys,

or required residential parking areas (not including any dedicated public parking facilities for the common open space or Seating Area).

5. Stormwater facilities, utility, communication and similar facilities shall be permitted underground, underneath common open space areas. Aboveground stormwater facilities shall be permitted within common open space areas, provided that any aboveground stormwater facilities do not exceed more than 10% of the minimum required common open space for the neighborhood development. Existing overhead utility lines shall also be permitted within common open space areas. None of the aforesaid areas shall be deducted from the common open space calculation.
6. Common open space shall meet the requirements of § **164-22.A** and/or shall be suitable for passive open space uses, such as pedestrian activity, bicycling, green space, landscaping, viewsheds, central commons, pocket park, and the like.
7. Common open space may be provided in multiple locations throughout the development, provided each area meets dimensional requirements of § **164-70.5.A(1)(f)2**.
8. Common open space adjoining Township owned land, community facilities, or parks shall initially be offered for dedication to the Township. Whether such offer is accepted or not accepted by the Township, the common open space shall be deed restricted for stormwater management facilities, open space and/or park and recreation use and uses accessory thereto, including public parking. With regard to the location of stormwater management facilities in any common open space accepted by the Township, if existing public parking areas are proposed for relocation, the same size and number of public parking spaces shall be provided elsewhere within the common open space at locations reasonably acceptable to the Township. If the offer of dedication of the common open space includes land on which stormwater facilities are proposed for the development, the homeowners' association shall remain fully responsible for the maintenance of those facilities through an agreement to be approved by the Township Solicitor. The area of any stormwater management facilities and public parking shall qualify to be counted as part of the common open space.
9. Where there is any conflict between the common open space provisions of this section and any other common open space provisions of the Township Code, this section shall control.

- (g) Architecture. Concepts for the exterior architectural design of the dwelling units within a neighborhood development shall be provided during the conditional use process. The architectural design shall be consistent with the scale and massing of residential development within traditional village areas.
  - (h) Additional regulations. The additional regulations of § 164-70.4 shall apply to neighborhood developments.
- (2) Dimensional standards (in lieu of the requirements of § 164-70.3):  
*The Table of Dimensional Standards for Neighborhood Development Option is included as an attachment to this Chapter.*

**§ 164-70.7 through 164-70.20. (Reserved)**

**SECTION II. - Severability**

The provisions of this Ordinance are intended to be severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

**SECTION III. - Failure to Enforce not a Waiver**

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

**SECTION IV. - Effective Date**

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

**SECTION V. - Repealer**



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

**ORDAINED AND ENACTED** by the Board of Supervisors of Lower Salford Township, Montgomery County, Pennsylvania, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**LOWER SALFORD TOWNSHIP**

By: \_\_\_\_\_  
**Keith A. Bergman**, Chairman,  
Board of Supervisors

Attest: \_\_\_\_\_  
**Joseph S. Czajkowski**, Township Manager/Secretary

## **NOTICE**

**NOTICE** is hereby given that the Board of Supervisors of Lower Salford, at its public meeting on \_\_\_\_\_, 2025 at 7:30 PM in the Township Building, 379 Main Street, Harleysville, Pennsylvania, will hold a public hearing on and could vote to adopt an ordinance entitled "VC Village Commercial District Ordinance" amending the Codified Ordinances of Lower Salford Township, Montgomery County, Chapter 164 (Zoning) to repeal and replace Article XIII A (VC Village Commercial District) in its entirety to establish new zoning regulations for properties located within the VC Village Commercial District concerning legislative intent, use regulations, density and dimensional standards, neighborhood development options, and additional regulations related to building length, parking and driveways, architectural standards, façade orientation, sidewalks, walls and windows, utilities, and trash, refuse and service areas.

Copies of the full text of the proposed Ordinance are available for examination during normal business hours at the Offices of Montgomery News, 307 Derstine Avenue, Lansdale, Pennsylvania 19446, the Montgomery County Law Library, Court House, Norristown, Pennsylvania 19401, and the Lower Salford Township Building, 379 Main Street, Harleysville, Pennsylvania 19438 where a copy of the proposed Ordinance may be obtained for a charge not greater than the cost thereof.

