

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING  
TUESDAY, SEPTEMBER 11, 2018**

**SUPERVISORS PRESENT:**

Kathleen Hunsicker, Chair  
Dr. J. Richard Booth, Vice-Chair  
Edward J. Brandt  
Stephen Paccione  
Mark Grey

**STAFF:**

Craig T. McAnally, Township Manager  
Jamie Worman, Assistant Township Manager  
Carole Culbreth, Assistant Secretary  
James J. Garrity, Esq., Solicitor  
Thomas Speers, Esq., Conflict Solicitor  
Ken Amey, Zoning Officer  
Paul Kenny, Police Chief  
Michael DeStefano, Public Works Director  
Craig Kennard, Township Engineer

**Call to Order and Pledge of Allegiance**

The Chair called the meeting to order at 7:40 p.m. in the Lower Gwynedd Township Municipal Building and led those in attendance in the pledge of allegiance. The Chair stated the Board of Supervisors met in an Executive Session before the meeting on personnel matters.

**BUSINESS & FINANCE**

**Receipt of Meeting Minutes:      August 28, 2018**

The Board of Supervisors received the August 28, 2018 Meeting Minutes. The Chair asked if there were any comments. There were none. Mr. Paccione made a motion, seconded by Mr. Brandt to approve the August 28, 2018 Meeting minutes. The motion carried 5 - 0.

**PUBLIC COMMENTS**

The Chair opened the meeting for public comment for items not on the agenda. There were none.

## BUILDING AND ZONING

### Conditional Use Application: Prospect Acquisitions (Overlook – 604 DeKalb Pk)

Tom Speers, Lower Gwynedd Township's Conflict Attorney, stated the Board of Supervisors received a Conditional Use Application from applicant, Prospect Acquisitions, (Overlook-604 DeKalb Pk). The application concerns 604 DeKalb Pike, Lower Gwynedd Township, consisting of 9.6 acres (formerly the Lynch Home). He stated the proposed use is for 17 two story single family attached residential units in accordance with E-1 zoning requirements Townhouse Use which is allowed by conditional use. Mr. Speers stated Carl N. Weiner, Esq. is representing the applicant. Mr. Speers opened the hearing. He entered the following Township exhibits:

- T- 1 February 2, 2018 Conditional Use Application
- T- 2 Montgomery County Review letter dated July 17, 2018
- T- 3 LGT Planning Minutes (Recommendation) of July 18, 2018
- T- 4 Public Notice Published in the Reporter August 27 and September 3, 2018

Chris Canavan, Senior Vice-President of W. B. Homes (Prospect Acquisitions, LP) was sworn in by the Court Reporter. He gave an overview of the project. The following exhibits were entered:

- A- 1 Agreement for the Sale of Real Estate
- A- 2 Boundary and Topography and Survey Plan
- A- 3 Deed of Grant of Conservation Easement and Declaration of Restrictive Covenants
- A- 4 Overall Site Plan
- A- 5 Burke Property Building Schemes

Mr. Canavan reviewed the Boundary and Topography Survey Plan. He stated the property will be maintained by the Homeowners Association. Mr. Canavan stated there will be a 50 ft. setback and the property will be significantly buffered and trees replaced. He stated a Highway Occupancy Permit was obtained with a right in right out access.

Mr. Speers asked the Board if they had any questions. Dr. Booth questioned the pumping station. Mr. Canavan replied they will connect to the Greycliff pumping station. Mr. Grey asked how you get out of the townhouse community. Mr. Canavan replied just like the Greycliff community. Mr. Grey asked if there was a way to connect to the Greycliff community. Mr. Canavan stated there is no meaningful way to connect. Mr. Brandt asked why the existing entrance was being eliminated. Mr. Canavan stated the site distance is off and PennDOT configured the new right in and right out. Mr. Brandt questioned the requirement to have an emergency exit from the basement. Mr. Canavan replied yes either an egress window or walkout basement. Mr. Grey asked if the firetruck entrances were approved. Mr. Canavan stated the firetrucks will have full turn of radius. Mr. Grey questioned if trails connect to Green Ribbon Trail. Mr. Canavan stated there are no direct connections just stepping stones. Mr. Grey asked Mr. Canavan to look into a connection for the trail system. Mr. Grey asked if the impervious surface is less or more than the existing impervious surface. Mr. Canavan replied slightly more. Ms. Hunsicker asked if the Overlook project dovetails with Route 202. Mr. Canavan stated they have coordinated with Route 202 and PennDOT.

Mr. Speers asked if there were any questions from the audience.

