

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING  
TUESDAY, MARCH 12, 2024**

**SUPERVISORS:**

Danielle A. Duckett, Chairman  
Michael Twersky, Vice Chair  
Janine Martin  
Tessie McNeely  
Jimmy Chong

**STAFF:**

Mimi Gleason, Township Manager  
Jamie Worman, Assistant Township Manager  
Michelle Farzetta, Office Manager  
Neil Stein, Esq., Solicitor  
Fred Zollers, Director Public Works  
Jim Hersh, Township Engineer, Gilmore  
Chad Dixson, Traffic Engineer, Bowman Company

**Call to Order and Pledge of Allegiance**

The Chair called the hybrid meeting to order at 7:12pm at the Lower Gwynedd Township Building and virtually on Zoom and led those in attendance in the pledge of allegiance.

**ANNOUNCEMENTS AND PRESENTATIONS**

The Board of Supervisors (BOS) met in executive session prior to tonight's meeting to discuss matters of potential litigation.

**PUBLIC COMMENTS**

There were no comments.

**BUILDING AND ZONING**

**Consideration of Resolution 2024-XX approving preliminary/final land development for Gwynedd Mercy University's Frances M. Maguire Healthcare Innovation Center (#2303LD)**

Ms. Duckett made a motion to table this item. The applicant was not present and there was no consensus regarding items on the resolution. Mr. Chong seconded the motion. Motion passed 5-0.

**GENERAL BUSINESS**

**Final approval of master plans for Oxford Park, Ingersoll Park, Pen-Ambler Park, and Penllyn Station Trail**

The Park Master Plan project has been funded through a DCED Greenways, Trails, and Recreation

Program Grant. Planning efforts started in early 2023 and continued throughout the year. The proposed improvements were presented to the BOS in the fall of 2023, as well as the community for feedback. Mr. Hersh, Township Engineer, provided a phasing plan for the future implementation of projects outlined in the master plans. The Master Plans are ready to be adopted by the township and the documents will be finalized accordingly and submitted to DCED for grant reimbursement. This phasing schedule is subject to the availability of grants, success of grants being awarded, use of township matching funds and other contingencies. The grants for 2023/2024 have either been awarded or the applications have or will be submitted.

There was discussion amongst the BOS regarding the phasing and projects. Specifically, Oxford Park's playground equipment being replaced before the equipment at Pen-Ambler Park. Ms. Martin stated that the Park and Recreation Board chose to lead off with Oxford Park, as the equipment is no longer available to make repairs. The proposed pickle ball courts at the YMCA were also questioned. Ms. Martin explained that they had investigated the possibility of installing pickle ball courts at the Ambler YMCA, but they are now being proposed at Pen-Ambler Park, as it appears there would be issues with Lower Gwynedd residents getting priority over members and the cost. Ms. McNeely asked if there would be more opportunities for community input. Mr. Hersh responded that there have already been multiple opportunities for public input. The plans have been discussed at BOS meetings and Park and Recreation meetings. The plans were also displayed at the township building for two weeks and the Fall Fest with opportunities to leave comments and feedback.

Tina Martin, 112 Culpepper, member of the Human Relations Commission and a resident of Georgetown, came with questions on behalf of the Board at Georgetown. They have concerns with cost, liability, and the effect the proposed Penlyn Station Trail will have on the Georgetown community. Tina Martin is frustrated as the residents of Georgetown will be directly affected by this trail and they have not received any communication from the township. The BOS and township staff assured Tina Martin that when a specific project affects Georgetown directly, they will receive notification of said project and the date on which it will be discussed so they can attend. This evening there is no specific project being authorized, we are only approving the master plans and the phasing tonight. Mr. Hersh also informed her that when the trail is installed it will be in the township right-of-way, therefore responsibility would fall rest with the Township.

Ms. Duckett made a motion to approve the master plans including the proposed phasing, seconded by Ms. Martin. Motion passed 5-0.

