

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING  
TUESDAY, DECEMBER 10, 2024**

**SUPERVISORS:**

Danielle A. Duckett, Chair  
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  
Paul Kenny, Police Chief  
John Farrell, Project Manager/Emergency Management Coordinator

**Call to Order and Pledge of Allegiance**

The Chair called the hybrid meeting to order at 7:06pm 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 an executive session on December 4, 2024, to discuss matters of real estate, personnel, and litigation, and prior to tonight's meeting to discuss matters of litigation and personnel.

**PUBLIC COMMENTS**

There was no public comment.

**BUILDING AND ZONING**

**PRESENTATION by the Montgomery County Planning Commission: Lower Gwynedd's Comprehensive Land Use Plan**

Claire Warner, with the Montgomery County Planning Commission, provided an update on the Comprehensive Plan. Ms. Warner reviewed the community surveys and feedback from the open houses. The top issues from that public input are parks and open space, road safety and traffic, historic preservation, redevelopment of the Bethlehem Pike corridor, and walkability. The Comprehensive Plan is still in a draft state. The steering committee will continue to meet to discuss the Bethlehem Pike corridor.

**Discussion about Zoning Hearing Board application for 412 Plymouth Road**

Ms. Worman stated that a Zoning Hearing Board application has been submitted for the property at 412 Plymouth Rod. The property owners are asking for a variance to subdivide their property and create a flag lot with an access strip. The ordinance was amended in February of 2024 requiring a 50-foot opening to the flag lot, while the plan for this property shows a 45-foot access. After discussion, the BOS decided to send Mr. Stein to the Zoning Hearing Board meeting in opposition to the application as it conflicts with the current ordinance. Ms. Duckett made a motion to send Mr. Stein to oppose the application on behalf of the township, seconded by Mr. Twersky. Motion passed 5-0.

**GENERAL BUSINESS**

**Consider Resolution #2024-33 authorizing the filing of a declaration of taking for the condemnation of a parcel of land consisting of approximately 10 acres, being a part of 1201 Sumneytown Pike, for the construction and operation of a Township public works facility**

Resolution #2024-33 authorizes the filing of a declaration for the condemnation of a 10.37 acre of land at 1201 Sumneytown Pike. Mr. Farrell gave a presentation regarding the needs for the new facility and reasons for this location. A court reporter was present to take the minutes for this agenda item. Ms. Duckett made a motion, seconded by Ms. McNeely, to approve Resolution #2024-33. Motion passed 5-0.

**Consider approval of list of volunteer firefighters to receive 2024 earned income tax credits**

A Volunteer Service Credit Program was adopted in 2023 for volunteers from the Wissahickon Fire Company and the North Penn Volunteer Fire Company. This program provides up to a \$1,000 credit for earned income tax (EIT) for qualifying volunteers. The fire chief from Wissahickon Fire Company provided a notarized list of Lower Gwynedd taxpayers who satisfied the eligibility criteria in Resolution #2023-16 that accompanied ordinance 540. No volunteers from North Penn were eligible. Ms. Duckett made a motion, seconded by Ms. McNeely, to approve the list of volunteers for the tax credits. Motion passed 5-0.

**Consider approval of 2025 Final Budget**

The BOS reviewed the 2025 Budget and authorized advertisement of the preliminary budget at the November 12, 2024, meeting. There were no comments from the public regarding the proposed budget. Ms. Duckett made a motion, seconded by Ms. Martin, to approve the 2025 budget. Motion passed 5-0.

**Resolution #2024-34: Approving 2025 Property Tax Millage**

Resolution #2024-34 sets the annual tax rate on all real estate property within Lower Gwynedd Township subject to Township taxation for fiscal year 2025. There are no changes to the total rate, however a portion of the rate is shifting from the recreation fund to the general fund, following a shift of park maintenance expenses from the recreation fund to the general fund. Also, staff recommends removing assessments from two of the street light districts in Pen Ambler and Penllyn. There were no questions or comments. Ms. Duckett made a motion to approve Resolution #2024-34, seconded by Mr. Twersky. Motion passed 5-0.

Board of Supervisors Minutes  
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**Approval of invoice report for December 10, 2024, payment warrant**

The BOS received the warrant report for all checks dated December 10, 2024, totaling \$1,158,240.84. There were no questions or comments. Ms. Duckett made a motion, seconded by Ms. Martin, to approve the checks dated December 10, 2024. Motion passed 5-0.

**Approval of Board of Supervisor minutes for November 26, 2024**

The BOS received the meeting minutes from the November 26, 2024, BOS meeting. There were no questions or comments. Ms. Duckett made a motion, seconded by Ms. McNeely, to approve the November 26, 2024 BOS minutes. Motion passed 5-0.

**SUPERVISOR LIAISON REPORTS**

There were no reports to include.

**STAFF UPDATES**

Ms. Gleason mentioned that there will be a meeting at the end of the week with staff, Eric Rudolph, and the Wissahickon School District, to discuss the chiller issue at Wissahickon Middle School.

**SUPERVISORS COMMENTS**

All the supervisors thanked the staff for the work on the new Public Works Facility. They also thanked the state and local Representatives for their help with grant funding throughout the year. There are a lot of improvements coming in the new year. They wished everyone a Happy Holiday!

**Adjournment**

Ms. Duckett made a motion, seconded by Mr. Chong, at 8:40 pm to adjourn the meeting. Motion passed 5-0.

Respectfully submitted,

Michelle Farzetta  
Office Manager