

LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS MINUTES
July 1, 2026

Chairman Keith Bergman called the Lower Salford Township Board of Supervisors meeting to order at 7:30 p.m. Supervisors present were Dave Scheuren, Kent Krauss, Marybeth Morrell and Rick Alderfer. Also present were Holly Hosterman, Assistant to the Township Manager; Director of Building and Zoning, Mike Beuke; Special Projects Coordinator, Grace Kelley; Solicitor, Andy Freimuth; and from the Township Engineer's Office, Cindy VanHise, PE.

Chairman Bergman led all in the Pledge of Allegiance.

Public Comment – There was no public comment.

Consent Agenda:

Supervisor Scheuren moved to approve the consent agenda as presented. Supervisor Alderfer 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 are no applications before the ZHB in July.

Park Board:

Mrs. Hosterman reported that the next Park Board meeting is scheduled for July 28th at 7pm.

Fire Chief:

Deputy Chief Jesse Mancini reported that for the month of June the Company had responded to 40 calls, with the Company averaging 7.62 firefighters per call. The Company was in service for 32 hours and 59 minutes. Deputy Chief Mancini said that total fire personnel responses were 305.

Freedom Valley Medical Rescue – No report

Communications Committee:

Grace Kelley reported the next meeting of the Communications Committee was

scheduled for July 15, at 7:30pm.

Recreation Authority:

Chairman Bergman said that the course was in great shape and doing well. He said that revenues were ahead of budget for the year.

Unfinished Business:

A) Recommendation to Award the Oak Drive (T-370) Roadway and Pedestrian Improvements Project

Chairman Bergman said the lowest bidder for this project was Marino Corporation at \$446,468.00. Supervisor Scheuren made a motion to award the project to Marino and Supervisor Krauss seconded. Motion carried unanimously.

New Business:

A) 645 & 667 Bergey's Mill Road – Lot Line Adjustment – Discussion of Waivers
Present were applicants Michael & Kalyn Gouldey and their engineer, Cynthia Smith, P.E. of Horizon Engineering. Ms. Smith reviewed the waiver request letter dated May 18, 2026, for the Board of Supervisor's consideration. Chairman Bergman asked the Board if there were any questions. Seeing none, he asked Cindy VanHise from the Township's engineer's office if the Planning Commission had been favorable to the waivers. Ms. VanHise noted the Planning Commission recommended the approval of the waivers. Hearing no objections from those in attendance, Chairman Bergman said the Board had no comment on the requested waivers.

B) Ordinance 2026-06 – LPOD Zoning Ordinance Text and Map Amendments – Authorization to Advertise

Chairman Bergman spoke briefly on the proposed changes to the LPOD ordinance text & map amendments. Zoning Director Mike Beuke went on to explain the use at 110 Cassell Road for 110 proposed age restricted dwellings. Supervisor Krauss made a motion to approve the advertising of the ordinance and Supervisor Scheuren seconded the motion. Motion carried unanimously.

C) Ordinance 2026-07 – Data Center Zoning Ordinance Text and Map Amendments – Authorization to Advertise

Township Solicitor explained that this ordinance is meant to define and regulate developers who propose building data centers in Lower Salford Township. Mr. Freimuth noted that this proposed text and map amendment will still need to be reviewed again by the Township Planning Commission as well as the Montgomery County Planning

Commission. Motion to advertise was made by Supervisor Scheuren and seconded by Supervisor Alderfer. Motion carried unanimously.

D) Ordinance 2026-08 - Guaranty Debt Ordinance Authorizing Lease Rental Debt Not to Exceed \$26,500,000 – Enactment.

Chairman Bergman noted this Ordinance was the formal action constituting a debt ordinance under the local government unit debt act and authorizing the incurring of lease rental indebtedness not to exceed \$26,500,000. Mr. Bergman noted that this Ordinance will allow the Recreation Authority to purchase the 62 +/- acre Allebach Farm on Stover Road. Chairman Bergman asked for a motion. Supervisor Scheuren made a motion and Supervisor Morrell seconded. Motion carried unanimously.

E) Motion to Approve and Execute the 2026-2027 #2 Consortium Heating Oil Bid Contract to Wilson of Wallingford

It was noted that the cost of this year's heating oil was considerably higher than last year's bid. However, the Supervisors also realize that all oil products have increased in cost since last year's contract was approved. Supervisor Alderfer asked if there was a possibility of obtaining additional bids. Supervisor Krauss said that doing so would require time not allowable with regard to the number of locations that require fuel. Ms. Hosterman told the Board that she would relay the concern to Township Manager Czajkowski for review. Chairman Bergman asked for a motion to approve. Supervisor Krauss made a motion and Supervisor Scheuren seconded. Motion carried unanimously.

F) Motion to Approve the 2026-2027 Consortium Fuel Contract to SJ Fuel South Company, Inc.

Supervisor Krauss made the motion to approve, and Supervisor Scheuren seconded. Motion carried unanimously.

Discussion Period – No public comment.

There being no further business, Mr. Freimuth moved to adjourn at 7:48pm.

Respectfully Submitted,

Holly Hosterman
Assistant to the Township Manager