

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING
TUESDAY, MAY 28, 2024**

SUPERVISORS PRESENT:

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
Paul Kenny, Police Chief
Jim Hersh, Gilmore Associates Township Engineer
Chad Dixon, McMahan Traffic Engineer
Fred Zollers, Director Public Works
Melinda Haldeman, Finance Director
John Farrell, Project Manager

Call to Order and Pledge of Allegiance

The Chair called the hybrid meeting to order at 7:00pm 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 real estate and potential litigation and received an educational presentation from the Solicitor.

Recognition of Leola Hubbard's induction into the Montgomery County Voter Hall of Fame

Lower Gwynedd resident Leola Hubbard was inducted into the Montgomery County Voter Hall of Fame in April of 2024. Ms. Hubbard received this recognition, as she has voted in every election, both general and primary for 60 years. Ms. Duckett presented her with a proclamation on behalf of the BOS recognizing this accomplishment.

Recognition of Gwynedd Mercy Academy's Daisy Troop for installation of a free library in Oxford Park

Ms. Martin spoke about a service project completed by Gwynedd Mercy Academy's Daisy Troop 7083. The Girl Scouts used money from their cookie sales to install a "Little" Free library at Oxford Park. They have stocked it with books for all ages. Residents can both borrow and donate books to this library. A certificate of recognition was presented to the troop, pictures were taken and one of the troop members spoke about the project.

Appreciation of the Community Response Unit's two years of success and welcome to a new addition to the CRU

Ms. Duckett spoke about the CRU and its success over the past two years. They have provided the

community with programs for all ages. These events include the food drives, Touch a Truck, Kona with the Cops and speaker events at the senior living centers about scammers. The CRU is building closer relationships with the public and the police force. This is a new model of policing with a community centered approach. Ms. Duckett thanked Sgt Henry and welcomed Officer Sharkey to the CRU. Chief Kenny thanked the BOS for their support. It is their commitment that made this program possible.

PUBLIC COMMENT

There was no public comment.

BUILDING AND ZONING

Presentation of 2-lot subdivision plan for 1616 Schoolhouse Lane (#24-03SUBD)

Bernadette Kearney from HRMML was present on behalf of the applicant, filling in for Christen Pionzio. The existing dwelling will remain on lot#1 and a new single-family home will be put on Lot#2. The new lot will have access off Gypsy Hill Road and the existing home will continue from School House Lane. The application has received all the required reviews and was recommended by the Planning Commission with compliance of all review letters. The house on lot #2 could potentially be 4500 square feet, but until the subdivision is complete and the lot is sold, the exact size is not known. The issue that most concerned the BOS was the tree removal required. A landscaping map was provided by an arborist who laid out the building envelope and has indicated the trees that will be removed and those that will remain. It is indicated 405 caliper inches of trees would be removed. The applicant, Jack McCord, is willing to pay a fee in lieu or plant trees in other areas of the township to replace those that are removed. If there were to be a fee in lieu, the next question was how much would that be? For Mr. Stein to draft a resolution a fee would need to be included. The other concern is that more trees could potentially be removed once the house is built. There are additional waivers requested for sidewalks and trails, as well as for the cartway. Mr. Stein is going to discuss these with Ms. Pionzio and will then draft a resolution for approval at an upcoming BOS meeting.

Discussion about Board positions on pending Zoning Hearing Board (ZHB) applications

The BOS was given a list of all pending ZHB applications. Ms. Martin made a motion, seconded by Mr. Twersky, to send Mr. Stein to the June ZHB meeting to represent the township for the application at 821 N. Bethlehem Pike. Motion passed 5-0.

Mr. Twersky made a motion, seconded by Ms. Martin, to send Mr. Stein to the ZHB meeting on June 17, 2024, to request interpretation and oppose the request for accessory use at 727 Norristown Road. Motion passed 5-0.

GENERAL BUSINESS

Review Use of Reserves plan for capital projects

Ms. Gleason presented the BOS with a capital project plan that shows the projects planned to meet the needs and wants of the community and how to pay for them. The goal is to maintain sufficient reserves to commit as matching funds for grants, have funds to pay projects before grants are reimbursed and retain a quality bond rating. Staff has worked on the total cost for all capital projects,

May 28, 2024

including ongoing projects, purchases, building maintenance, vehicles, fire companies and roads. The total for all projects between now and 2030 is \$29 million. This cost does not include a new Public Works facility. The BOS agreed that there needs to be a prioritization between needs and wants. Stormwater management and flooding are a need and priority. Ms. Gleason will come back with a revised plan that will phase the projects over a longer more realistic time period that will then help with prioritizing and funding.

Resolution #2024-19 Authorizing submission to the PA Department of Community and Economic Development of a Watershed Restoration and Protection Program (WRPP) grant application for the Janssen Riparian Enhancement and Streambank Restoration project required for Lower Gwynedd's pollutant reduction plan

Staff are seeking a grant through WRPP in the amount of \$187,000 to install riparian restoration enhancements and streambank stabilization along a portion of a tributary to Neshaminy Creek. This project will create a 100-foot continuous wooded buffer along the eroded streambanks. This project is required as part of the Township's DEP MS4 permit and is included in the pollutant reduction plan for reducing sediment in Little Neshaminy. We are also proposing a 15% match for the application. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve Resolution #2024-19 authorizing the submission of a grant application in the amount of \$187,000. Motion passed 5-0.

