

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING  
TUESDAY, JULY 22, 2025**

**SUPERVISORS PRESENT:**

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  
Paul Kenny, Police Chief  
Fred Zollers, Director Public Works  
Melinda Haldeman, Finance Director  
John Farrell, Project Manager/Emergency Management Coordinator  
Jim Hersh, Township Engineer-Gilmore and Associates  
Chad Dixon, Township Traffic Engineer, Bowman

**Call to Order and Pledge of Allegiance**

The Chair called the hybrid meeting to order at 7:11pm 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 July 8, 2025, and prior to tonight's meeting to discuss matters of potential litigation related to zoning, code enforcement, and emergency services and matters of real estate related to parks.

Come out to Pen-Ambler Park for the next summer concert on Wednesday, July 23<sup>rd</sup>, featuring Patrice Hawthorne at 7 pm. This month's food truck is From the Boot on the Move starting at 6:30 pm.

Senator Maria Collett and Rep. Liz Hanbidge are holding a license plate restoration event with the Lower Gwynedd Police in the Township Building parking lot on Saturday, August 2<sup>nd</sup> from 9 to 11 am.

**Recognition of Henry (Hank) Stoebenau for his years of service on the Township's Zoning Hearing Board**

Hank Stoebenau has been a volunteer in Lower Gwynedd Township for 19 years. He served on both the Municipal Authority and the Zoning Hearing Board. Hank is moving out of the township so is resigning his position. Ms. Duckett thanked Hank for his years of service and presented him with a proclamation

and gift from the township. Hank thanked the BOS for the recognition. He has lived in the township for 47 years. His time volunteering has been both educational and rewarding.

**Remembering former Solicitor James J. (Jim) Garrity**

Ms. Duckett spoke of Mr. Garrity, remembering his time as a former solicitor for the township. On behalf of the current BOS and all former supervisors, she sent condolences to his family and friends.

**PUBLIC COMMENT**

There were no comments from the public.

**BUILDING AND ZONING**

**Appoint E. Van Rieker to the Zoning Hearing Board (ZHB) to fill a vacancy as an alternate through September 12, 2025, and then as a regular member for the remainder of the term through 12/31/2025**

A vacancy is opening on the ZHB due to Mr. Stoebenau's resignation. The BOS have chosen to appoint E. Van Rieker to fill the position for the remainder of the year. Ms. Duckett made a motion, seconded by Mr. Twersky, to appoint Mr. Reiker to the ZHB. Motion passed 5-0.

**Consider approval of the Decision & Order for Gwynedd Mercy Academy High School's conditional use application to allow a pedestrian improvement to encroach into a riparian buffer**

A public hearing was held at the June 24<sup>th</sup> BOS meeting for a conditional use application for Gwynedd Mercy Academy High School. They are requesting approval to install a paved trail and pedestrian bridge that will allow direct access to the athletic fields in the rear of the campus. Grading work is needed within the riparian corridor, requiring conditional use approval. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the decision and order for Gwynedd Mercy High School. Motion passed 5-0.

**Consider approval of Decision & Order for Foulkeways' conditional use application for a storm pipe to encroach into a riparian buffer**

A public hearing was held at the June 24<sup>th</sup> BOS meeting for a conditional use application for Foulkeways at Gwynedd to install 140 feet of pipe within an existing drainage channel for preparation of a future fitness center. Conditional use approval is required because a riparian and wetland buffer must be 25 feet and any disturbance within the area needs approval. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the decision and order for Foulkeways at Gwynedd. Motion passed 5-0.

**Discussion with Gwynedd Estates about historic structure on the property**

The township received communication that the applicant asked to table this item. Ms. Duckett made a motion to table the Gwynedd Estates Historic Structure discussion, seconded by Ms. Martin. Motion passed 5-0.

**Resolution 2025-12, Approval of Sewer Planning Module for Gwynedd Estates**

A land development plan for a two-story building at Gwynedd Estates was approved in January 2025. This new assisted living facility will add 39 units, creating an additional wastewater flow of 3,937.50

gallons per day. A Sewage Facilities Planning Module is required for the new building by the PA Department of Environmental Protection (PADEP). Resolution #2025-12 is the approval resolution for the amendment of Act 537 the Official Sewage Facilities Plan to PADEP. Ms. Duckett made a motion, seconded by Ms. Martin, to approve Resolution #2025-12 for approval of Gwynedd Estates Sewer Planning Module revision. Motion passed 5-0.

**Review revised sketch plan for gas pumps and a convenience store at 1100 N. Bethlehem Pike and provide feedback to applicant**

The township received communication that the applicant was not ready to present the revised plan. Ms. Duckett made a motion to table the revised sketch plan for 1100 N. Bethlehem Pike, seconded by Ms. McNeely. Motion passed 5-0.

