

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING  
TUESDAY, NOVEMBER 22, 2022**

**SUPERVISORS:**

Danielle A. Duckett, Chairman  
Janine Martin  
Kathleen Hunsicker  
Michael Twersky, Vice Chair - Absent  
Tessie McNeely - Absent

**STAFF:**

Mimi Gleason, Interim Township Manager  
Jamie Worman, Assistant Township Manager  
Michelle Farzetta, Assistant Secretary  
Neil Stein, Esq., Solicitor  
James Hersh, Gilmore Associates Township Engineer  
Chad Dixson, McMahan Traffic Engineer  
Fred Zollers, Director Public Works  
Paul Kenny, Police Chief

**Call to Order and Pledge of Allegiance**

The Chair called the hybrid meeting to order at 7:00 p.m. at the Lower Gwynedd Township Building and virtually on Zoom and led those in attendance in the pledge of allegiance.

**PUBLIC COMMENTS**

Michael Vander Zwan, 6 Richards Way, spoke regarding the lack of cell phone coverage in the area. He spoke with several neighbors and they also have problems with calls dropping. Mr. Vander Zwan came with signed petitions from both neighbors and businesses asking for the township to improve the cell phone service in the area.

Ms. Duckett explained that the BOS is aware that areas of Lower Gwynedd are a dead zone. There have been two presentations this year to get options on how to correct this. She explained that the carriers need to identify that we are an area in need of help. On November 18<sup>th</sup> the FCC released a broadband map allowing residents to identify areas of no coverage. We are looking into this and are hoping to be able to gather the information on behalf of the residents, but we cannot force carriers to bring us a tower.

Ms. Hunsicker stated that we should engage the residents to identify the problem and take that data to Rise Up and have them negotiate with the providers. She is in favor of engaging Wireless Realty for initial mapping of problem areas.

Ms. Martin said that there is a way for us to relay information when calls are dropped with the FCC. This is a national issue and they are asking individuals and municipalities to report information to help identify these problem areas. Mr. Vander Zwan left the signed petitions and said he will be back next month for an update.

## BUILDING AND ZONING

### **Public Hearing for Wissahickon School District Conditional Use Application for Wetland Encroachment to Construct a Turf Field**

Solicitor Neil Stein opened the meeting and submitted his exhibits for the record verifying that notification requirements were met. The applicant's representative, Richard L. Campbell presented his case. The WSD seeks a conditional use approval pursuant to the Township Code, Section 1298.17 to permit the grading of land and the installation of stormwater facilities within a portion of the wetlands buffer area to facilitate the conversion of the baseball/softball fields from grass fields to turf fields.

The testimony provided was transcribed by a court reporter and will be available upon request. The BOS took the presentation under advisement and will consider the information provided and issue a decision and order within the timeframe required.

### **Presentation of Preliminary/Final Approval of the Wissahickon School District Land Development Plan to Construct a Turf Field**

Mr. Mark Buchvalt, from T&M Associates, stated that all the information regarding this project was just presented during the conditional use hearing. He explained they are now seeking preliminary/final land development approval. The applicant will comply with the engineering review letters and for the items they can't comply with they have submitted a waiver request. Ms. Duckett asked that Mr. Buchvalt address the comments from the MCPC review letter. He replied that there will not be additional parking, walkways exist currently and new ones are proposed to be 7 feet wide and will be ADA accessible. Mr. Hersh stated that the MCPC is suggesting 8 feet, but there is no ordinance requiring this. There will be trees in the detention basin and tree replacement on the site. Ms. Duckett asked if there will be shade trees for pedestrians. Mr. Buchvalt said yes, but they need to be careful with the placement so that they are not too close to the fields. Mr. Buchvalt offered to walk the site with members of the township to decide where to plant some of the replacement trees. Mr. Stein asked Mr. Hersh to please explain comment D-10, waiver for road frontage. Mr. Hersh replied that there is existing sidewalk and curbing, so there is no need to add additional. Mr. Buchvalt stated he has given the waiver letter to Mr. Stein. Ms. Duckett made a motion to direct Mr. Stein to draft a resolution of approval for this land development, seconded by Ms. Hunsicker. Motion passed 3-0.

