

**LOWER GWYNEDD TOWNSHIP  
PLANNING COMMISSION  
Minutes of April 18, 2018**

**Present:** Craig Melograno, Chairman  
Michael Twersky, Vice-Chair  
Rich Valiga  
Joel Mayor  
Herb Levy

**Staff:**  
Ken Amey, Zoning Officer  
Jim Hersh, Gilmore & Associates

**Absent:** Patricia Latimer, Rusty Beardsley

**Call to Order:**

The meeting of the Lower Gwynedd Township Planning Commission was called to order at 7:00 PM in the Township Building.

**Approval of Minutes: February 21, 2018:**

A motion was made by Mr. Mayor seconded by Mr. Twersky to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of February 21, 2018. The motion carried unanimously.

**Subdivision/Land Development:**

- |    |   |   |
|----|---|---|
| a. | <b>1325 Gypsy Hill Rd.<br/>DeSantis Homes</b> | <b>#18-01SUBD<br/>7-lot Subdivision</b> |
|----|---|---|

Present for the Land Development application for 1325 Gypsy Hill Road were Mr. Tim Woodrow from Woodrow & Associates and Mr. Joseph DeSantis. Mr. Woodrow briefly described the subdivision and the changes made to the plan since the February meeting. Notably, basin area C has been relocated after discussion with the abutting property owner, and details have been provided for the entrance from Gypsy Hill Road.

Mr. Woodrow also reviewed requested waivers. The planning commission had no objection to the waiver requests provided the following comments are addressed:

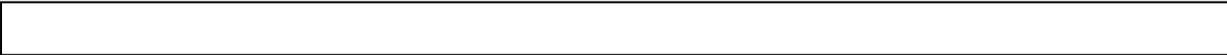
- A fee-in-lieu of replacement trees has been offered and is acceptable. The amount of the fee is to be worked out with staff and the supervisors.

- An 8' wide trail is acceptable along Gypsy Hill Road instead of the required sidewalk.
- As requested by the Fire Marshal, the cartway of the proposed private road will be 30' wide and the landscape island in the cul-de-sac must have mountable curb.
- A waiver of the streetlight requirements along Gypsy Hill Road is acceptable if two streetlights are provided along the private road.

Mr. Woodrow will revise his waiver request letter and resubmit for review by the township engineer.

Mr. and Mrs. Gleit, adjoining property owners, had several questions regarding stormwater discharge and tree removal. Mr. DeSantis and Mr. Woodrow agreed to meet on-site with the Gleits to review their concerns.

Mr. Mayor made a motion to recommend this application to the Board of Supervisors conditioned upon compliance with the April 12, 2018 Gilmore letter, waivers as noted above, and meeting with Mr. and Mrs. Gleit at their property. The motion was seconded by Mr. Valiga and passed with a 4-0-1 vote, with Mr. Levy abstaining.



**ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:15 P.M. until the next regularly scheduled meeting on Wednesday, May 16, 2018 at 7:00 p.m.

Respectfully submitted,  
Ken Amey,  
Zoning Officer