

LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS MINUTES
June 4, 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 Krauss moved to approve the consent agenda as presented. Supervisor Scheuren seconded the motion. The motion passed 4-0-1, Supervisor Canavan abstained.

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 June.

Park Board

Mrs. Hosterman reported that the next meeting of the Park Board is scheduled for June 24th at 7:00pm. This meeting will take place at the Alderfer Park pavilion.

Fire Chief – Chief Ryan Nase reported that for the month of May the Company had responded to 33 calls, with the Company averaging 8 firefighters per call. The Company was in service for 15 hours and 44 minutes. Chief Nase reported that despite the rain, all went well at Country Fair Days.

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 June 18th at 7:30 pm. Mr. Shelly reported that the Committee is looking for ways to support community groups and events in the Township.

Recreation Authority

Chairman Bergman reported that Authority Board met in May. He said that while the course continues to make budget, April was not the best month due to the amount of rain. The meeting of the Authority is scheduled for June 26th and 6pm and will take place at the Lederach Golf Club.

Unfinished Business

A) Ordinance 2025-01 – VC District Amendments – Chairman Bergman opened the public hearing and asked Mr. Freimuth to review the process for amending the ordinance. Mr. Beuke gave an overview of the amendments to the ordinance. Supervisor Shelly thanked Mr. Beuke, and all involved for the time and effort put into this. He said that the changes would help preserve the unique qualities of the district. Supervisor Canavan moved to adopt Ordinance 2025-01. Supervisor Krauss seconded the motion. The motion passed unanimously.

B) Ordinance 2025-02 – Road Classification and Right of Way Amendments through Villages in the Township – Chairman Bergman opened the public hearing and turned the proceeding over the Mr. Freimuth. Mr. Freimuth reviewed the process. Mr. Beuke reviewed the proposed changes noting that they would reduce the right of ways in the villages to better conform to the existing buildings. There was no public comment. Supervisor Canavan moved to adopt Ordinance 2025-02. Supervisor Krauss seconded the motion. The motion passed unanimously.

C) 480 Groffs Mill Road – Salford Mennonite Church - Conditional Use Hearing – As there was no court reporter present and required for the conditional use, the hearing was continued to July 2, 2025.

D) Resolution 2025 – 13 – 130 Christopher Lane – Amended/Final Land Development – Susan Rice, Engineer for the applicant reviewed the plan and the waivers that were requested. Supervisor Shelly said that he did not agree with the waiver to allow a fee in lieu of planting trees. Supervisor Canavan moved to adopt Resolution 2025-13. Supervisor Krauss seconded the motion. The motion passed 4-1 with Supervisor Shelly voting no.

E) Resolution 2025-14 – 841 Main Street – Amended/Final Land Development – Chairman Bergman recused himself from the discussion and voting on this item as he owns the subject property. Supervisor Canavan noted that this plan was a change in use, removing an office building and replacing it with 2 duplex units. Township Engineer Michele Fountain said that there were no new waivers being requested. Supervisor Shelly said that he was not in favor of the additional density on this plan and felt that it was not in line with the amendments to the VC district that were adopted earlier in the meeting. Mr. Canavan said that this plan was submitted and originally approved under the previous zoning code and therefore was not required to meet the new standards. Supervisor Scheuren moved to adopt Resolution 2025-14. Supervisor Krauss seconded the motion. The motion passed 3-1-1 with Supervisor Shelly voting no and Chairman Bergman abstaining.

F) Resolution 2025-15 – 645 Store Road – Preliminary/Final Subdivision Plan – Township Engineer, Michele Fountain said that the Planning Commission had recommended preliminary/final approval for this plan. Supervisor Shelly said that he was not in favor of granting preliminary/final approval as he feels that it lessens the ability for residents to review and comment on the plan. Supervisor Canavan moved to adopt Resolution 2025-15. Supervisor Scheuren seconded the motion. The motion passed 4-1 with Supervisor Shelly voting no.

G) Resolution 2025-16 – Declaration of Condemnation for Bucher Property – 222 Maple Avenue – Chairman Bergman noted that the Township would like to purchase this property as it is adjacent to Township open space and the Community Center. Supervisor Canavan said that this is not an adverse condemnation and that the property owner is amenable to selling the property to the Township. Supervisor

Canavan moved to adopt Resolution 2025-16. Supervisor Scheuren seconded the motion. The motion passed unanimously.

New Business

A) Motion to Approve Amended PPL Easements – Chairman Bergman said that the amended easements have been requested by PPL as part of their efforts to upgrade the high-tension poles throughout their system. Supervisor Canavan moved to authorize the Township Manager to execute the easement agreements with PPL on behalf of the Township. Supervisor Scheuren seconded the motion. The motion passed unanimously.

B) Motion to approve Fire Police Assistance – Harleysville Bank – Customer Appreciation Day – June 14, 2025 – Supervisor Canavan moved to approve the request. Supervisor Krauss seconded the motion. The motion passed unanimously.

C) Motion to approve Fire Police Assistance – Upper Salford Township – Philadelphia Folk Fest, August 14th, Old Goshenhoppen Oyster Picnic, September 6th, and Big Bad Bon Fire, October 11th, 2025 – Supervisor Canavan moved to approve the request. Supervisor Scheuren seconded the motion. The motion passed unanimously.

Public Comment – Lauren Barker, 416 Kristines Way, said that she was here to raise concerns about the amount of noise coming from the Pheasant Run apartments located behind her home. She said that they had reached out to the management of the apartments and to the police but was told that nothing could be done. Mr. Czajkowski said that he would speak with the Chief of Police and that someone from the department would reach out to discuss this issue.

Chairman Bergman said that there was a need for an executive session to discuss a matter of real estate, and the board would not be re-adjourning.

There being no further business, Mr. Freimuth moved to adjourn at 8:06 pm.

Respectfully Submitted,

Joseph Czajkowski

Township Manager