

LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS

REGULAR PUBLIC MEETING

Tuesday, February 10, 2026, 7:00 p.m.

To join the meeting via Zoom:

<https://us02web.zoom.us/j/86572019126?pwd=WLxqPWcafsOG5AgbtiaNo1LdracNDM.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 personnel, real estate related to the planned Public Works garage, and potential litigation related to development.

Lower Gwynedd Township is hosting a Development Town Hall on Thursday, February 19, 2026, 7 p.m. at Gwynedd Mercy University to get community feedback on the draft Comprehensive Plan.

The draft Comprehensive Plan can be reviewed on the [Township's website](#).

PUBLIC COMMENTS

Citizen comments, concerns, 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 enact, Ordinance 554 amending the Township zoning ordinance to update accessory uses and other minor revisions

GENERAL BUSINESS

1. Consider appointments to Township volunteer boards and commissions
2. Consider authorization to advertise for public bidding the 2026 road paving program, consisting of concrete, mill and overlay, and ultra-thin bonded wearing course contracts
3. Consider waiving the requirements of Section 612.01 of the Township Code to permit the sale and consumption of alcohol at the 2026 summer concert series and Fall Fest
4. Consider approval of an increase to the vendor fee for Fall Fest
5. Approval of Invoice Report for February 10, 2025
6. Approval of minutes – January 27, 2026 (MT abstains)

SUPERVISOR LIAISON REPORTS

Questions about Volunteer Commission Meeting Highlights

STAFF UPDATES

Updates from staff on municipal activities and projects

SUPERVISORS COMMENTS

Comments or questions from the Board of Supervisors

Adjournment

UPCOMING MEETING DATES*

HUMAN RELATIONS COMMISSION	THURS	04/02/2026	7:00 P.M.
BOARD OF SUPERVISORS	TUES	02/24/2026	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	02/11/2026	7:00 P.M.
ZONING HEARING BOARD	THURS	02/12/2026	6:00 P.M.
PARKS AND RECREATION	TUES	02/17/2026	6:00 P.M.
PLANNING COMMISSION	WED	02/18/2026	7:00 P.M.

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



MEMORANDUM

ATTN: Board of Supervisors

DATE: February 5, 2026

FROM: Jamie P. Worman, Assistant Township Manager

SUBJ: Proposed Zoning Ordinance Amendment-Ord. 554

Jamie Worman

Recommended Motion: To approve Ordinance 554 authorizing the proposed changes to the Lower Gwynedd Township Zoning Ordinance.

Attached to this memo you will find a proposed Zoning Ordinance Amendment for various sections of the existing Lower Gwynedd Township Code. A summary of these changes is provided below for ease of discussion and review by the BOS. While a comprehensive revision of the ZO is forthcoming, following the adoption and implementation of the Comprehensive Plan, these minor adjustments will address consistent issues that occur when applying the code today. The proposed ordinance has been reviewed, revised and recommended for approval by the Planning Commission and is ready for consideration by the BOS.

Chapter 1250-Definitions

- Accessory Building and Accessory Use definitions have been revised to eliminate the ratio of accessory building/use compared to the principal building/use. The ratio can be controlled by other requirements such as building coverage and impervious surface. The other thing this accomplishes is, it removes a regulation from the definition.
- Home Occupations definition modified to include a definition for major home occupations and minor no-impact home businesses as per the MPC requirement. Comments suggested in the MCPC letter pertain to a section of our code that we are not changing at this time and are not relevant to this amendment.
- Defined the term "junk".
- Sports Court definition added.
- Street Line definition is modified to remove reference to setback since they are not the

same thing and to add a reference to see flag lots for front yard setback requirements.

- Front yard setback definition revised to include how the front yard of a flag lot is determined. A reference to the front yard is also added to the flag lot definition.

Chapters 1257, 1258, 1259, 1260

- Individual residential districts amended to include the requirement that when a lot size is permitted to be reduced, due to the availability of public utilities, that connection to the utility be required.
- Addition of accessory uses as permitted uses in the districts where it is not currently allowed- A2 Residential.
- Removed all references to height of accessory structures in individual districts to the general regulations section of ordinance instead.

Chapter 1298 General Provisions

- Removed private tennis courts from permitted accessory uses and modified the paragraph pertaining to locations of accessory structures to property lines based on size of structure. Increased the permitted height to 15 feet instead of 14 feet. Placed a cap on maximum height to 25 feet.
- Clarified setbacks for pool houses/cabanas/covered pavilions.
- Added Sports Courts in place of tennis courts and added new criteria for sports courts and standards for special exceptions where applicable.
- Modified exterior storage of motor vehicles and junk to include all districts except where specifically permitted in individual zoning district.
- Added criteria and clarification to the limitation on accessory uses, in particular, the recreational vehicles and the storage of such.
- Home Occupations- Added a tiered structure of home occupations and no-impact home businesses to provide required regulations consistent with the MPC but to also maintain the conditions the Township currently has in place that regulates the extent of home occupations.
- Home generator- added a provision to permit generators in the front yard of corner lots when placed on the side of the house and property screened from view.