## GENERAL BUSINESS

### **Approval of Funding for inspection of Ingersoll House**

The BOS received a proposal from Heritage Building Inspection for the inspection of the Ingersoll House for \$750. This inspection will cover the building's structural components and all major systems readily accessible and visible. Ms. Duckett made a motion, seconded by Ms. Martin, to approve the proposal to inspect the Ingersoll House in an amount not to exceed \$1,500. Motion passed 3-0. Ms. Gleason asked if the Historic Committee would be contacting Heritage Building Inspections or if staff should reach out. Ms. Duckett stated staff should reach out and keep the Historic Committee in the loop. Ms. Martin offered to help with this.

### **Award bid for Dager Road Pedestrian Crossing Improvements**

McMahon Associates submitted a bid recommendation for the pedestrian crossing improvement project at Dager Road. Three bids were received and all are acceptable. McMahon is recommending Carr and Duff, LLC with a bid of \$73,545.20. Mr. Dixon stated that construction will begin in the spring or early summer depending on when the equipment comes in. Ms. Duckett made a motion, seconded by Ms. Hunsicker at award the bid for the Dager Road Pedestrian Crossing Improvement to Carr and Duff LLC in the amount of \$73,545.20. Motion passed 3-0.

### **Award Bid for Televising and Cleaning Sanitary Sewer Lines**

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Gilmore and Associates recommended the proposal from Sewer Specialty Services Co, Inc. to perform the sanitary sewer line televising and cleaning in the amount of \$29,809.00. Mr. Hersh explained that they have the necessary experience and qualifications to complete the work requested. Mr. Hersh stated that they are requesting authorization for work up to \$30,000, based on the Township's budgeted amount for the project. Ms. Duckett made a motion, seconded by Ms. Hunsicker to approve the proposal for televising and cleaning the sanitary sewer lines to Sewer Specialty Services Co. in the amount of \$30,000. Motion passed, 3-0.

#### **Approval of Tapping Fee proposal from Keystone Alliance Consulting**

Keystone Alliance Consulting submitted a proposal to provide a Sewer Tapping Fee Study in accordance with the PA Act 57 of 2003. A written report with financial analysis to support the tapping fees imposed by the township will be included. The services will be provided for a lump sum of \$4,000.00. Ms. Duckett made a motion, seconded by Ms. Martin, to approve the tapping fee proposal from Keystone Alliance Consulting in the amount of \$4,000. Motion passed 3-0.

#### **Approval of Minutes November 7, 2022**

The Board of Supervisors received the November 7, 2022 meeting minutes There were no comments. Ms. Duckett made a motion, seconded by Ms. Hunsicker to approve the meeting minutes. The motion passed 3-0.

### **COMMITTEE REPORTS**

**Historic Committee** reviewed the inspection proposal for the Ingersoll House and outlined next steps. They are also looking into a GIS system to identify buildings built before 1600. The committee is also looking for feedback from the public for the Montco 2050 comprehensive plan. They have asked staff to send the link out through social media.

**EAC** held there last formal meeting of the year. They discussed projects that were successful, such as the tree giveaway. Next year they would like to offer more varieties and more of each tree. The flowering trees were the most popular. They also looked into other initiatives that would get the public excited.

**Parks and Recreation** discussed the strategic plan for the parks with a kick off meeting. They also discussed events and parties they can hold with community partners in the new year.

### **STAFF UPDATES**

Ms. Gleason mentioned that there will be an elected auditors meeting on December 6<sup>th</sup>. The audit will then be done. Ms. Martin asked if the BOS could attend. Ms. Gleason said, yes. She also mentioned that the Finance Department is updating Munis.

Chief Kenny stated that two months ago two officers went to a training on the history of policing, their role in the past and present, policy changes and underserved communities. This training received high marks and, therefore, he is sending his remaining officers next week. The training is held at the Montgomery County Safety Building for 3 nights. Chief Kenny mentioned that the CRU will be involved in the Ambler Christmas parade on December 3<sup>rd</sup>.

### **SUPERVISORS COMMENTS**

Ms. Hunsicker wished everyone a Happy Thanksgiving and enjoy the time off.

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Ms. Martin reminded everyone that the police department is collecting for Toys for Tots until the second Friday of December. She then wished everyone a Happy Thanksgiving. Ms. Martin then announced that the Human Relations Commission will be meeting in two weeks. With the horrible event in Colorado, she wants the Lower Gwynedd residents to feel safe. She wants the public to know that this is a priority.

Ms. Duckett echoed everyone's comments and wished everyone a Happy Thanksgiving.

Ms. Duckett made a motion to adjourn the meeting, seconded by Ms. Martin. Meeting was adjourned at 8:14pm.

Respectfully submitted,

Michelle Farzetta  
Assistant Secretary