LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS MINUTES
WORK SESSION

November 4, 2026

Chairman Bergman called the Lower Salford Township Board of Supervisor's meeting to order at 7:30 a.m. Present were Supervisors Dave Scheuren, Kent Krauss, Marybeth Morrell and Rick Alderfer. Also present were Joseph Czajkowski, Township Manager; Holly Hosterman, Assistant to the Township Manager; Mike Beuke, Director of Building and Zoning; Chief Cory Moyer, Lower Salford Township Police Department; Doug Jones, Director, Andrew Irick, Assistant Director, Public Works Department; Grace Kelley and Christina Bernhardt, Special Projects Coordinators.

Chairman Bergman led the meeting in the Pledge of Allegiance.

There was no public comment

Mr. Jones reported that the final paving and line striping has been completed on Groff's Mill and Indian Creek Roads.

Mr. Jones said that the Salford Quarry reclamation project is now complete and the final inspection is scheduled for today. He noted that Quarry Road is scheduled to be re-opened to traffic on Friday.

Doug said that the traffic signal box at Main and Maple has been relocated. He said that there is some concrete work at the corner of Maple Ave. that is yet to be completed.

Doug said that the Oak Drive widening is completed; he said that finishing work on the sidewalk should be done by the end of the week. Paving is scheduled to take place next week.

Mr. Jones said that bids for the Police Impound Garage project were received on Monday. He said that Dutchmen Contracting was the low bid at $178,000.

Doug said that they are working with the golf course on the James House demolition. Additionally, the department is looking at going out to bid for the replacement of the roof on the Reiff Farm House.

Mr. Jones said that they are currently working on scheduling department employees for Fire Fighter Training . He said that the training is scheduled to begin later this month.

Chief Moyer reported that the Department has hosted the FBI LEEDA training and as result we have 4 officers who are participating at no cost. This is a nationally recognized leadership training program and as a result of our hosting the Township is saving thousands of dollars.

Chief Moyer said that the hiring process is moving forward. He also noted that he was sad to report that Officer Bubnis has resigned and will be returning to his position at the Souderton School District. He said that the process will be updated to the hiring of 2 officers. The Chief said they have received 6 applications thus far and that applications were due by December 4th, 2026.

Mr. Beuke reported that the Building and Zoning Department received 66 building permits in the month of October, he said it was again an extremely busy month.

Mike said that there is no Zoning Hearing Board hearing scheduled for November.

Mr. Beuke said that the Planning Commission reviewed the 3-lot subdivision application for 731 Old Sumneytown Pike. Mike said that this will be before the Board to discuss waiver requests. The next meeting of the Planning Commission will be on December 9th at 7:30pm.

Mike said that the Township had received plans for an Advanced Auto Parts at 189 Main Street. The Board discussed access to the site and felt that additional review is necessary before this plan moves forward. Mike said that the Board will take action on the Commercial District Text Amendment at tonight's regular meeting.

Mr. Czajkowski reviewed the minutes of October 7, 2026, Board meeting and the agenda of the Board's November 4, 2026 meeting.

Mr. Czajkowski reviewed the 2027 draft budget. He noted that there was no recommended tax increase for the General Fund. He said that General Fund Revenue is projected to be $13,343,550 and that projected expenditures are $12,168,27, leaving an expected reserve of $1,175,271. He said that items of note in the 2027 General Fund include an additional Police Officer, an additional Public Works employee. 2 new Police vehicles and a stipend for Township employees who get certified and run with the Harleysville Fire Company. Mr. Czajkowski noted that the Fire Fund millage will increase by .09 mils to pay for the stipend, training and equipment for those employees. Mr. Czajkowski noted that the Capital Fund Budget includes nearly $5,000,000 in projects with more than 80% of that cost covered by grants.

The Board thanked Mr. Czajkowski and Township staff for their work on the budget.

Mr. Czajkowski reviewed the list of boards and commission appointments expiring at the end of the year. He noted that staff would be reaching out to those whose positions are expiring and ask if they wish to be reappointed.

There being no further business, the meeting was adjourned at 8:22 a.m.

Respectfully Submitted,

Joseph Czajkowski
Township Manager

LOWER SALFORD TOWNSHIP
BOARD OF SUPERVISORS MINUTES
WORK SESSION

October 21, 2026

Chairman Keith Bergman called the Lower Salford Township Board of Supervisor's meeting to order at 7:30 a.m. Present were Supervisors Dave Scheuren, Kent Krauss, Marybeth Morrell and Rick Alderfer. Also present were Joseph Czajkowski, Township Manager; Mike Beuke, Director of Building and Zoning; Doug Jones, Director of Public Works; Andrew Irick, Assistant Director of Public Works; Grace Kelley, Special Projects Coordinator; Chief Cory Moyer, Lower Salford Township Police Department and Andy Freimuth, Township Solicitor.

