

LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS MINUTES
September 2, 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 Joseph Czajkowski, Township Manager; Holly Hosterman, Assistant to the Township Manager; Director of Building and Zoning, Mike Beuke; Special Projects Coordinator, Grace Kelley; Solicitor, Andy Freimuth; and Township Engineer Michele Fountain.

Chairman Bergman led all in the Pledge of Allegiance.

Public Comment – None

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 September.

Park Board:

Mrs. Hosterman reported that the next Park Board meeting is scheduled for September 22nd at 7pm. Additionally, it was noted that Hecklerfest had been cancelled due to the weather.

Fire Chief: - No Report

Freedom Valley Medical Rescue – Assistant Chief, Tom Shain said For July, we had 273 dispatches out of our Harleysville station, 153 of those calls were in Lower Salford Township and 120 were outside the township. He said township resources covered 122 of the in-town calls while outside agencies covered 31, and that the station was in service 100% of the month.

Communications Committee:

Grace Kelley reported the next meeting of the Communications Committee was scheduled for September 16, at 7:30pm. She noted that the committee was reviewing the responses to the resident survey and were working on public comment guidelines for committees and residents. The Committee also suggested that the Township consider putting a page on the website for ordinance changes under consideration.

Recreation Authority:

Chairman Bergman said that the course was in great shape and doing well. He said that July revenues exceeded budget in all categories.

New Business:

- A) Resolution 2026-21 – Authorizing Submission of Grant Application for the 2026 Main Street Matters Program – Chairman Bergman noted that this was a grant to help cover the cost of the installation of ornamental street lights along Main Street. Supervisor Scheuren moved to adopt the resolution. Supervisor Krauss seconded the motion. The motion passed unanimously.
- B) Resolution 2026-22 – Setting Forth the Minimum Municipal Obligation for the Police and Non-Uniformed Employees Pension Funds for Calendar Year 2027 – Supervisor Scheuren moved to adopt the resolution. Supervisor Morrell seconded the motion. The motion passed unanimously.
- C) Resolution 2026-23 – Commitment of Funds for Land Preservation – Keen Farm – Supervisor Krauss moved to adopt the resolution committing the Township to contribute \$47,083.65 to the preservation of the Keen Farm. Supervisor Scheuren seconded the motion. The motion passed unanimously.
- D) Resolution 2026-24- 270 Main Street/460 Stover Road Lot Line Adjustment Plan Approval – Chairman Bergman said that this was a request of the owners of the Hennings Shopping Center and would include about 2.5 acres of the current Allebach property. Supervisor Alderfer said that he would be abstaining from discussion and voting on this matter since his family has an interest in the Hennings shopping center property. Scott Mill, engineer for the applicant, gave an overview of the plan. Supervisor Scheuren moved to adopt the resolution. Supervisor Krauss seconded the motion. The motion passed 4-0-1 with Supervisor Alderfer abstaining.

- E) Ordinance 2026-09 – 270 Main Street. Commercial District Zoning Map Amendment – Authorization to Advertise – John Mertz, Hidden Creek, asked if this was planned to be another fast food restaurant. Chairman Bergman said that we do not know what will be built there at this time. Supervisor Scheuren moved to authorize advertisement of the ordinance. Supervisor Morrell seconded the motion. The motion passed 4-0-1 with Supervisor Alderfer abstaining.
- F) Ordinance 2026-10 – Open Space and Trails Committee Ordinance – Authorization to Advertise – Supervisor Krauss moved to authorize advertisement of the ordinance noting that the language regarding meeting schedules be changed to at least quarterly meetings and verbal reports to the board quarterly and written reports annually. Supervisor Scheuren moved to authorize advertisement of the ordinance. Supervisor Krauss seconded the motion. The motion passed unanimously.
- G) Motion to approve Fire Police Assistance to Towamencin Fire Department for their annual Chicken BBQ on Sept. 12, 2026 – Supervisor Scheuren moved to approve the assistance. Supervisor Alderfer seconded the motion. The motion passed unanimously.
- H) Motion to approve Fire Police Assistance to Eckhart Auto Body for their Car Exhibit and Open House on Sept. 26, 2026 – Supervisor Scheuren moved to approve the assistance. Supervisor Morrell seconded the motion. The motion passed unanimously.
- I) Motion to Appoint Members to the Open Space and Trails Committee – Mr. Czajkowski announced the candidates for the 9 positions on the committee were; Andy Kraynak, Alexandria Atiyeh, Liam Cleary, Joe Harwanko, Julia Hurle, Stephanie Moyer, Amy Burch, Keith Bergman and Marybeth Morrell. Supervisor Scheuren moved to appoint the list of candidates as presented. Supervisor Krauss seconded the motion. The motion passed unanimously.