**JAMES J. GARRITY, ESQUIRE  
ANDREW R. FREIMUTH, ESQUIRE  
WISLER PEARLSTINE, LLP**  
Solicitors for Lower Salford Township

**BOARD OF SUPERVISORS  
LOWER SALFORD TOWNSHIP**

**MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. 2025-02**

**“Right-of-Way Width Amendment”**

**AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, CHAPTER 142 (SUBDIVISION AND LAND DEVELOPMENT), ARTICLE IV (DESIGN STANDARDS), SECTION 142-29 (STREET CLASSIFICATIONS), ATTACHMENT 1, LOWER SALFORD ROAD CLASSIFICATION MAP (FIGURE IV, ENTITLED “ROAD CLASSIFICATION AND ULTIMATE R/W WIDTHS”) TO REPEAL AND REPLACE THE MAP IN ITS ENTIRETY AS ATTACHMENT 1 TO DEPICT CHANGED DESIGNATIONS OF PORTIONS OF ROADWAYS THROUGH VILLAGE AREAS OF THE TOWNSHIP AND ALSO AMENDING CHAPTER 142 (SUBDIVISION AND LAND DEVELOPMENT), ARTICLE IV (DESIGN STANDARDS), SECTION 142-29 (STREET CLASSIFICATIONS), FIGURE 4.1 (ROAD DESIGN STANDARDS) TO ADD A FOOTNOTE 4 REFERRING TO THE NEW MAP.**

---

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

**SECTION I. - Amendment to Code**

The Code of the Township of Lower Salford, Montgomery County, Chapter 142 (Subdivision and Land Development), Article IV (Design Standards), Section 142-29 (Street Classifications), Attachment 1, Lower Salford Road Classification Map (Figure IV, entitled “Road Classification and Ultimate R/W Widths”) is hereby repealed and replaced in its entirety to depict the following designations of roadways through village areas of the Township:

A. Main Street (SR 63): Main Street, currently Principal Arterial (100-foot Ultimate Right-of-Way), to Principal Arterial (80-foot Ultimate Right-of-Way) from Harleysville Pike (SR 113) to Alderfer Road and Oak Drive.

B. Harleysville Pike (SR 113): Harleysville Pike, currently Principal Arterial (100-foot Ultimate Right-of-Way), to Principal Arterial (60-foot Ultimate Right-of-Way) within Village Commercial District boundaries in the Village of Lederach, from Tax Parcel No. 50-00-03697-03-3 to Tax Parcel No. 50-00-03901-10-8.

C. Salfordville Road (SR 1017): Salfordville Road, currently Major Collector (60-foot Ultimate Right-of-Way), to Major Collector (50-ft Ultimate Right-of-Way) within the existing Village Commercial District boundaries in the Village of Lederach, which is from Harleysville Pike to Tax Parcel No. 50-00-01504-00-3.

D. Lederach Cross Road (SR 1020): Lederach Cross Road, currently Major Collector (60-foot Ultimate Right-of-Way), to Major Collector (50-foot Ultimate Right-of-Way), from Harleysville Pike to Tax Parcel No. 50-00-03610-00-3.

All proposed changes are shown in the attached as “Exhibit A” to this Ordinance, which is hereby adopted as the Lower Salford Road Classification Map to be made Attachment 1 to the Subdivision and Land Development Ordinance.

## **SECTION II. Amendment to the Code**

The Code of the Township of Lower Salford, Montgomery County, Chapter 142 (Subdivision and Land Development), Article IV (Design Standards), Section 142-29 (Street Classifications), Figure 4.1 (Road Design Standards) to add a footnote 4 stating “Refer to Road Classification & Ultimate R/W Widths Map” to the Ultimate Right-of-Way column, reproduced as follows:

| Ultimate<br>Right-of-Way<br>(feet) <sup>4</sup> |
|---|
| 100 <sup>4</sup>                                |
| 80  |
| 60 <sup>4</sup>                                 |
| 50  |
| 50 <sup>2</sup>                                 |
| NA  |

### **SECTION III. - Severability**

The provisions of this Ordinance are intended to be severable, and if any section, sentence, clause, part or provision hereof shall be held illegal, invalid or unconstitutional by any court of competent jurisdiction, such decision of the court shall not affect or impair the remaining sections, sentences, clauses, parts or provisions of this Ordinance. It is hereby declared to be the intent of the Board that this Ordinance would have been adopted even if such illegal, invalid or unconstitutional section, sentence, clause, part or provision had not been included herein.

