

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING
TUESDAY, APRIL 9, 2019**

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
Andrew Freimuth, Esq., Solicitor
Ken Amey, Zoning Officer
Paul Kenny, Police Chief
Jim Hersh, Township Engineer
Mike DeStefano, Public Works Director

Call to Order and Pledge of Allegiance

The Chair called the meeting to order at 7:00 p.m. in the Lower Gwynedd Township Municipal Building and led those in attendance in the pledge of allegiance. She stated the Board of Supervisors met in an Executive Session before the meeting on real estate matters.

Proclamation: Wissahickon High School Class of 1989

Ms. Hunsicker introduced Carmina Taylor, the coordinator of the Wissahickon High School Class of 1989 30th Reunion, who gave a brief description of the planned three day event. Ms. Taylor stated she is thankful for the community's support and designating June 6, 2019 as Wissahickon Class of 1989 Day. She thanked the Board for the Proclamation.

BUSINESS & FINANCE

Receipt of Meeting Minutes: March 26, 2019

The Board of Supervisors received the March 26, 2019 Regular Meeting minutes. Mr. Paccione made a motion, seconded by Mr. Grey to approve the March 26, 2019 Regular Meeting minutes. The motion carried 5 - 0.

PUBLIC COMMENTS

The Chair opened the meeting for public comment for items not on the agenda.

James Smith, Spring Garden Street, questioned the proposed multi-unit apartment complex at Ambler Yards. Ms. Hunsicker replied there is no application regarding a multi-unit apartment complex from Ambler Yards to date.

There were no other comments.

BUILDING AND ZONING

Conditional Use: Lower Gwynedd Little League Scoreboard and Sponsorship Signs

Mr. Freimuth opened the Conditional Use Hearing for the Lower Gwynedd Little League Scoreboard and Sponsorship Signs. He stated the court reporter is recording the proceedings. He stated there is no negative impact on the proposed permitted use. Mr. Freimuth entered the following exhibits:

- T-1 Conditional Use Application for the Lower Gwynedd Little League Scoreboard and Sponsorship Signs
- T-2 Aerial Image of Penllyn Woods
- T-3 Rendering of the Scoreboard
- T-4 Rendering of the Batting Cages
- T-5 January 16, 2019 Planning Commission Minutes
- T-6 Copy of Public Notice
- T-7 Proof of Publication (Advertised March 26 and April 2, 2019)
- T-8 Certificate of Posting
- T-9 List of Property Owners who received notice

Ed Olszewski, Lower Gwynedd Little League President, proposed 1. a new scoreboard with two sponsor signs; and 2. new batting cages with two sponsor signs at Penllyn Woods Park (401 Gwynedd Avenue). Mr. Freimuth asked if there were any questions. Mr. Paccione stated opening day was great and utilizing the fields for the 12 and older players is a win-win for everyone. Mr. Brandt thanked Mr. Olszewski for going to the next step. Ms. Hunsicker recognized Sandi Feight, Park & Recreation Director, for her assistance in this matter.

Russell Stewart, 1142 Trewellyn, asked how many fields will be used? Mr. Olszewski replied three. Mr. Stewart reported that the Little League members were parking on his lawn. Mr. Olszewski said he will work with the Park & Recreation Department and stop that.

Mr. Freimuth closed the hearing. Mr. Brandt made a motion, seconded by Dr. Booth to approve the Lower Gwynedd Little League's Conditional Use Application improvements of a 1. new scoreboard with two sponsor signs; and 2. batting cages with two sponsor signs. The motion carried 5 - 0.

Conditional Use: 300 Brookside (Ambler Yards) Farmer's Market

Mr. Freimuth opened the Conditional Use Hearing for 300 Brookside Avenue, Ambler Yards zoned F Industrial/mixed use campus. He stated the court reporter is recording the proceedings. He stated Ms. Pionzio, Hamburg, Rubin, Mullin, Maxwell & Lupin; represented Ambler Yards in their proposed Farmer's Market application. Mr. Freimuth entered exhibits T - 1 through T-11.

Christen Pionzio, Esq., representing Ambler Yards stated that the applicant would like to utilize approximately 14,000 sq. ft. of the parking lot area for a special event known as the Lower Gwynedd

Farmers' Market at Ambler Yards and expand the area for other special events. She entered the exhibits A-1 through A-4.

Mr. Freimuth accepted Ms. Pionzio's Exhibits A-1 through A-4.

Ms. Pionzio gave an accurate summary of the Ambler Yards requested improvements. Matt Siegel, Co-Manager of Ambler Yards, was sworn in and asked that Ms. Pionzio's summary be adopted as his summary.

