

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING
TUESDAY, NOVEMBER 23, 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
Neil Stein, Esq., Solicitor
Paul Kenny, Police Chief
Jim Hersh, Township Engineer
Chad Dixon, Township Traffic Engineer
Ken Amey, Zoning Officer

Call to Order and Pledge of Allegiance

The Chairman called the hybrid meeting to order at 7:05 p.m. at the Lower Gwynedd Township Building and virtually on Zoom and led those in attendance in the pledge of allegiance. The Chairman stated the Board of Supervisors met in an Executive Session before the meeting on a personnel matter.

Announcement: Tonight's Board of Supervisors Meeting is being video recorded.

PRESENTATION

Amber Blum and Eric Haflett from McMahan and Associates gave a presentation on a Citizen Reporter Tool, which is an added feature through the Township's GIS Database, TRAISR. The portal will be set up on the website where citizens can report issues or request that work be performed throughout the Township. Once a submission is made, the portal will sync with the internal database and then an email notification will be sent to staff. Ms. Blum demonstrated how the portal functions. Mr. Grey expressed concern that people would try to report emergency issues through the portal. Ms. Blum pointed out that there is a warning that comes up not to report emergency information. Mr. Brandt wanted to know how this tool would be introduced to the residents. Ms. Worman replied that the information will be pushed out through the Township website, e-newsletter, printed newsletter, and an email blast. Ms. Cathy Pagano, resident, questioned if speeding could be reported through the portal as an ordinance violation. Ms. Worman replied that it could not, and added that the portal is not for police issues at all.

BUSINESS AND FINANCE

Receipt of Minutes: November 9, 2021

The Board of Supervisors received the November 9, 2021 meeting minutes. There were no comments. Ms. McNeely made a motion, seconded by Ms. Hunsicker to approve the November 9, 2021 meeting minutes. The motion passed 5 - 0.

Receipt of Year-to-Date Budget Report and Balance Sheet: August 2021

This item was tabled.

BUILDING AND ZONING

Resolution No. 21-23: 776 Johns Lane Preliminary/Final Subdivision Approval

Ms. Christen Pionzio, Esquire was present to discuss this application on behalf of her client Martin Hughes. She stated that her client was agreeable to the conditions contained within the resolution and respectfully requests approval of the proposed subdivision. Ms. McNeely stated that she had objections to two of the requested waivers. She was opposed to providing a full tree removal waiver and requested justification as to how the fee in lieu was determined. She added that she is also opposed to the pedestrian trail/sidewalk waiver request. She asked that consideration be given to the creation of a 100-foot-wide riparian corridor on both sides of the Rose Valley Creek to protect the creek in perpetuity. Ms. Pionzio replied that it is impossible for her client to plant the required number of trees on the property. and therefore, are requesting a waiver and offering a voluntary contribution to the Township instead. The applicant's engineer, Mr. Tim Woodrow, P.E., addressed the request for a riparian corridor. He explained that they have done their best job protecting the riparian areas and floodplain defined on the proposed plans. Placing a 100-foot-wide conservation easement on either side of the creek would sterilize the property making it impossible to build. Ms. McNeely replied that she did not see how that would impact building on the lots and asked what they could do instead. Mr. Woodrow replied that they acknowledge the restrictions and responsibilities of protecting the features but propose the plan as is. Ms. McNeely expressed her concerns of sedimentation in the creek. Mr. Woodrow explained the post construction stormwater management requirements and the NPDES permit requirements and how these cover stormwater management and sedimentation, as well as, rate control and volume reduction. The requirements are recorded against the property and are enforced by DEP and the Township so there are considerable protections in place. Mr. Hersh, Township Engineer, agreed that the plan meets all of the required ordinances minus the waivers. Ms. McNeely questioned whether a stormwater management agreement would be required for this project. Mr. Neil Stein, Township Solicitor, replied that there will be a stormwater management agreement required. He added that perhaps a more robust disclosure about the environmental conditions of the property be added to the homeowners documents. Ms. Joanne Lesko, 775 Johns Lane, represented by her attorney, stated that the plans had been revised since the Planning Commission meeting and because of this she suggested the plan go back to the PC for review. Ms. Lesko reiterated her concerns regarding safety and the three-way stop sign. She also noted the impact the development will have on her historical property and the condition agreed to at the PC meeting that a visual buffer be provided. She requested the BOS defer final approval until the PC has a chance to view the revised plans and vote. Ms. Duckett asked for clarification on the condition of the visual buffer. Ms. Lesko explained that it was discussed at the PC meeting that a visual barrier be added to shield her view of the construction. Ms. Pionzio replied that the historical impact study performed was to determine the impact on the Hughes's property. They've added a barrier and relocated the construction entrance so it was pulled away from Ms.

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Lesko's property. It was discussed at the PC and it is reflected on the plan. Ms. Duckett noted that there was some impact to Ms. Lesko's property and there has been a change made to the plan without resubmission. She questioned if the PC agreed to the buffering on the Hughes's property rather than the Lesko property. Ms. Pionzio replied that this is the extent of the buffering her client is willing to provide. Ms. Loretta Cuff, 332 Kenilworth, reiterated her concern over pedestrian safety in this area. She suggested a speed bump on Susquehanna be considered and the "no entry" sign be made more prominent. Mr. Brandt made a motion to recommend the 776 Johns Lane Subdivision for conditional preliminary/final approval. Ms. Hunsicker seconded the motion. The motion passed 3 ayes (Brandt, Hunsicker, Grey) to 2 nays (Duckett, McNeely).

PUBLIC COMMENTS

The Chairman opened the meeting for public comment for items not on the agenda. There were no public comments.

MANAGER'S REPORT

Authorization to Amend the Agenda

Mr. McAnally requested a motion to amend the agenda to reflect an agenda item to readvertise the 2022 Budget and Fiscal Plan. Ms. Duckett made a motion to amend the agenda and Ms. McNeely seconded the motion. The motion passed 5-0.

Authorization to Readvertise the 2022 Proposed Budget and Fiscal Plan

Mr. McAnally requested authorization to readvertise the 2022 Proposed Budget and Fiscal Plan. The budget is being amended to reflect an increase in the proposed revenue by adding a line item in the amount of \$601,725.00 in the Capital Reserve Fund. This revenue source is considered a deferred revenue through the ARPA recovery funds from the Federal Government. The budget will be readvertised as required. Mr. Brandt made a motion to authorize the readvertisement of the budget and Ms. Hunsicker seconded the motion. The motion passed 5-0.

Mr. McAnally reminded everyone that the Township Offices will be closed for the Thanksgiving Holiday on November 25th and November 26th. He wished everyone a Happy Thanksgiving and Hannukah.

SUPERVISORS COMMENTS

Mr. Brandt and Ms. Hunsicker wished everyone safe and happy holidays.

Ms. McNeely also wished everyone safe and happy holidays. She added that she would like to see the Township give more consideration to the environment.

Ms. Duckett wished everyone a happy Thanksgiving and Hannukah.

Mr. Grey concurred with all of the aforementioned Supervisors' comments.

There being no further questions or comments, the meeting was adjourned at 8:13 p.m. until the next

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meeting scheduled for December 14, 2021 at the Lower Gwynedd Township Building and virtually.

Respectfully submitted,

Jamie Worman

Assistant Township Manager