### **Consider an amendment to Chapter 282 in the Township Code revising the structure of the Historic Advisory Committee**

On February 27<sup>th</sup> the BOS approved advertisement of an ordinance to amend chapter 282 of the Township Code revising the structure of the Historic Advisory Committee (HAC). The new structure

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would appoint members to a one-year term and participation would vary each term depending on the events and/or stories being told. The current structure is more formal and has proved to be counterproductive to the primary intent of calling attention to the rich history of the community. This change will allow the HAC to work more efficiently and keep its focus on Historical Markers. Ms. Duckett made a motion to adopt Ordinance 544 amending Chapter 282 of the Township Code, seconded by Ms. Martin. Motion passed 5-0.

**Resolution #2024-11 revising the structure of the Historic Advisory Committee**

Ordinance 544 amended Chapter 282 of the Township Code amending the structure of the HAC. Resolution #2024-11 revises the structure of the HAC to a less formal framework. Ms. Duckett made a motion, seconded by Ms. Martin, to approve Resolution #2024-11 revising the structure of the HAC. Motion passed 5-0.

**Change order for replacement of deteriorating 42" pipe under Sumneytown Pike as part of the Spring House Intersection Improvement Project**

During the installation of Manhole S-14, it was discovered that the existing 42" stormwater pipe under Sumneytown Pike was deteriorated and in need of replacement. Earlier in the day Ms. Gleason received communication from Montgomery County that they did not wish to move forward with the replacement and scheduled a meeting to discuss on Wednesday, March 13<sup>th</sup>. There was active conversation amongst the BOS, as they would prefer the pipe to be replaced while the road is opened. There were questions regarding the implication of covering the pipe up with no repairs. Mr. Dixon stated that not repairing the pipe could lead to increased flooding on the roadway and if there were to be a catastrophic failure of the pipe a possible sinkhole. Ms. Duckett made a motion to table this item for now and see what the outcome of the meeting with the County is. This motion was seconded by Mr. Twersky. Motion passed 5-0.

**Authorization to advertise amendments to Chapter 420 of the Township Code adding brake retarder restrictions on Sumneytown Pike and Route 202**

In fall of 2023 PennDOT, Montgomery County and Lower Gwynedd Township completed a traffic engineering study to determine if engine brake retarders could be prohibited on Dekalb Pike and Sumneytown Pike. After completing the study PennDOT and Montgomery County approved prohibitions of engine brake retarders on Dekalb Pike between School House Lane and Hancock, as well as on Sumneytown Pike between Swedesford Road and Dekalb Pike. Staff are seeking authorization to advertise an amendment to Chapter 420 of the Township Code adding brake retarder restrictions in the above-mentioned areas. Ms. Duckett made a motion, seconded by Mr. Twersky, to advertise the amendment to Chapter 420 of the Township Code. Motion passed 5-0.

**Approval of minutes - February 27, 2024**

The BOS received the minutes from the February 27, 2024, BOS meeting. There were no questions or comments. Ms. Duckett made a motion, seconded by Ms. Martin, to approve the February 27<sup>th</sup> BOS minutes. Motion passed 5-0.

Ms. Duckett made a motion to add the approval of the February 29, 2024, Joint BOS/EAC meeting minutes to the agenda. Ms. Duckett made a motion, seconded by Mr. Twersky, to add this approval to the agenda. Motion passed 5-0.

**Approval of Minutes – February 29, 2024, Joint BOS/EAC meeting**

The BOS received the minutes from the joint meeting of the BOS and EAC on February 29, 2024. There were no questions or comments. Ms. Duckett made a motion to approve the February 29<sup>th</sup> minutes. Mr. Twersky seconded this motion. Motion passed 5-0.

**SUPERVISOR LIAISON REPORTS**

There were no reports to review for this meeting.

**STAFF UPDATES**

There were no updates from staff.

**SUPERVISORS COMMENTS**

Ms. McNeely had no comments.

Ms. Martin reminded everyone about the Egg Hunt on March 23<sup>rd</sup> from 10-11.

Mr. Chong had no comment.

Mr. Twersky had no comment.

Ms. Duckett thanked staff for all their work on the park plans.

**Adjournment**

Ms. Duckett made a motion at 8:21 to adjourn the meeting seconded by Ms. Martin. Motion passed 5-0.