Resolution 2024-20 Authorizing submission to the PA Department of Community and Economic Development of a Flood Mitigation Program grant application for the Penllyn Neighborhood Flood Study

Staff are seeking a grant in the amount of \$54,400 through a DCED Flood Mitigation Grant to conduct a survey and perform a HEC-RAS Flood Study of a portion of the Willow Run and Wissahickon Creek within the Penllyn area of the Township. This study will help to determine flood elevations and identify stormwater improvements that will help reduce the runoff to the flood prone residences. We are proposing a 15% match with the application. Ms. Duckett made a motion, seconded by Mr. Chong, to approve Resolution #2024-20 authorizing submission of a grant application in the amount of \$54,400. Motion passed 5-0.

Consideration of contract with H.K. Keller to serve as auctioneer for sale of Ingersoll House

Township Staff have been working with Lei Berry to identify an experienced auctioneer to offer the Ingersoll Estate for sale at a public auction. H.K. Keller has been selected and comes highly recommended. H.K. Keller's terms and conditions have been reviewed by staff and Mr. Stein. These terms are in alignment with the PA Second Class Township Code. A special public meeting will be held for the auction on a date not yet determined. Ms. Duckett made a motion, seconded by Ms. Martin, to approve of Ms. Gleason signing the agreement with H.K. Keller to serve as the auctioneer for the sale of the Ingersoll House. Motion passed 5-0.

Consideration of change order to revise bridge foundation for the Bethlehem Pike pedestrian improvement

Mr. Hersh discussed the ongoing construction for the Bethlehem Pike Pedestrian Bridge. A water main has been discovered that will prevent the bridge from being installed as planned. Therefore, a change needs to be made to the installation that will have no impact on the water line. After speaking with staff and the contractor, the best option is to install piles next to the water line that will support the 60-foot bridge ready to be shipped. This will require a change to the foundation for the

May 28, 2024

bridge. A rough design has been done and in the worst case the total cost for the change would be \$160,000. Currently the project is under budget by \$130,000, so this change order would put us over by \$30,000 if the entire estimated cost were needed. This project needs to be completed by the end of June, as a grant is being used to help pay for this project. Ms. Duckett made a motion, seconded by Mr. Chong, to approve the change order to revise the bridge foundation. Motion passed 5-0.

Township Engineer Report

Mr. Hersh provided the Engineer's report for May of 2024. There were no questions or comments.

Traffic Engineer Report

Mr. Dixon provided the traffic engineer's report for May of 2024. There were no questions or comments.

Finance Report - April 2024

The BOS received the Year-to-Date (YTD) Financial Packet for April of 2024. There were a few questions regarding the YTD Budget report. The BOS thanked Ms. Haldeman for highlighting the reports, as it makes them easier to understand.

Approval of invoice Report

The BOS received the Invoice report for all checks dated May 28, 2024, totaling \$104,108.77. There were no questions or comments. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the invoice report. Motion passed 5-0.

Approval of minutes - May 14, 2024

The BOS received the minutes from May 14, 2024, BOS meeting. There were no questions or comments. Ms. Duckett made a motion, seconded by Ms. Martin, to approve the May 14, 2024, meeting minutes. Motion passed 5-0.

SUPERVISOR LIAISON REPORTS

The BOS received reports for the Park and Recreation Board and the Human Relations Commission (HRC). Mr. Twersky asked about the proposed idea of benches and digital message board at the former Texaco lot. He suggested reaching out to the Rotary, as they had approached him previously about partnering with the township to put something in that location. Mr. Twersky also thanked Mr. Stein for the presentation he gave to the HRC.

STAFF UPDATES

Northern Montgomery County Recycling Commission revision to intergovernmental agreement

Ms. Worman stated that there may be a change requested to the recycling ordinance, as part of the Township's participation in the Northern Montgomery County Recycling Commission. Annual state grant funding for recycling received by the Commission was typically distributed to member municipalities based on population. The members are now recommending that format be changed so that funds will be distributed based on the actual recycling total. This way will be more equitable for the members of the Commission.

Twp employees respond to daytime fire call

Ms. Gleason mentioned that several township employees are volunteer firefighters with the

May 28, 2024

Wissahickon Fire company. If calls come in during the workday and they can leave work, then they will go and attend to the fire call. Two of our Public Works employees left for a fire last week and rescued a dog in Upper Dublin from a house fire. Ms. Duckett commended their heroism.

Tree City recognition

Ms. Duckett congratulated everyone on the Township obtaining the status of a Tree City USA through the Arbor Day Foundation.

PECO and MontCo 2040 grants

Ms. Worman announced that we were awarded the PECO Green Region grant for pollinator gardens at two parks and the Montco 2040 grant for the Penllyn Train Station Trail. We also heard from DCNR regarding a community partnership grant. The most they will typically fund is \$250,000. They are not promising anything but they want to go back to the committee to see if they will give us \$200,000 for the playground at Oxford Park.

SUPERVISORS COMMENTS

Ms. McNeely congratulated those recognized earlier in the meeting. She also thanked the staff for helping to make the community a nice place for everyone to live.

Ms. Martin reminded everyone about the pride flag event on May 31st and the Historic Advisory/Wissahickon Valley Historic Society Speaker event on June 4th at the Township building. She also thanked those who sponsored the Touch a Truck Event.

Mr. Chong thanked Ms. Haldeman for her hard work. The presentation of the 2023 financial statements by the Township's appointed auditor to the elected Board of Auditors meeting went well due to her hard work getting everything organized.

Mr. Twersky gave a shout out to Mr. Zollers for his work at the Hatboro Fire company.

Ms. Duckett reminded everyone about the pride flag raising and thanked the staff for all that they do.

Adjournment

Ms. Duckett made a motion at 9:10pm, seconded by Mr. Twersky, to adjourn the meeting. Motion passed 5-0.

Respectfully submitted,

Michelle Farzetta
Office Manger