

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING
TUESDAY, MAY 11, 2021**

SUPERVISORS PRESENT:

Mark Grey, Chairman
Danielle A. Duckett, Vice-Chair
Edward J. Brandt
Kathleen Hunsicker
Tessie McNeely

STAFF:

Craig T. McAnally, Township Manager
Jamie Worman, Assistant Township Manager
Carole Culbreth, Assistant Secretary
Neil Stein, Esq., Solicitor
Paul Kenny, Police Chief
Fred Zollers, Public Works Director
Chad Dixson, Traffic Engineer

Call to Order and Pledge of Allegiance

The Chairman called the meeting to order at 7:00 p.m. virtually on Zoom and led those in attendance in the pledge of allegiance.

BUSINESS AND FINANCE

Receipt of Minutes: April 27, 2021

The Board of Supervisors received the April 27, 2021 meeting minutes. The Chairman asked if there were any comments. There were none. Ms. McNeely made a motion, seconded by Ms. Hunsicker to approved the April 27, 2021 meeting minutes. The motion passed 5 - 0.

Receipt of Invoice History: March, 2021

The Board of Supervisors received the Invoice History for March, 2021 in the amount of \$670,830.29. The Chairman asked if there were any comments. There were none. Ms. Hunsicker made a motion, seconded by Mr. Brandt to approve the Invoice History for March, 2021 in the amount of \$670,830.29. The motion passed 5 - 0.

Receipt of Year-to-Date Budget Report and Balance Sheet: January and February, 2021

This item was tabled.

BUILDING AND ZONING

Introduction of Development at 820 N. Bethlehem Pike (Daycare and Medical Office Building)

Kate Harper, Esq., Solicitor for 820 N. Bethlehem Pike, stated owner, David Goldstein, would like to see the Pike Restaurant redeveloped. Mr. Goldstein proposes a 10,945 sq. ft. day care center and a 2,475 sq.

ft. doctor's office. Ms. Harper presented schematics of the new Goddard Day Care Center. She stated the house in the back of the Pike Restaurant will be reused as a medical office building. The Chairman requested there be adequate parking. Mr. Brandt encouraged Mr. Goldstein to include an emergency exit in back of the building. Mr. Goldstein seeks an interpretation that is similar to other uses in the D Business District and permitted by special exception. He seeks a variance for the use of the property for the permitted office building in combination with the daycare use in accordance with the Lower Pike Overlay District. The Chairman asked for any questions or comments. Ms. McNeely questioned traffic issues going in and out of the daycare. Ms. Harper explained parents come and go at different times and will not be an issue. Mr. Brandt questioned the south site line exit. Mr. Goldstein explained it is one way in only. Mr. Schaefer stated he appreciates the trail. The Chairman thanked Mr. Goldstein and Ms. Harper for the Introduction of Development at 820 N. Bethlehem Pike.

Introduction of Development at Ambler Yards (Office Building)

Matt Sigel and Matt Policarpo, owner of Ambler Yards, began this concept in 2018 (an apartment building originally). They encouraged neighbor input and then made three modifications. That plan was abandoned. A new site plan was mailed to the neighbors; an open house was held with 10 neighbors in attendance. Mr. Sigel and Mr. Policarpo stated they have been great neighbors and asked that the Board of Supervisors not object to the concept. The Chairman stated the plan is lacking in detail. Mr. Policarpo stated the building has not been designed yet. Ms. Hunsicker stated you need to go to the Zoning Hearing Board to get variance use, and then come back with an architectural review. Ms. Duckett stated she would like to see what the structure will look like because you are putting a commercial building within residential homes; and we cannot determine if this is a good use. Ms. McNeely asked if the small houses will stay. Mr. Policarpo stated two garages will come down. Ms. Hunsicker stated the Zoning Hearing Board decision does not stop the Board from adding conditions. Ms. Zeller attended the Open House and there were questions as to how this building will look. She asked what the long-term ramifications will be for the neighborhood. Bill Vasoli, Brookside Avenue, asked if any physical aspect of the property is preventing it from being used for one of the permitted uses which the current zoning ordinances provide. Ms. Duckett said the current use is a single-family home, and a variance would be needed for anything else. Ms. Zeller asked what this footprint covers. Mr. Sigel stated two homes. The Chairman thanked Mr. Sigel and Mr. Policarpo for attending tonight.