Warren Lewis, 500 DeKalb Pike, asked what the Board was voting on tonight. Mr. Speers replied a Conditional Use Application which if approved will allow Prospect Acquisitions to move forward with the Land Development Approval. Mr. Lewis was concerned with traffic fatalities with those exiting or entering the development. Mr. Speers stated PennDOT has standards; and the entrance/exit meets those requirements. Mr. Lewis stated there are many environmental issues.

Mr. Speers asked for those in favor of the Prospect Acquisitions Conditional Use. There were none. He asked for those in opposition of the Prospect Acquisitions Conditional Use. There were none.

Mr. Speers closed the hearing at 8:20 p.m. Ms. Hunsicker asked if the Board wished to make a motion to approve the Conditional Use Application Prospect Acquisitions, LP for 17 Townhomes located at 604 DeKalb Pike. Mr. Paccione made a motion, seconded by Mr. Grey to approve the Conditional Use Application for Prospect Acquisitions, LP. The motion carried 5 - 0.

**Subdivision and Land Development: Resolution No. 2018 - 27: Prospect Acquisitions (Overlook-604 DeKalb Pk)**

Mr. Amey stated we just reviewed everything relevant to the old Lynch Home property. He stated Prospect Acquisitions proposed use is for 17 two story single family attached residential units. He stated the County Planning Commission and Lower Gwynedd Planning Commission have reviewed and recommended approvals of the Prospect Acquisition (Overlook-604 DeKalb Pk). Mr. Amey stated all comments by the Township Engineer and Fire Marshal have been addressed. Mr. Brandt made a motion, seconded by Dr. Booth to adopt Resolution No. 2018 - 27: Prospect Acquisitions (Overlook-604 DeKalb Pk). The motion carried 5 - 0.

**Resolution No. 2018 - 28: Gwynedd Mercy University Phasing Plan**

Mr. Garrity stated Gwynedd Mercy University asked the Board to amend Resolution No. 2018-06 Preliminary /Final Land Development Approval adopted by the Board of Supervisors on February 27, 2018 to an Amended Preliminary/Final Land Development Approval Phasing Plan. Ms. Hunsicker asked if there were any questions or comments. There were none. Mr. Paccione made a motion, seconded by Dr. Booth to adopt Resolution No. 2018 - 28: Gwynedd Mercy University Phasing Plan. The motion carried 5 - 0.

**OTHER BUSINESS**

**Certification of the Township's Uniform and Non-Uniform Pension Plan's 2019 MMO**

Mr. McAnally stated the Township must budget the following contributions for 2019:

Policemen	\$561,743
Non-Uniformed Employees	<u>170,137</u>
Total	\$731,880

This amount certifies that the Township is going to participate and meets the Minimum Municipal Obligation. Mr. Paccione made a motion, seconded by Dr. Booth to approve the certification of the Township's Uniform and Non-Uniform Pension Plan's 2019 Minimum Municipal Obligation. The motion carried 5 - 0. Mr. Grey asked if we are still on target with our projections from 2016. Mr. McAnally stated we are slightly lower.

**EAC Water Bottle Request**

Mr. McAnally stated the EAC asked for approval to purchase 75 water bottles at \$912.25. Ms. Hunsicker stated the water bottles will be given to staff and committees to help cut down on the environmental footprint of plastic water bottles. Dr. Booth made a motion, seconded by Mr. Paccione to approve the expenditure of \$912.25 for 75 water bottles.

**MANAGER'S REPORT**

Report from the Manager - Municipal activities, projects

Mr. McAnally stated our next meeting will be held at Foulkeways in the Auditorium on September 25, 2018 at 7:00 pm.

He stated the Pike Fest is Saturday from 10:00 am to 4:00 pm.

Mr. McAnally stated Thursday, September 13<sup>th</sup> the Zoning Hearing Board will meet regarding 915 N. Bethlehem Pike, Storage Facility. He asked for authorization to have the Solicitor attend this meeting to represent the Board. Mr. Paccione made a motion, seconded by Mr. Brandt to authorize the Solicitor to attend the meeting representing the Board. The motion carried 4 ayes - 1 nay. Mr. Grey stated he was not in favor sending the Solicitor to the ZHB when a building is sitting empty. He stated the ZHB was appointed to make a knowledgeable decision.

There being no further questions or comments, the meeting was adjourned at 8:35 p.m. until the next Regular Meeting scheduled on September 25, 2018 at Foulkeways.

Respectfully submitted,

Carole Culbreth  
Assistant Secretary