

LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS MINUTES
September 3, 2025

Vice Chairman Chris Canavan 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 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.

Vice Chairman Canavan led all in the Pledge of Allegiance.

Vice Chairman Canavan asked everyone to rise for a moment of silence in memory of Claude Moyer, township resident and lifetime member of the Harleysville Fire Company, who passed away recently at the age of 92.

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 4-0.

Committee Reports

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

Zoning Hearing Board

Mr. Beuke stated that there is no Zoning Hearing Board hearing scheduled for September.

Park Board

Mrs. Hosterman reported that the next meeting of the Park Board is scheduled for September 23rd at 7:00pm.

Fire Chief

Chief Ryan Nase reported that the fire company responded to 36 calls in the month of August. He said that there were 8 firefighters responding per call and that they were in service for 16 hours and 54 minutes. Chief Nase said that a memorial service is being held for life member Claude Moyer on Saturday. He also noted that the Fire Company will be joining with the Harleysville Market for a joint open house and market on Sunday October 5th from 10am to 2pm. A portion of Kulp Road will be closed for the event.

Freedom Valley Medical Rescue

Chief Colleen Haines reported that for the month of July FVRM responded to 213 calls for service, 140 in Lower Salford Township and 73 mutual aid calls. Chief Haines reported that the new ambulance has been delivered and will be in service in Harleysville on September 22nd. Chief Haines thanked Representative Donna Scheuren for her help in securing the funds to purchase this ambulance.

Communications Committee

Supervisor Shelly reported that the Communications Committee is working with the rental communities to better facilitate communications between their residents and the Township and State. Mr. Shelly said that the next meeting of the Communications Committee is scheduled for September 17th at 7:30pm.

Recreation Authority

There was no report.

Unfinished Business

A) Resolution 2025-22 – 10 Schoolhouse Road – (SBE Realty)
Preliminary/Final Land Development Approval - Township Engineer, Michele Fountain said that the plan generally meets all of the comments in their review letter. Supervisor Shelly asked who would be responsible for maintaining and clearing snow from the sidewalks that are to be installed on the site. Mrs. Fountain said that the applicant would be responsible for those activities. Mr. Shelly asked Mrs. Fountain if the lighting levels are adequate for the site. Mrs. Fountain said

that the applicant's lighting consultant has reached out to her office, and they will be directed to install adequate lighting as required by Township ordinance. Supervisor Shelly reiterated his opposition to giving preliminary/final approval. Supervisor Krauss moved to adopt resolution 2025-22. Supervisor Scheuren seconded the motion. The motion passed 3 to 1 with Supervisor Shelly voting no.

B) Resolution 2024-23 – Authorization to Execute an Agreement of Sale – to purchase an unimproved parcel located at 222 Maple Avenue – Vice Chairman Canavan noted that this open parcel is located adjacent to Township open space and the Community Center property. Supervisor Krauss moved to adopt resolution 2025-23. Supervisor Scheuren seconded the motion. The motion passed unanimously.

New Business

A) Resolution 2025-24 – Setting Forth the Minimum Municipal Obligation for Police and Non-Uniformed Employee's Pension Funds for the Calendar Year 2026 – Supervisor Scheuren moved to adopt resolution 2025-24. Supervisor Krauss seconded the motion. The motion passed unanimously.

B) and C) were tabled until a future meeting.

D) Motion to adopt the Lower Salford Township CDL Employee Drug and Alcohol Testing Policy – Vice Chairman Canavan said that this was a State and Federal regulation, and this policy mirrors that of the PA Supervisors CDL program. Supervisor Scheuren moved to adopt the policy. Supervisor Krauss seconded the motion. The motion passed unanimously.

E) Proposed Administrative Office (AO) Zoning District Text Amendment – Authorization to Advertise – Mike Beuke, Director of Building and Zoning, gave a brief history of the amendment noting that the property owner has requested the text amendment which will allow additional uses on the property that formerly housed Nationwide Insurance. The property owner Zach Moore gave an overview of the history of the property since he purchased it in 2022. Mr. Moore said that they have been working with Care and Share Thrift to lease to the organization. He said that the amendment would allow for this use. Sara Bergen, executive director of Care and Share, gave the Board an overview of their organization and how

moving to the site would improve their operations. Supervisor Shelly said that he had many concerns with this amendment and would rather see this change done as part of a wholesale update of the Township's zoning ordinance (See Supervisor Shelly's statement attached). Additionally, Supervisor Shelly said that he was disappointed that the trail that was planned as part to the applicants' previous zoning change request was not installed. Supervisors Scheuren and Krauss said that they would like to see the building put to use and not be sitting empty as it has been for the past couple of years. Supervisor Krauss moved to authorize advertisement of the text amendment. Supervisor Scheuren seconded the motion. The motion passed 3 to 1 with Supervisor Shelly voting no.