Discussion Period – Scott Bamford, Northfield Drive, asked about how the Open Space and Trails Committee would relate to the Park Board. Mr. Czajkowski said that the formerly ad-hoc trails committee had a lot of overlap in that like an open space committee they are also looking at possible connections for the Townships trails system and with the open space portion of the charter they would take into consideration where connections could be made when reviewing possible open space parcels for preservation. Mr. Czajkowski also noted that the Township Park Board was formed by a motion in 1968 not by ordinance, which is the requirement, so the Board will be looking into

correcting that issue. Chairman Bergman said that this will give us the opportunity to ensure the Park Board and Open Space and Trails Committee charters will align with one another.

John Mertz, Hidden Creek, asked if the Township would look at truck restrictions on Quarry Road. Chairman Bergman said that they would look into doing one once the road was open to traffic.

Chris Williamson, 268 Shirley Drive, asked if there was a plan to connect the new Oak Drive Extension to Sturgis Drive. Chairman Bergman said that there will be a trail connecting those two streets with one another to be built in the next 6 months or so.

Mr. Czajkowski said that there was a need for a brief executive session for a matter of personnel with no need to re-adjourn.

There being no further business, Mr. Freimuth moved to adjourn at 8:05pm.

Respectfully Submitted,

Joseph Czajkowski,
Township Manager

**Conflict of Interest
Abstention Memorandum**

TO: Board Secretary

FROM: Russell Alderfer, Lower Salford Township Supervisor

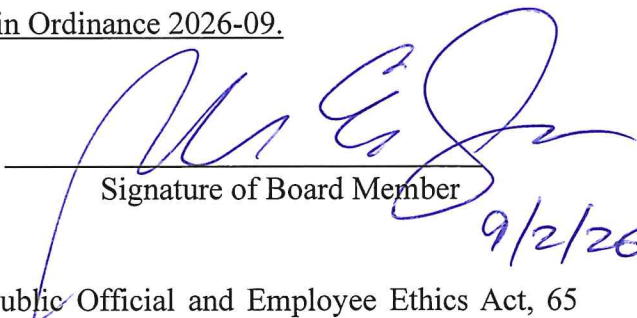
DATE: September 2, 2026

Pursuant to Pennsylvania's "Public Official and Employee Ethics Law" I hereby declare that I am required to abstain from all discussion, deliberation and official action regarding the following issues/items of official business:

Resolution 2026-24 - 270 Main Street and 460 Stover Road– Lot Line Adjustment Plan Approval and Ordinance 2026-09 – 270 Main Street C Commercial Zoning Ordinance Map Amendment.

My conflict/reason for abstaining is as follows:

My family and I have an ownership interest in H&A Properties, Limited Partnership ("H&A"), which is the legal and/or equitable owner of property or portions thereof that are the subject of: (1) the application submitted by H&A seeking lot line adjustment plan approval to be considered in Resolution 2026-24; and (2) the proposed zoning map amendment to be considered in Ordinance 2026-09.



Signature of Board Member

9/2/26

NOTE: Section 3(j) of the Pennsylvania Public Official and Employee Ethics Act, 65 Pa.C.S. § 1103(j), requires the following procedure:

“Any public official or public employee, who in the discharge of his official duties, would be required to vote on a matter that would result in a conflict of interest **shall abstain** from voting **and, prior to the vote** being taken, **publicly announce and** disclose the nature of his interest as a public record **in a written memorandum** filed with the person responsible for recording the minutes for the meeting at which the vote is taken . . .” 65 Pa.C.S. § 1103(j) (emphasis added).