OTHER BUSINESS

Resolution No. 2021 - 10: Authorizing the Execution of an Intergovernmental Cooperation Agreement with Ambler Borough with attached Agreement

Mr. Stein stated this is an Intergovernmental Cooperation Agreement between Ambler Borough and Lower Gwynedd Township whereas Lower Gwynedd Township will assist Ambler Borough with funding of the MIRIA Grant which will oversee the remediation of the Willow Grove Naval Air Station. He stated Ambler Borough will use the funds for remediation of wells #12 and #14 used for Lower Gwynedd Township. He stated Ambler Borough asked Lower Gwynedd Township for an amount not to exceed \$250,000. The Chairman stated the remediation will put filters on the wells. The

Chairman asked for comments. Mr. Brandt asked who determines what well is used for Lower Gwynedd residents. Mr. Stein stated Gilmore Associates reviews the wells and determines which wells will provide water to Lower Gwynedd Township. There were no further comments. Mr. Brandt made a motion to adopt Resolution No. 2021 - 10: Authorizing the execution of an Intergovernmental Cooperation Agreement. Ms. Hunsicker seconded the motion. The motion passed 5 - 0.

Authorization to Review and Submit Application to become a Tree City

The Chairman asked Ms. Hunsicker if her questions on the Application to become a Tree City have been answered. Ms. Hunsicker stated she has received and reviewed the missing information. The Chairman asked if there were any questions. There were none. Ms. Hunsicker made a motion, seconded by Mr. Brandt to authorize the review and submit the application to become a Tree City. The motion passed 5 - 0.

Authorize Purchase of a New Lawn Mower

Mr. Zollers stated the new lawn mower will be replacing the older model which takes care of the parks, baseball fields, sewer areas and ROW along the road. Ms. McNeely asked to consider an electric mower in the future. Mr. Brandt made a motion, seconded by Ms. McNeely. The motion passed 5 - 0.

PUBLIC COMMENTS

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

Carol Jones stated she dropped off a letter to the Township Building regarding state ethics on Linda Sacks activities. She read her letter regarding the Tax Collector using her office to post an election sign. Mr. Grey stated the Township has no jurisdiction on this matter and cannot take any action. Mr. Stein confirmed that the Township cannot take action. Ms. Duckett said we can ask her to remove the sign and suggested we partake in ethics training. Ms. Hunsicker objects to her acting unethically. Mr. Grey stated she owns the building.

MANAGER'S REPORT

Report from the Manager - Municipal activities, projects

Mr. McAnally reminded everyone of the E-Cycle and Paper Shredding Event on Saturday, May 15, 2021 from 8:00 am - 12 noon.

SUPERVISORS COMMENTS

Mr. Brandt noted that the Tax Collector is compensated, and we do not pay rent for her to use the building.

Ms. Hunsicker stated the new Park signs look great and Veterans' Park looks spectacular.

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Mr. Brandt asked Mr. McAnally if the electronic sign at Pen Ambler Road and Bethlehem Pike is budgeted. Mr. McAnally replied yes, and stated we are working on the numbers for the electronic sign.

Ms. Duckett announced a Special Meeting with the Board of Supervisors and the Park and Recreation Board is scheduled for May 12, 2021 at 6:00 pm.

Ms. McNeely stated she is encouraged to see the Tree City application moving forward.

Mr. Grey stated details regarding the Primary Election, the E-cycle and Paper Shredding event, the Board of Supervisors and Park and Recreation Special Meeting are all on the website.

There being no further questions or comments, the meeting was adjourned at 8:25 p.m. until the next Regular Meeting scheduled on May 25, 2021 virtually on ZOOM.

Respectfully submitted,

Carole Culbreth
Assistant Secretary