

LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS MINUTES
May 7, 2025

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

Chairman Bergman led all in the Pledge of Allegiance.

Chairman Bergman recognized Victor Verbeke and Brian Hagey. These gentlemen had prepared a presentation about the Revolutionary War and the encampment of 11,000 of General Washington's men along the Skippack Creek in Towamencin in October 1777. Mr. Hagey and Mr. Verbeke have submitted documents as well as a written history about this encampment and are seeking to obtain an Historic Marker for this location. Mr. Verbeke noted that he and Mr. Hagey have also spoken to the Towamencin Supervisors and provided the same information regarding the Historic encampment and the request for a marker. The history provided about this time in American History was fascinating. It is the hope of Mr. Hagey & Mr. Verbeke that the 300th Anniversary of the encampment (October of 2027) be celebrated in some fashion. The Supervisors thanked both men and wished them success in obtaining the Historical Marker.

Public Comment

There was no public comment.

Consent Agenda

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

COMMITTEE REPORTS

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

Zoning Hearing Board

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

Park Board

Mrs. Hosterman reported that the next meeting of the Park Board is scheduled for May 27th at 7:00pm. This meeting will take place at Roth Park pavilion.

Fire Chief – Deputy Chief Jesse Mancini reported that for the month of April the Company had responded to 27 calls, with the Company averaging 10 firefighters per call. The Company was in service for 9 hours and 20 minutes. Deputy Chief Mancini reported that the department is gearing up for the Annual Harleysville Country Fair Days that will take place May 21-24, 2025.

Freedom Valley Medical Rescue – No one was in attendance to present the report. However, the report has been submitted and is available for viewing upon request at the Township office.

Communications Committee

Supervisor Shelly reported that the next meeting of the committee is May 21st at 7:30 pm. Mr. Shelly reported that the Committee is looking to take their meeting “on the road” to off-site facilities to hopefully involve more of the community. Mr. Shelly also took a moment to thank Holly Hosterman for her service as the township liaison to the Committee. Ms. Hosterman is stepping down from this role and it will be picked up by Special Projects Coordinator, Grace Kelley. Ms. Hosterman thanked Supervisor Shelly for his kind words.

Recreation Authority

Chairman Bergman reported that there was not a quorum for the April meeting and therefore, was cancelled. He did note that the golf course remains busy with the coming of spring and the onset of summer. He was optimistic that the course would have another great year ahead. The next meeting of the Recreation Authority is scheduled for May 22nd at 6:00 pm and will take place at the golf course.

Unfinished Business

- A) SR 63 Sec. MRS (ECMS 117961 (Main St. East-Ruth Rd. Sidewalk) Transportation Alternatives Set-Aside Project – Authorization for concurrence to award the project to the low bidder, Marino Corporation, in the amount of \$578,848.00 through PennDOT ECMS, including contract execution in ECMS by Joseph Czajkowski and Township Solicitor. Supervisor Scheuren made a motion to accept the bid from Marino Corporation for this project. Supervisor Krauss seconded the motion and the vote was unanimous to accept.

- B) Chinmaya Land Development Extension Request: Present to request the extension were Murali Vuppala and Hareesh Kona of Chinmaya. Mr. Vuppala noted that since the original request in March 2025, the additional required information, along with additional escrow, have been provided to the Township. They are requesting an additional two years, with expiration of this extension being May 7, 2027. Chairman Bergman asked Township Engineer Michele Fountain if the new cost estimate and the additional escrow received were sufficient for this project going forward. Ms. Fountain said everything was in order and that the project would be approximately \$63,000 in additional cost. Chairman Bergman asked Director of Building & Zoning, Mike Beuke if the additional escrow had been received. He confirmed it had. Hearing no additional questions, Chairman Bergman asked for a motion to grant the extension. Supervisor Scheuren made the motion and Supervisor Krauss seconded. The vote was unanimous in favor.
- C) Resolution 2025-09 - 310 Covenant Lane-Covenant Presbyterian Church – Preliminary/Final Land Development Approval: Prior to the vote, Supervisor Shelly noted that he is not in favor of the Preliminary/Final approval process and feels the Preliminary portion should be separate from the Final approval to allow for resident comment. Chairman Bergman noted Supervisor Shelly's comment. He then asked for a motion to approve Land Development. Supervisor Scheuren made the motion to approve, and Supervisor Krauss seconded. The vote was 3 in favor and 1 against, with Supervisor Shelly citing his previous comment. Motion passed.
- D) Resolution 2025-10 - 17 Mainland Road/Creekside at Mainland – Amended Final Land Development Approval: Chairman Bergman asked the Board if there were any questions before asking for a motion. Supervisor Shelly asked if the amended plan completely adheres to the SALDO or are there variances? Mike Beuke, Director of Building and Zoning said no variances were required. Supervisor Shelly also asked if there were any environmental impacts and if so, had they been mitigated. Land developer Bill Bohnenberger of WB Homes answered by saying that this development has improved the prior state of the environment in this location, and that storm water is now collected in an underground basin mitigating the risk of flooding. Supervisor Shelly also asked Mr. Bohnenberger if he spoken with neighbors of this development about their concerns. Mr. Bohnenberger said he personally had not spoken with them but knew that his team had prior to the beginning of the overall development. Supervisor Shelly also asked if there was any concern relating to the number of parking spaces. Mr. Bohnenberger said that the traffic impact is less than before when the restaurant was there, so there was no concern with fewer parking spaces than before. Chairman Bergman then asked for a motion to approve the amended land development. Supervisor Scheuren made the motion to approve and Supervisor Krauss seconded the motion. Motion was 3 for 1 against, with Supervisor Shelly voting no.