**Review Zoning Hearing Board application for 1348 Sumneytown Pike (Owens-Evans property) and determine action to be taken, if any (Mr. Twersky recused himself from this agenda item, as the applicant is represented by a partner in his firm.)**

Whitefield Homes LLC has filed an amended Zoning Hearing Board application for the property located at 1348 Sumneytown Pike. The applicant is asking for a special exception pursuant to section 1298.19(d) to permit area and bulk regulations associated with a historical resource to be varied/reduced to facilitate the subdivision.

Ms. Duckett opened the conversation stating that she has concerns about this property. Ms. Martin, Ms. McNeely, and Mr. Chong also expressed concerns related to encroachments on wetlands, the size of the proposed lots and the fact that the area is heavily wooded, therefore many trees need to be removed.

Joseph Clement, Wisler Pearlstine, represents a group of neighbors and spoke on their behalf. Mr. Clement said that the applicant is misapplying the historic resource special exception. The historic parcel is a separate 4.1-acre lot, and the historic resource only applies to that parcel, not the entire property.

Daniel Lyons, Fox Rothschild represents the applicant. Mr. Lyons stated that he was there to answer any questions. Mr. Lyons said they will address those concerns at the ZHB hearing. He stated that the property is one 15-acre lot based on records from the Montgomery County Board of Assessments. Mr. Lyons said that a special exception is permitted, and he believes that they will meet the criteria. He said relief will not be needed for removal of the trees and conditional use would be required to cross the wetlands. Ms. Worman asked if a historic impact study had been completed. Mr. Lyons replied that they are in the process of completing this.

Several residents expressed concerns about the possibility of this property being developed. Greg Horn, 1013 Evans Road, has concerns with the ingress and egress. He feels there will be both safety and traffic issues. Pam McKernan, 1347 Sunset Drive has concerns with flooding. There appears to be several large basins on individual lots, and she wondered who would be responsible for managing them, the homeowner or an HOA? Mr. Lyons stated that there would be an HOA and there would be easements over the lots. Steve Wheatman, 1441 Parsons Lane, has concerns about traffic mitigation at Evans and Sumneytown Pike. Eric Holmquist, 1500 Evans Road, asked what Mr. Stein's role would be in this. Mr. Stein replied that, based on the discussion, he expected he would represent the township in opposition to

the plan. Ms. Duckett made a motion, seconded by Ms. McNeely, to send Mr. Stein in opposition to the ZHB application. Motion passed 4-0. (Mr. Twersky recused)

**Introduction of sketch plan for proposed townhouse redevelopment of Spring House Nursery and surrounding properties in the triangle between Cedar Hill Road and Bethlehem Pike, by Route 309**  
*(NOTE: A larger presentation of this plan will be made at the Supervisors' September 9<sup>th</sup> meeting)*

Pete Penna gave a presentation for a carriage home community that he is calling Gwynedd Pointe. This is a 9.5-acre triangle shaped piece of land at Cedar Hill and Bethlehem Pike by Route 309. This development will be like his Fairland Village development, also in Lower Gwynedd, however based on resident feedback he would not be including commercial buildings. Since Mr. Penna submitted the presentation for discussion at tonight's meeting, he has purchased the 6<sup>th</sup> and final parcel in the "triangle" bordered by the 3 roads making up the 9.5 acres total for this development. He is proposing 48-52 town homes with equivalent overflow parking spots. There would be one entrance on Cedar Hill Road and one on Bethlehem Pike. There should be little impact on the schools, as the residents who currently reside in their homes typically have no children.

Barabra O'Connor, 1519 Cedar Hill Road has concerns about traffic and buses. Eric Holmquist, 1500 Evans Road, asked if sound walls would be needed and if so, who would be responsible for installing them. Mr. Penna said this is something we cannot answer right now. Mr. Twersky said anyone who buys in the development should know that there would be some noise, as they are on or near 309.

Ms. Duckett thanked Mr. Penna for his presentation. She would like to give the public a chance to see the proposed plan and share questions and concerns at the September 9<sup>th</sup> BOS meeting.

## **GENERAL BUSINESS**

**Consider authorization to advertise a public hearing for an Amendment of the Conservation Easement for Penllyn Woods Park extending the easement to parcel #39-00-04414-00-2**

On April 17, 2025, the Montgomery County Board of Commissioners authorized the township to locate a cell tower in Penllyn Woods with a number of conditions, including that the township and Wissahickon Trails would work together to identify a township-owned property that both parties agree is suitable for enhancements of its conservation value via a transaction such as a fee simple dedication or placement of a conservation easement to be held by Wissahickon Trails. Discussions are progressing and may involve amending the conservation easement currently on Penllyn Woods Park. Due to the lengthy approval process for the cell tower, as well as the 30-day waiting period for a legal notice advertisement, staff is asking for the BOS to authorize advertisement of the legal notice now for the public hearing for this amendment to the conservation easement. Ms. Duckett made a motion, seconded by Ms. Martin, to approve the advertisement of the amendment to the conservation easement. Motion passed 5-0.