### **SECTION IV. - Failure to Enforce not a Waiver**

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

### **SECTION V. - Effective Date**

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

### **SECTION VI. - Repealer**

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

**ORDAINED AND ENACTED** by the Board of Supervisors of Lower Salford Township, Montgomery County, Pennsylvania, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**LOWER SALFORD TOWNSHIP**

By: \_\_\_\_\_  
**Keith A. Bergman**, Chairman,  
Board of Supervisors

Attest: \_\_\_\_\_  
**Joseph S. Czajkowski**, Township Manager/Secretary

## **Exhibit A**

## **NOTICE**

**NOTICE** is hereby given that the Board of Supervisors of Lower Salford, at its public meeting on \_\_\_\_\_, 2025 at 7:30 PM in the Township Building, 379 Main Street, Harleysville, Pennsylvania, will hold a public hearing on and could vote to adopt an ordinance entitled “Right-of-Way Width Amendment” amending the Lower Salford Township Code, Montgomery County, Chapter 142 Subdivision and Land Development), Article IV (Design Standards), Section 142-29 (Street Classifications), Attachment 1, Lower Salford Road Classification Map (Figure IV, entitled “Road Classification and Ultimate R/W Widths”) to repeal and replace the Map in its entirety as Attachment 1 to depict changed designations of portions of roadways through village areas in the Township and also amending Chapter 142 (Subdivision and Land Development), Article IV (Design Standards), Section 142-29 (Street Classifications), Figure 4.1 to add a Footnote 4 referring to the new map.

Copies of the full text of the proposed Ordinance and Amendment to the Lower Salford Classification Map are available for examination during normal business hours at the Offices of Montgomery News, 307 Derstine Avenue, Lansdale, Pennsylvania 19446, the Montgomery County Law Library, Court House, Norristown, Pennsylvania 19401, and the Lower Salford Township Building, 379 Main Street, Harleysville, Pennsylvania 19438 where a copy of the proposed Ordinance and Map Amendment may be obtained for a charge not greater than the cost thereof.

**JAMES J. GARRITY, ESQUIRE  
ANDREW R. FREIMUTH, ESQUIRE  
WISLER PEARLSTINE, LLP**  
Solicitors for Lower Salford Township



## **PUBLIC NOTICE**

**PLEASE TAKE NOTICE** that the Lower Salford Township Board of Supervisors has received a Conditional Use Application (the “Application”) from **SALFORD MENNONITE CHURCH** (the “Applicant”). The Application concerns a tract of land consisting of approximately 32.48 acres located at 480 Groffs Mill Road, which is owned by the Applicant and further identified as Montgomery County Tax Parcel Numbers 50-00-00790-00-6, 50-00-00787-00-9, 50-00-00784-00-3, and 50-00-00781-00-6 (the “Tract”). The Tract is located within the R-3 Medium-Density Residence Zoning District. If approved as a conditional use by the Lower Salford Board of Supervisors, the Applicant intends to construct a one-story, outdoor pavilion with associated parking connected to an existing parking lot on the Tract. Pursuant to Section 164-15.D of the Lower Salford Township Zoning Ordinance, nonresidential accessory uses are permitted by conditional use in the R-3 Medium-Density Residence Zoning District, subject to the requirements more particularly set forth therein.

The Lower Salford Township Board of Supervisors will hold a public hearing on the Application on June 4, 2025 at the Lower Salford Township Building, 379 Main Street, Harleysville, Pennsylvania 19438. Persons with disabilities who wish to attend the hearing and require auxiliary aid, service or other accommodation to participate in the hearing should contact Lower Salford Township at (215) 256-8087.

The Application and plans associated with this proposed conditional use may be examined at the Township Building during normal business hours.

**JAMES J. GARRITY, ESQUIRE**  
**ANDREW R. FREIMUTH, ESQUIRE**  
**WISLER PEARLSTINE, LLP**  
Solicitors for Lower Salford Township



**BOROUGH OF COLLEGEVILLE  
POLICE DEPARTMENT**

MAY

**JOHN J. BARNSHAW**  
CHIEF OF POLICE

491 East Main Street  
Collegeville, PA 19426-2645  
(610) 489-9332  
Fax (610) 454-7810

March 14, 2025

John Rubery, Fire Police Captain  
Harleysville Fire Compan  
274 Kulp Road  
Harleysville, PA 19438

Dear Captain Rubery;

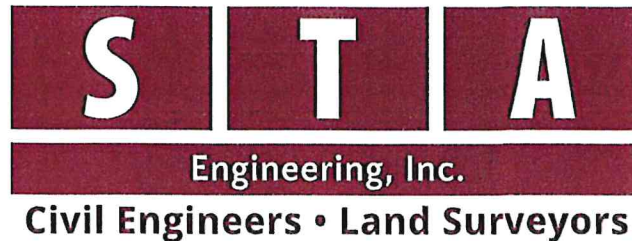
Collegeville Borough requests the services of the for traffic control on **Saturday, May 17, 2025**. We will be closing Main Street from Fifth Avenue to Ninth Avenue for the Ursinus College Commencement Ceremony starting at 9:30 a.m., with road closure at **9:00 a.m.** The road should be re-opened by 1:00 p.m. Ursinus College will pay each Fire Police Officer at a rate of \$30.00 per hour or make a donation to the Fire Company. Anyone responding to assist should report to the Collegeville Police Station at 8:30 a.m.