E) Authorization to Execute Mascaro Sewage Treatment Plant Maintenance Agreement

Township Solicitor Jim Garrity noted that the agreement had been revised several times since the original draft. He noted that the agreement has been approved by J.P. Mascaro and has been signed by them. Mr. Garrity noted that Mascaro still needs to address several questions from the DEP, but that the agreement with the Township is secured. Chairman Bergman asked Ms. Fountain if she was in concurrence with the agreement as it stands. She said she was and that Mascaro has put up a bond to cover the next 2 years totaling \$302,500.00. The Supervisors collectively wanted to make sure that the system, if failing, would not fall into the laps of the Township. Mr. Garrity noted that the Agreement allows the Township to vacate the property if they refuse to maintain the system and it falls into disrepair. Chairman Bergman asked for a motion to authorize the execution of the agreement. Supervisor Scheuren made the motion to authorize, and Supervisor Krauss seconded. Motion was unanimous in favor.

New Business

- A) Resolution 2025-11 - Authorizing the Submission of a Grant Application for the 2025 CFA MTF Program for Traffic Signal and Trail Construction at Harleysville Pike and Paterno Dr./Maple Ave.: Prior to the vote, Township traffic engineer Stephanie Butler of Bowman explained the need for the signal at this intersection and that traffic counts warrant the install. Supervisor Shelly asked if PennDOT had considered installing a roundabout in this location instead of a signal. Ms. Butler noted that a roundabout was an idea from PennDOT, but it was not discussed due to the warrant for the signal. Supervisor Shelly said he felt there could be other areas to improve instead but understood that the report was warranted. Chairman Bergman asked for a motion to authorize the grant application. Supervisor Scheuren made the motion and Supervisor Krauss seconded. Motion was unanimous in favor of authorizing the submission.
- B) Resolution 2025-12 - Authorizing the Submission of a Grant Application for the 2025 DCED/CFA Greenways, Trails and Recreation Program for Construction and Inspection Activities for the Oak Dr. Pedestrian Improvement Project: Ms. Butler indicated that a portion of this project had already received grant funds, and this submission would request the remaining funds to complete the project. Chairman Bergman asked for a motion to authorize the submission of the grant. Supervisor Scheuren made the motion and Supervisor Krauss seconded. Motion was unanimous in favor of the authorization.
- C) Ordinance 2025-01 – Proposed Village Commercial Zoning District Amendments – Authorization to Advertise: Chairman Bergman noted that this proposed ordinance was available for viewing at the Township Office and then asked for a motion to authorize advertisement. Supervisor Krauss made the motion and Supervisor Scheuren seconded. Motion was unanimous in favor.

- D) Ordinance 2025-02 – Proposed Road Classifications and Ultimate Rights-or-Way Amendments – Authorization to Advertise: Chairman Bergman noted that with the proposed VC Zoning District Amendments, the road classifications and ultimate rights-of-way would also be affected. This ordinance revises those classifications and ultimate rights-of-way. Chairman Bergman asked for a motion to authorize advertisement of this ordinance. Supervisor Krauss made the motion and Supervisor Scheuren seconded. Motion passed unanimously.
- E) 480 Groff’s Mill Road/Salford Mennonite Church – Conditional Use – Authorization to Advertise: Prior to the vote, Supervisor Shelly said he would abstain from this vote due to a personal connection to the church. Chairman Bergman asked for motion to authorize the advertisement of the conditional use. Supervisor Scheuren made the motion and Supervisor Krauss seconded. Motion passed: 3 for-0 against-1 abstain.
- F) 130 Christopher Lane – Discussion of Waivers: Susan Rice, P.E. of Stout & Tacconelli was present to discuss the waiver letter dated February 3, 2025, and amended March 28, 2025 on behalf of the client. The entire waiver letter is available for review at the Township office. The Supervisors were generally agreeable to the 3 requested waivers but would reserve a final decision until the land development is presented for approval.
- G) Adoption of Proclamation designating May 21-24, 2025, as the Annual Harleysville Country Fair Days: Chairman Bergman asked for a motion to adopt the Proclamation. Supervisor Krauss made the motion and Supervisor Scheuren seconded. The vote was unanimous in favor. Chairman Bergman encouraged everyone to attend this year’s event and said he hoped the weather would cooperate.
- H) Fire Police Assistance to Collegeville Borough for the Ursinus College Commencement Ceremony on May 17, 2025: Chairman Bergman asked for a motion to approve the Harleysville Fire Police assistance at this event. Supervisor Scheuren made the motion and Supervisor Krauss seconded. Motion was unanimous in favor.

Public Comment – There was not public comment.

There was no need for an Executive Session

There being no further business, Mr. Garrity moved to adjourn at 8:24 pm.

Respectfully Submitted,

Holly Hosterman

Assistant to the Township Manager