**Financial report – June 2025 / Mid-Year Review**

Ms. Haldeman provided the financial report for June 2025 and provided a mid-year review of the budget year-to-date. Ms. Haldeman discussed revenues and expenses, as well as the Capital funds, Sewer funds and Operating funds. She discussed the bond funds and the transfer of money for the Public Works project. All funds are on target and within budget.



**Resolution #2025-13, Reimbursement through Bond Proceeds**

A reimbursement resolution for a bond issuance permits the township to pay out money for an intended project prior to the money being received from the bond. When the proceeds from the bond are received, the township will reimburse itself with those funds. This year Lower Gwynedd anticipates issuing debt not to exceed \$10 million. This issuance is subject to arbitrage, which means we are not permitted to retain earnings more than the bond yield. Also, proceeds are required to be spent based on a specific schedule within a 24-month period. As a result, it would be more advantageous to pay for the land acquisition from this bond issuance instead of the 2024 bonds. Resolution #2025-13 will allow the township to reimburse itself payments made for the Public Works Project 60 days prior to the adoption of the resolution. This would apply to the land purchase on June 27, 2025. Erik Holmquist, 1500 Evans Road, inquired about the Public Works project and the timeline. The BOS and Ms. Gleason explained that we are still working on the design proposals and the timeline. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve Resolution #2025-13 for the \$10 million bond issuance reimbursement. Motion passed 5-0.

**Consider approval of the Lower Gwynedd Township Sidewalks and Trails Plan**

The sidewalk and trail plan has been discussed at previous meetings and feedback has been provided from the BOS and the public. Updates have been made to the priority routes and suggestions for the existing map were reviewed and added where appropriate. The final plan is now complete and ready for approval. Ms. Duckett made a motion, seconded by Ms. McNeely, to approve the Lower Gwynedd Township Sidewalk and Trail Strategic Plan. Motion passed 5-0.

**Consider approval of Gilmore and Associates proposal in the amount of \$23,500 to complete work needed for the Pen-Ambler Park Act 2 final report to DEP**

A portion of property at Pen-Ambler Park requires some remedial work to complete and close out the Act 2 final report so that it can be reviewed and ultimately approved by PADEP. Gilmore has submitted a proposal for additional sampling and soil analysis, and completion and submission of the remedial investigation report, cleanup plan, and final report. The total proposal is \$23,500. Gilmore will provide an additional proposal should additional remedial work be required. This proposal would be included in the 2026 budget. Ms. Duckett made a motion, seconded by Ms. Martin, to approve the proposal from Gilmore to complete the work at Pen Ambler Park for the Act 2 final report. Motion passed 5-0.

**Consider authorizing \$200 donation to Horseways' 2025 Paperchase**

The Park and Recreation Board is recommending a donation of \$200 to the Horseways 2025 Paperchase event. Horseways is an active organization in our community that uses our parks and trails for equestrian riding. The paper chase is a timed riding event throughout Manderley Farm and The Highlands in the month of September. Ms. Duckett made a motion, seconded by Ms. Martin, to approve the \$200 donation to Horseways Paperchase Event. Motion passed 5-0.

**Township Engineer Report – July 2025**

Prior to the meeting, Mr. Hersh provided the Gilmore Engineers report for July 2025. There were no questions or comments.

### **Traffic Engineer Report – July 2025**

Prior to the meeting, Mr. Dixon provided Bowmans Project Status Report for July 2025. There were no questions or comments.

### **Approval of invoice report for July 22, 2025**

The BOS received the invoice report for checks dated July 22, 2025, totaling \$582,331.19. There were no questions or comments. Ms. Duckett made a motion, seconded by Ms. McNeely, to approve the invoices dated July 22, 2025. Motion passed 5-0.

### **Approval of minutes – June 24, 2025**

The BOS received the meeting minutes from the June 24, 2025, BOS meeting. There were no questions or comments. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the minutes. Motion passed 4-0. (Ms. Martin abstained as she was not present for the meeting)

## **SUPERVISOR LIAISON REPORTS**

The BOS received the Liaison Reports for the EAC and the Park and Recreation Board. There were no questions or comments.

## **STAFF UPDATES**

Ms. Worman announced that the stormwater QWIP is finally ready for submission to PADEP.

## **SUPERVISORS COMMENTS**

Ms. McNeely thanked all staff that worked on the sidewalk and trail strategic plan.

Ms. Martin stated that we are at full vendor capacity for Fall Fest. She also reminded everyone of the concert in the park tomorrow evening.

Mr. Chong thanked everyone for all the work they do on a regular basis.

Mr. Twersky stated that the former Texaco lot looks good. He thanked Public Works and the Park and Recreation Board for their work on this project.

Ms. Duckett echoed everyone's comments.

### **Adjournment**

Ms. Duckett made a motion, seconded by Mr. Twersky to adjourn the meeting at 8:44pm. Motion passed 5-0.

Respectfully submitted,

Michelle Farzetta  
Office Manager