**BOARD OF SUPERVISORS
LOWER SALFORD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. 2026-10

“Open Space and Trails Committee Ordinance”

**AN ORDINANCE AMENDING THE CODIFIED ORDINANCES
OF LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY
TO ADD A NEW CHAPTER 27 ENTITLED “OPEN SPACE AND
TRAILS COMMITTEE” TO ESTABLISH THE LOWER
SALFORD TOWNSHIP OPEN SPACE AND TRAILS
COMMITTEE AND TO SET FORTH CERTAIN MEMBERSHIP
REQUIREMENTS, PRACTICES, GUIDELINES AND DUTIES OF
THE COMMITTEE.**

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 is hereby amended to add a new Chapter 27
entitled “Open Space and Trails Committee” as follows:

**CHAPTER 27
OPEN SPACE AND TRAILS COMMITTEE**

§ 27-1 Establishment; Purpose.

Pursuant to § 2204 of the Act of May 1, 1933 (P.L. 103, No. 69), reenacted and amended November 9, 1995 (P.L. 350, No. 60), as amended, 53 P.S. § 65101 *et seq.* (the “Second Class Township Code”), and in furtherance of the 32 P.S. § 5001 *et seq.* (the “Open Space Lands Act”), there is hereby created a Lower Salford Township Open Space and Trails Committee (“Committee”) for the purpose of advising the Township Board of Supervisors on matters relating to the acquisition or securing of other interests, protection, conservation, management, promotion and use of open space and recreational land located within the Township.

historic sites, natural resources and rural character, and to enhance and create new active and/or passive recreational opportunities in the community, including parks and trails.

- B. The Committee shall assist the Board of Supervisors by planning, evaluating, reviewing and recommending the desirability of purchasing land or interests in land using criteria for evaluation of property established by the Board of Supervisors to ensure that open space benefits are achieved by use of open space funds pursuant to the Open Space Lands Act, 32 P.S. § 5001 *et seq.*, as amended.
- C. The Committee shall make recommendations to the Board of Supervisors regarding use, management, maintenance, preservation, or other long-term planning relating to use of the Township's open space land, parks, trails, recreational areas, and conservation and preservation areas.
- D. The Committee shall maintain a list or catalog of all open space areas, whether publicly or privately owned, for the purpose of obtaining information relating to and making recommendations regarding the proper use of such properties and interests for open space benefits.
- E. The Committee shall make recommendations and periodically review Township Code provisions that relate to the conservation of open space, development of trails and recreation areas, as well as management of those areas.

§ 27-6 Quarterly and Annual Reports.

The Committee shall report at least quarterly to the Board of Supervisors at a regular monthly business meeting of the Board of Supervisors. The Committee shall also prepare and submit a written report to the Board of Supervisors, at the direction of Board of Supervisors, but at least annually, to summarize the Committee's activities for the year, including an analysis of the adequacy and effectiveness of park, recreation and open space lands, facilities and programs. Additional interim reports may be submitted at the request by the Board of Supervisors.

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.

NOTICE

NOTICE is hereby given that the Board of Supervisors of Lower Salford, at its public meeting on October 7, 2026 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 “Open Space and Trails Committee Ordinance” which would amend the codified ordinances of Lower Salford Township, Montgomery County to add a new Chapter 27 entitled “Open Space and Trails Committee” to establish the Lower Salford Township Open Space and Trails Committee and to set forth certain membership requirements, rules, guidelines and duties of the Committee.

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.