Chairman Bergman led the meeting in the Pledge of Allegiance.

Supervisor Scheuren moved to approve the minutes from September 16, 2026, and October 6, 2026, Work Sessions. Supervisor Morrell seconded the motion, and the motion passed unanimously.

Mr. Jones reported that the work at Salford Quarry EPA project was winding down. The final cap should be installed this week, and the final inspection is scheduled for November 3. Supervisor Bergman asked that the detour be removed as soon as possible.

Doug said that the base repairs to Indian Creek Road and Groff's Mill Road were completed and paving is scheduled to start today and hope to finish by Friday.

Mr. Jones said that the Maple and Main signal upgrade is moving forward, however the control box would be moved back to its original location. He said that the mast arms are due in a couple of weeks.

Doug said that the County reached out to let us know that the Roberts Road Bridge demolition is scheduled to take place in the spring. He added that the PennDOT Main Street Road resurfacing project had been pushed to the spring as well.

The Oak Drive widening and sidewalk project is moving forward. He said that road widening will take place next week and the sidewalk installation is scheduled for the following week.

Doug said that the Schlosser Road culvert replacement will be deferred until the spring of 2027 unless we have a mild winter and can get it scheduled then.

Doug said that the crews were working on drainage issues throughout the Township including at the Bergey's Mill Road Bridge, Community Ave. and School Lane.

Doug said that the Township had received the results of the 2026-2027 Montgomery County Consortiums salt bid. He said that the low bidder was Morton Salt at a price of $73.44 per ton. He noted that this was an increase of $9.83 over last year. Supervisor Scheuren moved to accept the salt bid from Morton Salt. Supervisor Krauss seconded the motion. The motion passed unanimously.

Chief Moyer updated the Board on the Winetober Fest event noting that from a police perspective it was uneventful. He noted that approximately 400 people attended the event. Additionally, he noted that the No Kings rally was also uneventful with about 200 people in attendance.

Chief Moyer noted that the 2027 budget calls for the addition of one patrol officer to the roster. He said that if the Board was ok with it, he would like to start the hiring process as soon as possible so that we could get someone on board in early 2027. Supervisor Scheuren moved to approve the hiring process for an additional police officer. Supervisor Krauss seconded the motion. The motion passed unanimously.

Mr. Beuke reported that the Building and Zoning Department has issued 48 building permits thus far in the month of October, and that the Zoning Hearing Board will not be meeting in November. Additionally, he noted that the Planning Commission will be reviewing the zoning text amendment for 270 Main Street (Hennings Shopping Center) and that this issue will be on the Board's agenda in November for adoption. Additionally, the 3-lot subdivision on 731 Old Sumneytown Pike will be on the PC's Joint NOV/DEC meeting on December 9th. The Board will see the waiver request for 731 Old Sumneytown Pike at their next meeting.

Mr. Czajkowski reviewed the draft 2027 General Fund and Capital Fund budgets. Noting that the General Fund was not showing a tax increase. He said that

budgeted revenues are $13,343,550 and expenditures are budgeted at $12,168,279 with an expected reserve of $1,175,271 as of 12/31/2027.

The General Fund includes an additional Police Officer, an Additional Public Works employee, a stipend for public works employees who agree to run with the fire company, 2 new police cars and tax rebates for members of the Volunteer Fire Company.

Mr. Czajkowski said that the following were budgeted in the 2027 Capital Fund,

- Lederach Bypass multi-use trail - $300,000
- Yoder Road Sidewalk Installation - $313,650
- Stover Road Bridge Replacement - $3,000,000
- Alderfer Park Inclusive Playground - $707,000
- Briarwyck Park Streambank Restoration - $250,000
- Pickleball Courts at Heckler Plains Park - $72,000
- Police Investigations Impound Garage - $235,000
- Public Works Vehicles and Equipment – (5 Year Lease Payments of) $194,925
- Township IT upgrades for cyber-security and Disaster Recovery - $75,000

Mr. Czajkowski noted that the majority of funds for these projects would be provided through grants the Township has received. The Board thanked township staff for their efforts in securing the grant funding.

The Board went into executive session to discuss a personnel matter and a matter of Real Estate and would not be re-adjourning.

There being no further business, the meeting was adjourned at 8:13 a.m.

