

LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, December 9, 2025, 7:00 p.m.

To join the meeting via Zoom:

<https://us02web.zoom.us/j/81603606658?pwd=o1CEBv0oRD0L3aRtlXGb9Ojfu2sweh.1>

Call #: 1-646-876-9923



CALL TO ORDER AND PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS AND PRESENTATIONS

The Board of Supervisors met in executive session prior to tonight's meeting to discuss matters of real estate related to easements and road rights-of-way, potential litigation related to code enforcement, and matters of personnel.

Congratulations to Lower Gwynedd Township volunteer and resident, Dick Target, for receiving a 2025 National Philanthropy Day Award from the Greater Philadelphia Chapter of the Association of Fundraising Professionals in the category of Outstanding Individual Philanthropist.

Congratulations to Foulkeways for receiving Montgomery County's 2025 Charles J. Tornetta Planning Advocate Award for [sustainability planning, environmental stewardship, and community engagement](#), encompassing projects and practices embedded throughout the property's 130 acres and into the residents' daily lives.

PRESENTATION BY POLICE DEPARTMENT: overview of e-bike laws and safety and ideas for Police Department community outreach education

PUBLIC COMMENTS

Citizen comments, concerns, or questions for items not on the agenda
(Comments on agenda items will be taken when those items are discussed by the Board)

BUILDING AND ZONING

1. Public hearing to consider, and potentially approve, Ordinance # 552, an amendment to F District regulations in the zoning ordinance and zoning map boundaries as requested for Ambler Yards' proposed self-storage and apartment development
2. Public hearing to consider Ordinance #553, an amendment to zoning ordinance regulations and zoning map boundaries for the Lower Pike Overlay District as requested for a proposed townhouse redevelopment of Spring House Nursery and surrounding properties

GENERAL BUSINESS

1. Consider approval of the 2026 Final Budget

2. Resolution 2025-19 setting the real estate tax rate and streetlight assessments for 2026 (no increase in rate)
3. Resolution 2025-20 ratifying supplemental appropriations
4. Resolution 2025-21 authorizing the transfer of general fund surplus into capital reserve
5. Resolution 2025-22 approving a new debt management policy
6. Resolution 2025-23 approving a new post-issuance compliance policy for tax-exempt bonds
7. Consider approval of a contract with Alloy5 in the amount of \$617,300 for architectural services and MEP and structural engineering services for design of a new Public Works garage
8. Consider authorization to issue an RFP for site civil engineering services for design and permitting of a new Public Works garage
9. Approval of invoice report for December 9, 2025
10. Approval of minutes – November 18, 2025

SUPERVISOR LIAISON REPORTS

Questions about Volunteer Commission Meeting Highlights

STAFF UPDATES

Updates from staff on municipal activities and projects – **Penllyn Pike & Trewellyn Ave traffic signal improvement**

SUPERVISORS COMMENTS

Comments or questions from the Board of Supervisors

Adjournment

UPCOMING MEETING DATES*

HUMAN RELATIONS COMMISSION	THURS	03/05/2026	7:00 P.M.
BOARD OF SUPERVISORS	TUES	01/05/2026	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	01/14/2026	7:00 P.M.
ZONING HEARING BOARD	THURS	01/08/2026	6:00 P.M.
PARKS AND RECREATION	TUES	01/20/2026	6:00 P.M.
PLANNING COMMISSION	WED	01/21/2026	7:00 P.M.

*Please check the Township website to confirm meeting dates and times.