ANDREW R. FREIMUTH, ESQUIRE
WISLER PEARLSTINE, LLP
Solicitor for Lower Salford Township

**BOARD OF SUPERVISORS
LOWER SALFORD TOWNSHIP**

MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. 2026-09

“MU Mixed Use District and C Commercial District Zoning Map Amendment”

AN ORDINANCE AMENDING THE ZONING MAP OF LOWER SALFORD TOWNSHIP TO REZONE APPROXIMATELY 2.5 ACRES (INCLUDING AN AREA OF ABUTTING ULTIMATE RIGHT-OF-WAY) OF A TRACT OF LAND LOCATED AT 460 STOVER ROAD, WHICH TRACT IS MORE PARTICULARLY IDENTIFIED AS MONTGOMERY COUNTY TAX PARCEL NOS. 50-00-04351-00-9, FROM ITS CURRENT ZONING DESIGNATION OF “MU” MIXED USE DISTRICT TO A NEW ZONING DESIGNATION OF “C” COMMERCIAL DISTRICT, IN ORDER TO ELIMINATE A SPLIT ZONING CONDITION THAT WOULD RESULT FOLLOWING THE RECORDING OF A CONDITIONALLY APPROVED LOT LINE ADJUSTMENT PLAN SEPARATING THE AFOREMENTIONED AREA TO BE REZONED FROM THE LARGER TRACT; AND TO AUTHORIZE A REVISION TO THE ZONING MAP OF LOWER SALFORD TOWNSHIP CONSISTENT WITH THIS ORDINANCE

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

SECTION I. – Amendment to the Official Zoning Map of Lower Salford Township

The Zoning Map of Lower Salford Township is hereby amended to rezone approximately 2.5 acres (including an area of abutting ultimate right-of-way) of a tract of land located at 460 Stover Road, and more particularly identified as Montgomery County Tax Parcel Nos. 50-00-04351-00-9 (the “Property”), from its current zoning designation of “MU” Mixed Use District to a new zoning designation of “C” Commercial District. The area to be rezoned is currently owned by the Estate of Martha Allebach and is more particularly depicted on the plan attached hereto as Exhibit “A”. The rezoning of the portion of the Property from “MU” Mixed Use

District to "C" Commercial District will eliminate a split zoning condition following the recording of an approved lot line adjustment plan concerning the Property and an adjoining property owned by H&A Properties, Limited Partnership, more particularly identified as Montgomery County Tax Parcel No. 50-00-02017-00-3.

SECTION II. – Authorization to Revise the Zoning Map of Lower Salford Township

The Township is hereby authorized to take all actions necessary to revise the Zoning Map of Lower Salford Township consistent with the provisions of this Ordinance.

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 the recording in the Office of the Recorder of Deeds for Montgomery County, Pennsylvania of the lot line adjustment plan approved by Lower Salford Township Board of Supervisors Resolution No. 2026-24.

SECTION VI. - Repealer

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

SECTION VII. - Comprehensive Plan

To the extent that the Township Comprehensive Plan is in any way inconsistent with the Zoning Map Amendment embodied in this Ordinance, the Land Use Plan in the most recent draft of the Township Comprehensive Plan is hereby modified to reflect a proposed land use consistent with the Zoning Map Amendment embodied in this Ordinance.

ORDAINED AND ENACTED by the Board of Supervisors of Lower Salford Township, Montgomery County, Pennsylvania, this ___ day of _____, 2026.

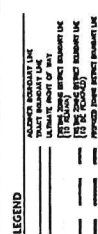
LOWER SALFORD TOWNSHIP

By: _____
Keith A. Bergman, Chairman,
Board of Supervisors

Attest: _____
Joseph S. Czajkowski, Secretary

EXHIBIT "A"

Plan Sheet

[illegible]

NOTICE

NOTICE is hereby given that the Board of Supervisors of Lower Salford, at its public meeting on October 7, 2026 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 “MU Mixed Use District and C Commercial District Zoning Map Amendment” amending the Zoning Map of Lower Salford Township to rezone approximately 2.5 acres (including an abutting area of ultimate right-of-way) of a tract of land located at 460 Stover Road, which tract is more particularly identified as Montgomery County Tax Parcel No. 50-00-04351-00-9, from its current zoning designation of “MU” Mixed Use District to a new zoning designation of “C” Commercial District, in order to eliminate a split zoning condition that would result following the recording of a conditionally approved lot line adjustment plan separating the aforementioned area to be rezoned from the larger tract; and to authorize a revision to the Zoning Map of Lower Salford Township consistent with this Ordinance.

Copies of the full text of the proposed Ordinance and Amendment to the Zoning Map of the Township 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.