Respectfully Submitted,

Joseph Czajkowski
Township Manager

BERCEK & ASSOCIATES

112 North Lewis Road
Royersford, PA 19468
Ph.: 610-948-8947
Email: gkelczewski@bercekassociates.com

November 12, 2026

Michael Beuke
Director of Building and Zoning
Lower Salford Township
379 Main Street
Harleysville, PA 19438
Email: mbeuke@lowersalfordtownship.org

RE: SY Builders, LLC – 731 Old Sumneytown Pike
Preliminary/Final Land Development Plans
Waiver Request Letter #2

Dear Mr. Beuke:

On behalf of SY Builders, LLC, we hereby request the following waivers from the requirements of the cited sections of Lower Salford Township's Subdivision and Land Development Ordinance (Chapter 142) and Lower Salford Township's Engineering Standards. The ordinance section is listed in italics followed by the justification.

Subdivision and Land Development Ordinance

1. *SALDO §142-15 – Preliminary Plan requirements*
SALDO §142-17 – Final Plan requirements

This waiver request is to allow the combination of the Preliminary plan and Final plan submission and review. The requirements of SALDO §142-17 (Final plan) will be included with the requirements of SALDO §142-15 (Preliminary plan). This waiver has been requested to accelerate the Township approval process.

This waiver request was recommended for approval at the Lower Salford Township Planning Commission meeting on October 28, 2026.

As per the information listed above, the waiver request to allow the combination of the Preliminary Plans and Final Plan requirements is hereby requested.

2. *SALDO §142-29 – Street Classification - Figure 4.1 Road Design Standards*
SALDO §142-41 – Sidewalks, border areas, curbs, storm sewers and shared use paths

This interim waiver request is to allow the deferral for the installation of the required cartway widening, paved shoulder/bike lane, curb and sidewalk along Old Sumneytown Pike until a future time when Lower Salford Township determines that the required improvements are necessary for all properties along Old Sumneytown Pike. For the subdivision/land development plans, a deferral plan has been provided to demonstrate that the cartway widening, curb and sidewalk improvements may be added at a future time without impacting the current driveway design. For the subdivision/land development plans, a note will be provided to document the deferral of cartway widening, sidewalk and curbing along Old Sumneytown Pike.

For Old Sumneytown Pike, the road classification is a local road.

Lower Salford Township has indicated a preference to install concrete sidewalk from the existing Main Street/Arbour Square driveway intersection to the existing Orchard Lane/Bellingham Lane intersection. This future sidewalk would be required to cross seven properties along Main Street (Rt. 63), Old Sumneytown Pike and Orchard Lane, including the 731 Old Sumneytown Pike property. At this time, none of the existing seven properties have been granted an interim waiver to defer the installation of sidewalk.

All of the existing seven properties are located within the R-3 Medium Density Residence District. For the R-3 zoning district, the minimum lot area is 20,000 s.f. Two of the seven lots (739 Old Sumneytown Pike and 236 Orchard Lane) are less than 40,000 s.f. and would require a zoning variance to subdivide. It is unlikely that these two lots would become available for future sidewalk installation, unless the Lower Salford Township zoning ordinance is revised.

Due to the existing topography at the Main Street/Old Sumneytown Pike intersection, the existing grade drops off significantly from the edge of road at this location. Installing sidewalk at this location (289 Carrie Lane) would require significant fill to be installed by an adjacent property owner. It is our opinion that sidewalk should be deferred for the 731 Old Sumneytown Pike property until the 289 Carrie Lane property becomes available for sidewalk installation.

If the sidewalk is required to be installed at the 731 Old Sumneytown Pike property without improvements on the 289 Carrie Lane property, the southern end of the sidewalk on the 731 Old Sumneytown Pike property would be required to be elevated 4 ft. to 5 ft. above existing grade, which creates a significant safety issue for pedestrians.

As per the information listed above, the interim waiver request is to allow the deferral for the installation of the required cartway widening, paved shoulder/bike lane, curb and sidewalk along Old Sumneytown Pike is hereby requested.

3. *Engineering Standards §107.7.B.3 – Drainage*
Stormwater Detention
Stormwater Detention Facility Design and Engineering
When detention basins are used, minimum grades inside the basins shall be 2 percent (2%) and maximum side slopes of stormwater basins shall be 25 percent (25%) (4 units horizontal to 1 unit vertical). Depending on the location or basin area use, slopes less than 25 percent (25%) may be required. Basin bottom swales shall be designed with concrete low flow channels unless otherwise approved by the Township Engineer.