F) 440 – 450 Hoffman Road (Ennis Property) Preliminary/Final Subdivision Approval – Discussion of Waivers - Rick Mast, Engineer for the applicant, gave an overview of the 4-lot subdivision and reviewed the requested waivers with the Board. The waivers dealt with SDLD requirements for tree removal and street tree location. The Board was generally in agreement with the request and will discuss further at final approval.

G) Montgomery County Consortium Salt Bid – Affirmation of Award – Vice Chairman Canavan noted that Morton Salt was the apparent low bidder at \$63.61 per delivered ton. Mr. Czajkowski noted that this was \$1 more per ton than last year's bid. Supervisor Scheuren moved to affirm the bid. Supervisor Krauss seconded the motion. The motion passed unanimously.

H) Appointment of Deputy Fire Marshal – Vice Chairman Canavan said that former Township Fire Marshal, Don Lynch, had moved back to the Township and was interested in serving the Township again. He moved to appoint Mr. Lynch to the position of Deputy Fire Marshal. Supervisor Scheuren seconded the motion. The motion passed unanimously.

Public Comment – Supervisor Shelly noted that the deadline for the Junior Supervisor program was Friday September 19th. Supervisor Krauss reminded everyone that the next Harleysville Market will take place Sunday September 7th at the Harleysville Community Center.

Vice Chairman Canavan said that the Board will move into executive session to discuss a matter of real estate and will not be returning.

There being no further business, Mr. Freimuth moved to adjourn at 8:19 pm.

Respectfully Submitted,

Joseph Czajkowski

Township Manager

Kevin Shelly's statement
Minutes of Sept. 3, 2025
BOS Meeting

During the April 2023 board meeting, you assured us that you would work with us to establish trails on this property after the board waived the sidewalks, despite my reservations about ensuring clear language in the ordinance. I recently re-watched that meeting on YouTube. To address my concerns, your legal representation, Ms. Pionzio specifically stated, "I couldn't agree more with Mr. Shelly, that it's important, and I know the Planning Commission voiced those same issues with us – so I think we're all on the same page."

You also mentioned that you would 'obviously work with the Trail Committee.' However, at a trail committee meeting, when your council denied having said any of that, I offered to send you the YouTube link, which I did and included a timestamp of our discussion about the trails. Your lawyer's (Ms. Ponzio) response indicated that my email was inappropriate because it took place outside a public setting, where township residents were cut out of the discussion. This left me wondering if you were able to watch that video.

A couple of weeks ago, our Building and Zoning Director sent out details in preparation for the recent planning commission meeting. One of our planning commission members responded that he would share some concerns with the rest of the members that evening. I was surprised to see that your same representative (Ms. Ponzio) promptly responded to him with an explanation and indicated that you would see them that night. Since she responded, I imagine you've all recognized that my email was not inappropriate, especially since residents can request a right to know at any time.

During this month's planning commission meeting, you reiterated the importance of walkability and trails. You mentioned that if we made this AO amendment tonight, we'd see more people on the property. Mr. Moore, if we're committed to making this property truly accessible and inviting, I don't believe amending the zoning is the answer. Instead, fulfilling the promise of those trails is a crucial starting point."

In closing, I want to emphasize that I truly appreciate Care and Share and would love to see it succeed here in our township. As a member of a local Mennonite church, I value the contributions they make to the community and to organizations like MCC. As a parent of four children across three levels of school, I recognize the significance of their services, including special promotions like the 75% off color tag Tuesdays. I also understand the need for volunteers.

However, I believe it's inappropriate to use this store as justification for making extensive zoning adjustments. There are alternative approaches, such as considering a conditional use permit, which would allow the store to operate without fundamentally changing our zoning regulations.

My parents also live in this township, and I'm certain they would welcome the opportunity to operate a retail store that aligns with community values and serves positive purposes. Yet, if they were to approach us requesting an amendment to their zoning district solely to permit their store, many would find that unreasonable—especially if they were the only occupants of that district. The public would undoubtedly have significant concerns.

This is not the way to proceed. For over five years, I've advocated for a comprehensive review of our zoning policies, working collaboratively with property owners and residents, yet here we are again, setting a concerning precedent.

I am sure I am not the only supervisor who has listened to the pain of residents whose businesses or aspirations to open a business were hindered by the Covid pandemic. How would these business owners and residents feel about the township amending an entire zoning ordinance at the request of the property owner for the second time because the amendment they requested three years ago didn't work out as intended? Given that this is the only property affected by this amendment, aside from township parks, it could be viewed as spot zoning.

It is unfortunate that the property, as purchased, didn't work out as expected. It is unfortunate that the text amendment brought to us three years ago also didn't yield the desired results. However, this is not how zoning processes should operate.

I strongly oppose this amendment, and I hope that my colleagues do the same."