**ANDREW R. FREIMUTH, ESQUIRE
WISLER PEARLSTINE, LLP**

Solicitor for Lower Salford Township

LOWER SALFORD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

**AN ORDINANCE OF THE TOWNSHIP OF LOWER SALFORD,
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA,
AMENDING THE ZONING ORDINANCE AS TO THE
C ZONING DISTRICT**

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Lower Salford Township, Montgomery County, Pennsylvania that the Lower Salford Township Zoning Ordinance is hereby amended as follows:

WHEREAS, Article XXI of the Lower Salford Township Zoning Ordinance and Section 609 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10609, authorizes the Lower Salford Township Board of Supervisors to enact amendments to the Lower Salford Township Zoning Ordinance,

WHEREAS, the Lower Salford Township Board of Supervisors has determined that it is in the best interests of the municipality to adopt this ordinance amending the Lower Salford Township Zoning Ordinance,

WHEREAS, a public hearing was held for the purpose of considering certain amendments to the Lower Salford Township Zoning Ordinance, and

WHEREAS, the Lower Salford Township Board of Supervisors, after the public hearing, and after receipt of recommendations from the Lower Salford Township Planning Commission and the Montgomery County Planning Commission, deems it appropriate and proper that the Zoning Ordinance of Lower Salford Township be amended to permit the development of a restaurant with a drive-through facility as a satellite use within a shopping center in the C - Commercial Zoning District, subject to certain requirements as hereinafter more particularly set forth, and that such amendment will be in accordance with the spirit and the intent of the Lower Salford Township Zoning Ordinance.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Board of Supervisors of Lower Salford Township, Montgomery County, Pennsylvania that the Zoning Ordinance of Lower Salford Township is hereby amended as follows:

SECTION 1. Section 164-64.J of the Zoning Ordinance is amended to add the following subsection (11) to read as follows:

(11) Drive-through facilities for nonresidential uses permitted in § 164-64, provided that:

(a) There shall be no more than three drive-through businesses on a tract.

(b) The drive-through service area shall be an integral part of the interior circulation pattern and shall be designed in a safe and efficient manner to minimize vehicle-to-vehicle, and vehicle-to-pedestrian, conflict. All drive-through areas shall be designed with a separate escape lane to permit vehicles to leave or pass by the drive-through area if they wish or need to do so. No direct access to a public road shall be permitted from any drive-through aisle.

(c) Where a drive-in window or drive-through aisle is proposed, a stacking lane for each drive-in window or drive-through aisle shall be provided to serve a minimum of five cars. The stacking lane shall not be used for parking lot circulation aisles, nor shall it in any way conflict with through circulation, parking or deliveries to the tract.

(d) Lighting for all drive-through service areas shall be installed in a manner which, at a minimum:

[1] Safely, but not excessively, illuminates the drive-through area;

[2] Is shielded to prevent any light spillage off the drive-through lot or parcel; and

[3] Is timed or switched so that the drive-through area is not illuminated when drive-through service is not available.

(e) Landscaping for all drive-through service areas shall be installed in a manner which safely shields the stacking lanes, drive-through aisle and drive-in windows from view of neighboring uses.

SECTION 2. Section 164-69.A.(2) of the Zoning Ordinance is amended to read as follows:

(2) Restaurant.

SECTION 3. Section 164-69.A of the Zoning Ordinance is amended to add the following subsection (14) to read as follows:

(14) Drive-through facilities for nonresidential uses when authorized as a conditional use in accordance with § 164-64.J(11).

SECTION 4. Section 164-69.B.(18)(c) of the Zoning Ordinance, prohibiting restaurants with drive-through facilities as a satellite use in a shopping center located in the C Commercial Zoning District is hereby deleted.

SECTION 5. Section 164-69.B(4) of the Zoning Ordinance is amended to read as follows:

- (4) Not more than 25% of the net lot area shall be occupied by buildings.