This deferral request is to allow the proposed Rain Gardens on Lots #1 & #2 and the proposed Underground Recharge Bed on Lot #3 to have side slopes with 3 horizontal to 1 vertical (3:1) side slopes.

The proposed Rain Gardens on Lots #1 & #2 and the proposed Underground Recharge Bed on Lot #3 are proposed to be installed on an individual residential lot for the use of one property. The proposed Rain Gardens on Lots #1 & #2 and the proposed Underground Recharge Bed on Lot #3 have been designed with 3:1 side slopes for the interior and exterior side slopes. The side slopes are proposed to be vegetated with a mowable lawn or grass cover.

Due to the existing moderately steep topography of the locations of the proposed Rain Gardens on Lots #1 & #2 and the proposed Underground Recharge Bed on Lot #3, 3:1 side slopes have been utilized to reduce the horizontal area of the proposed Rain Gardens on Lots #1 & #2 and the proposed Underground Recharge Bed on Lot #3. The reduced horizontal area for the proposed Rain Gardens on Lots #1 & #2 and the proposed Underground Recharge Bed on Lot #3 will provide a reduction in the proposed amount of earth disturbance area and will provide the potential for a reduction in the amount of existing tree/vegetation removal.

A mowable lawn or grass cover with 3:1 side slopes can be maintained with a typical lawn mower.

It is our interpretation that all of the requirements of Engineering Standards §107.7.B.3 are intended for proposed Detention Basins and the requirements of Engineering Standards §107.7.B.3 are not intended for an individual on-lot stormwater facility installed for use by one lot. As per the Pennsylvania Stormwater BMP Manual, dated December 30, 2006, Detention Basins (BMP 6.6.3) are no longer considered to be the same type of stormwater BMP as either a Rain Garden (BMP 6.4.5) or an Underground Recharge Bed (BMP 6.4.6).

It is our interpretation that all of the requirements of Engineering Standards §107.7.B.3 are intended for a larger regional stormwater basin that serves multiple lots and the requirements of Engineering Standards §107.7.B.3 are not intended for an individual on-lot stormwater facility installed for use by one lot.

This waiver request was recommended for approval at the Lower Salford Township Planning Commission meeting on October 28, 2026.

As per the information listed above, the waiver request to allow 3:1 side slopes for the proposed Rain Gardens on Lots #1 & #2 and the proposed Underground Recharge Bed on Lot #3 is hereby requested.

It is our opinion that the requested waivers are not significant and would have no substantial effect on the health, safety and welfare of the community. Should you require any further information or have any questions, please feel free to call me.

Respectfully,

Glen E. Kelczewski

Glen E. Kelczewski, P.E.

cc: SY Builders, LLC – Syed Shah

Lower Salford Township
Board of Supervisors

379 MAIN STREET
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TO: Board of Supervisors
FROM: Joseph S. Czajkowski, Township Manager
DATE: October 28, 2026
SUBJECT: Appointments Expiring in 2026
CC: Holly Hosterman – Assistant to the Township Manager

Following is a list of appointments that will expire at the end of 2026. Unless we hear otherwise, we will reach out to these people to see if they are willing to be reappointed for another term.

Zoning Hearing Board – 3-year term
Mark Fennell - Yes

Planning Commission – 4-year term
Manus McHugh
David Goodman - Yes

Park Board – 5-year-term
Andy Lazzaro - NO
Amy Burch - Yes

Communications Committee – 3-year term
Harry Solimeo - Yes
Terri Ehrhart - Yes

Vacancy Board – Appointed Annually
Doug Johnson - Yes

Lower Salford Township Authority – 5-year term
James Natale - Yes

Lower Salford Township Recreation Authority – 5-year term
Pete Henning - Yes

Lower Salford Industrial Development Authority – 5-year term
Aaron Bibro - Yes

Indian Valley Regional Planning Commission – Appointed Annually
Keith Bergman - Yes
David Goodman - Yes

Police Committee (3-year term)
Paul Ehrhart - Yes

Fire Marshall and Assistant Fire Marshall – Appointed Annually
Marshall: Thomas Gamon - Yes
Deputy: Don Lynch
Deputy: Ryan Nase - Yes

Emergency Operations Coordinator and Deputy Emergency Operations Coordinators – Appointed Annually
EOC: Deputy Chief Cory Moyer – Yes
Deputy: Lt. Vince Medveckus - Yes
Deputy: Lt. Chris Missismer - Yes
Deputy: Sgt. Elliot Towles - Yes
Deputy : Don Lynch - Yes