Mr. Brandt stated he toured the Ambler Yards facility and was very impressed. Ms. Hunsicker stated Ambler Yards has a good track record. Mr. Siegel stated Ambler Yards was expanding a bit and making the Farmer's Market a better event. Mr. Brandt questioned if there parking was expanded. Mr. Siegel said there are 175 more parking spaces. Mr. Freimuth stated the time restriction must be observed, and patrons will have designated parking. He asked the Board for comments; there were no further comments.

Mr. Freimuth asked for public comments.

Joan Zeller, 420 Brookside Avenue, questioned if the Special Event is only the Farmers' Market. Ms. Pionzio stated the ordinance permits other events from Thursday to Sunday.

James smith, 421 N. Spring Garden, stated the farmers' market is great, but has a concern with the back parking lot.

Mr. Freimuth closed the record and asked the Board if they wished to make a decision. Mr. Paccione made a motion, seconded by Dr. Booth to approve the 300 Brookside (Ambler Yards) Farmers' Market Conditional Use Application. The motion carried 5 -0.

Public Hearing Foulkeways - Map and Text Amendment

Mr. Freimuth opened a public hearing on an ordinance that rezones parcels of ground (1125 Evans Road; 1521 Sumneytown Pike; 1501 Sumneytown Pike) which are currently zoned A Residential to be included in the MF-3-A Multi-Family Residential District and includes revisions to the text of the MF-3-A Multi-Family Residential District. He stated revisions to the MF-3-A text are density, setbacks, parking, and height limitations. He stated the Ordinance was advertised in The Reporter on March 26 and April 2, 2019. He entered exhibits T-1 to T-4. Ms. Pionzio stated Foulkeways has been working on this project for three years. She presented a PowerPoint presentation on Foulkeways, a non-profit Quaker environment and self-contained community. She stated Foulkeways had two meetings with the Parsons Glen and Oakhurst neighbors. The neighbors of Parsons Glen and Oakhurst expressed their concerns with safety, density, setbacks, wildlife and environmental impacts. Mr. Grey stated he is concerned about the impact on the number of trees that would be cut down. The neighbors also expressed that the ordinance is vague and would like well-defined language. Mr. Freimuth closed the public hearing and asked the Board how they would like to proceed. Dr. Booth made a motion, seconded by Mr. Brandt to take the Foulkeways-Map and Text Amendment under advisement. The motion carried 5 - 0.

Proposal for Township Building Main Entrance Doors

Mr. DeStefano stated the replacement of the main entrance doors is the last phase of the project. The Public Works Department recommends the Board accept the estimate submitted by Liberty Door Systems through Costars in the amount of \$23,485. He noted that \$45,000 was allocated for the new main entrance doors in the 2019 capital budget. Mr. Brandt made a motion, seconded by Mr. Paccione to accept the estimate submitted by Liberty Door Systems through Costars in the amount of \$23,485. The motion carried 5 - 0.

Proposal for Basketball and Tennis Court Repair & Resurfacing

Mr. DeStefano allocated \$200,000 in the 2019 capital budget to replace and resurface the basketball and tennis courts at the Penllyn Park. He stated vendors recommended repairing and resurfacing all athletic court playing surfaces at all three township parks to maximize the longevity of the courts. The Public Works Department accept Nagel Athletic Surfaces proposal to repair, resurface and striping of all four athletic courts Mr. Brandt made a motion, seconded by Mr. Paccione to accept Nagel Athletic Surfaces proposal to repair, resurface and stripe all four courts in the amount of \$64,000. The motion carried 5 - 0.

MANAGER'S REPORT

Report from the Manager - Municipal activities, projects

Mr. McAnally asked the Board to advertise the opening in the Public Works Department for a laborer.

Dr. Booth made a motion, seconded by Mr. Paccione to authorize the Laborer Position in the Public Works Department. The motion carried 5 - 0.

Mr. McAnally stated the E-Cycle and Paper Shredding Event was a success. He noted they turned away 35 people who were not Lower Gwynedd Township Residents.

Mr. McAnally stated the PSATS Convention in Hershey, PA starts on Sunday, April 14, 2019.

Mr. McAnally stated Township Offices will be closed on Good Friday, April 17, 2019.

There being no further questions or comments, the meeting was adjourned at 9:30 p.m. until the next Regular Meeting scheduled on April 23, 2019 at the Lower Gwynedd Township Building.

Respectfully submitted,

Carole Culbreth
Assistant Secretary