Please contact Chief John J. Barnshaw at 610-489-0192 or [jbarnshaw@police.collegeville-pa.gov](mailto:jbarnshaw@police.collegeville-pa.gov) with the number of personnel you will be able to furnish to assist us with the event.

Sincerely,

A handwritten signature in dark ink, appearing to read "C Kernen".

Catherine Kernen  
Collegeville Borough Council President



March 28, 2019

Lower Salford Township  
379 Main Street  
Harleysville, PA 19438

**Attn: Joseph S. Czajkowski, Township Manager**

**Subj: CHRISTOPHER LANE REALTY, LLC – AMENDED WAIVER REQUESTS**  
**Christopher Lane – Lot 13 Hiram Hershey Subdivision**  
**Lower Salford Township, Montgomery County, PA**  
**STA Project #5647**

Dear Mr. Czajkowski:

On behalf of Christopher Lane Realty, LLC, waivers from certain sections of the Subdivision and Land Development Ordinance (S.L.D.O.) are hereby requested as follows:

1. S.L.D.O. §142-31.D(2) – to permit the parking lot to be constructed without an “interior” planting strip.

*Justification: The code requirement assumes a parking lot configuration that would lend itself to the incorporation of an “internal” separation. The subject parking area is not a square, but rather a long and narrow rectangle with a center driveway and one parking bay on either side of that driveway. The intrusion of a planting strip would result in a dramatic increase in impervious coverage, as two-way driveways would then be required on either side of the planting strip. It should also be noted that this requirement is for non-residential parking areas with a capacity of from 41 to 100 cars, which will only occur if and when the second phase of development becomes a reality.*

2. From S.L.D.O. §142-42.F(1)(a) – so as to not require plantings around the perimeter of the detention basin.

*Justification: The detention basin is located within the site’s wooded area, and therefore already has “built-in” perimeter landscaping.*

3. From S.L.D.O. §142-42.G(3)(d)[1] – so as to not require a buffer area of not less than 15 feet in width along all property lines.

*Justification: Relief from this requirement is being sought only for the northwesterly boundary of the subject site (abutting Alcom Printing) where there is no existing woodland buffer. For this 240-foot-long area, four (4) additional 1-1/2 inch caliper ornamental trees would be required [one tree already*

*exists in that area], but a multi-use easement (for access, utilities, drainage and sanitary lateral) overlaps the area, along with a stormwater manhole and piping, which, by code, requires the area to be kept free of plantings. It should be noted that to mitigate the "loss" of the four required ornamental trees, two (2) 3-inch caliper canopy trees and twenty-two (22) shrubs have been added to the perimeter landscaping on the northwesterly side of the proposed parking lot.*

4. From S.L.D.O. §142-42.G(4)(a)[2] – so as to not require planting as part of a site element screen around the trash dumpster.

*Justification: The dumpster is situated at the low end of the parking lot and will be hidden from view by the existing woodland area. It should be noted that a 6-ft-high shadow box fence will be provided on three sides of the dumpster, as a means of capturing loose items and deter them from being blown around.*

5. From Section 106 of the Engineering Standards – to allow Belgian Block to be used for curb (in lieu of Plain Cement Concrete Curb) around the perimeter of the parking area and along the sides of the access driveway, outside of the right of way of Christopher Lane.

*Justification: As the development will be phased, some of the curb installed in the first phase may be temporary. The Planning Commission suggested using Belgian Block, hoping it would be less destructive to remove and to (possibly) relocate when/if the parking area is ever expanded.*

Respectfully submitted,



Clifford T. Stout, P.E., P.L.S.  
Principal, S.T.A. Engineering, Inc.

cc: Brian Derbyshire





**LOWER SALFORD TOWNSHIP**  
Montgomery County, Pennsylvania

*Proclamation*

**ANNUAL COUNTRY FAIR DAYS  
BY THE BOARD OF SUPERVISORS OF LOWER SALFORD TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

The Harleysville Jaycees of Lower Salford Township, an organization dedicated to community services, initiated the "Country Fair Days" celebration in May of 1968. This celebration was instrumental in renewing community spirit through its friendly carnival atmosphere and its pledge to benefit the Harleysville Community Center and other community organizations with the income realized through this event.

NOW, THEREFORE, WE, THE BOARD OF SUPERVISORS OF LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, do hereby designate May 21, 22, 23, and 24 as "Country Fair Days" in Harleysville, and we strongly urge all residents of Lower Salford Township to participate in the activities.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS  
7<sup>th</sup> DAY OF MAY 2025.

BOARD OF SUPERVISORS

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ATTEST:

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Joseph S. Czajkowski, Secretary