SECTION 6. Section 164-69.B(10) of the Zoning Ordinance is amended to read as follows:

- (10) Parking areas, driveways, loading, and trash disposal areas:
 - (a) Minimum setbacks for parking areas and driveways:
 - 1. From side and rear yards: 25 feet, except as follows:
 - (i) 50 feet adjacent to an agricultural or residential district
 - (ii) 10 feet adjacent to the MU Mixed-Use Zoning District
 - 2. From ultimate right-of-way lines: 30 feet
 - (b) Minimum setbacks for loading and trash disposal areas:
 - 1. From side and rear yards: 25 feet, except as follows:
 - (i) 100 feet adjacent to an agricultural or residential district
 - (c) Loading and trash disposal areas are not permitted within the front yard.

SECTION 7. Section 164-69.B(11) of the Zoning Ordinance is amended to read as follows:

- (11) Minimum landscaped area (based on net lot area): 35%, except as follows:
 - (a) 20% if the shopping center is adjacent to the MU Mixed-Use Zoning District

SECTION 8. Section 164-69.B(13) of the Zoning Ordinance is amended to read as follows:

- (13) A planting strip shall be provided along each property line, in which shall be grown suitable shrubbery and trees, as approved by the Board of Supervisors or its agent and maintained by the owner or tenant in a careful and prudent manner.

SECTION 9. A portion of the property located at 460 Stover Road, Lower Salford Township, Montgomery County, Pennsylvania, identified as tax map parcel no. 50-000-4351-009, as shown on the plan attached hereto as Exhibit "A" and described in the legal description attached hereto as Exhibit "B", and consisting of approximately 2.5 acres (net of the ultimate right-of-way), shall be rezoned from being Mixed Use (MU) to Commercial (C).

SECTION 10. SEVERABILITY. It is hereby declared to be the legislative intent that if a court of competent jurisdiction declares any provision of this Amendment to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly state in the decision to be invalid or ineffective, and all other provisions of this Amendment shall continue to be separately and fully effective. The Board of Supervisors hereby declares that it would have passed this Amendment and each Section or part thereof, other than the part declared invalid, if the Board of Supervisors had advanced knowledge that any part would be declared invalid.

SECTION 11. REPEALER. Any resolution, ordinance or part of any ordinance or resolution inconsistent herewith, and any amendments thereof, are hereby expressly repealed and the provisions of this Ordinance shall prevail.

SECTION 12. CONFLICT. In the event of a conflict between the provisions of this Ordinance, and the provisions of the Lower Salford Township Zoning Ordinance, the provisions of this Ordinance shall control.

SECTION 13. RATIFICATION. In all other respects, the provisions of the Lower Salford Township Zoning Ordinance, as amended, shall remain in full force and effect.

SECTION 14. EFFECTIVE DATE. This Zoning Ordinance shall become effective five (5) days after adoption.

ENACTED and ORDAINED this _____ day of _____, 2026.

LOWER SALFORD TOWNSHIP BOARD OF
SUPERVISORS

EXHIBIT A

EXHIBIT B

RESOLUTION NO. 2026-25

**TOWNSHIP OF LOWER SALFORD
MONTGOMERY COUNTY, PENNSYLVANIA**

**A Resolution Authorizing Application to the
2026 PECO Green Region Open Space Program
for the Clean Water, Clean Energy: Briarwyck Pond Aeration Project**

WHEREAS, the Township of Lower Salford desires to undertake the **Clean Water, Clean Energy: Briarwyck Pond Aeration** project; and,

WHEREAS, Lower Salford Township desires to apply to the PECO Green Region Open Space Program for a grant for the purpose of carrying out this project; and,

WHEREAS, Lower Salford Township has received and understands the 2026 PECO Green Region Open Space Program Guidelines.

THEREFORE, BE IT RESOLVED THAT the Lower Salford Township Board of Supervisors hereby approves this project and authorizes application to the PECO Green Region Open Space Program in the amount of **\$9,663.00** ; and,

BE IT FURTHER RESOLVED, THAT, if the application is granted, Lower Salford Township commits to the expenditure of matching funds in the amount of **\$9,663.00** necessary for the project's success.

SO RESOLVED this **7th day of October 2026**.

**BOARD OF SUPERVISORS
LOWER SALFORD TOWNSHIP**

By: _____
Keith A. Bergman, Chairman,
Board of Supervisors

Attest: _____
Joseph S. Czajkowski, Secretary