BOARD OF SUPERVISORS
LOWER GWYNEDD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA TO AMEND CERTAIN PROVISIONS IN TITLE SIX OF THE CODE OF LOWER GWYNEDD TOWNSHIP, BEING THE ZONING CODE OF LOWER GWYNEDD TOWNSHIP; TO REPEAL ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND TO PROVIDE A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, the Lower Gwynedd Township ("Township") Board of Supervisors ("Board of Supervisors") desires to enact certain amendments to various provisions of its Zoning Code (the "Zoning Code"), in a manner generally summarized and fairly described as a periodic Zoning Code update (the "Proposed Amendments");

WHEREAS, the Second Class Township Code authorizes the Board of Supervisors to make and adopt ordinances that are consistent with the Constitution and the laws of the Commonwealth that it deems necessary for the proper management, care and control of the Township, and the maintenance of peace, good government, health and welfare of the Township and its citizens;

WHEREAS, the Board of Supervisors has met the procedural requirements of the Pennsylvania Municipalities Planning Code, 53 P.S. §10101, *et seq.*, ("MPC") for the adoption of this Ordinance, including the referral of the Proposed Amendments to the Montgomery County Planning Commission and the Township Planning Commission;

WHEREAS, the Board of Supervisors has held one or more duly noticed and advertised public hearings to take public comment on the Proposed Amendments, and the Township has duly advertised this Ordinance for consideration and enactment; and

WHEREAS, the Board of Supervisors, having received public comments, and the recommendations of the Township's Planning Commission and the County Planning Commission, find that enactment of the Proposed Amendments will be beneficial to the Township and that the Proposed Amendments are consistent with the MPC and with the laws and Constitution of the Commonwealth of Pennsylvania.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of Lower Gwynedd Township, and it is hereby ordained and enacted by the authority of the same, as follows:

SECTION 1. AMENDMENT. Title Six of the Code, entitled "Zoning," is hereby amended as follows:

A. § 1250.04, entitled "Definitions," subpart (a), is hereby amended as follows:

(1) The current definition of "Accessory Building" in subsection (1) is deleted and is replaced with the following:

(1) *Accessory building. "Accessory building" means a building subordinate to the principal building on a lot and used for purposes customarily incidental to those of the principal building.*

(2) The current definition of "Accessory Use" in subsection (2) is deleted and is replaced with the following:

(2) *Accessory use. "Accessory use" means a use customarily incidental and subordinate to the principal use of the land or a building or other structure on a lot or a portion thereof located on the same lot with such principal use.*

(3) The following is added to the end of the definition of "Flag Lot" in subsection (28):

See also definition for "Yard, Front" related to setbacks for flag lots.

(4) The current definition of "Home Occupation" in subsection (34) is deleted in its entirety and is replaced with the following:

(34) *Home Occupation-Major. "Major home occupation" means an accessory use permitted only in single-family residential districts and includes any lawful occupation or business activity which is conducted in whole or in part by a resident from his or her primary residence, limited to the professional office or studio of a physician, dentist, teacher, engineer, musician, architect, lawyer, outside salesperson or similar professional practitioner, or rooms utilized for occupations such as dressmaking, millinery or similar handicrafts, and specifically excludes any business, clinic, animal hospital, barber or beauty shop, personal service shop or tearoom. Home occupations shall be governed by the standards set forth in Section 1298.11.*

(34.1) *Home Occupation-Minor (or No Impact Home Based Business). "Minor Home Occupation" (no impact home based business) means an accessory use, other than home day care uses permitted by § 1298.11(g), clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pick-up, delivery or removal functions to or from the premises, in excess of those normally associated with residential use. Minor Home Occupations/No-Impact Home Based Businesses shall be governed by the standards set forth in Section 1298.11.*

(5) The following new definitions are added to subpart (a):

(35.1) Junk. "Junk" means any old, unused, and/or stripped automobile not in full and complete working order and without a current registration plate and any other vehicles, machinery, implements, and/or equipment and personal property of any kind which is no longer useable for the purpose for which it was manufactured.

(61.2) Sports Courts. "Sports Court" means a dedicated hard surfaced area built for playing tennis, basketball, shuffleboard, or other similar sporting activities on a residential lot. A residential driveway or paved parking area occasionally used for such activities is not considered to be a sports court. A sports court may be constructed and maintained on a residential lot in addition to permissible detached accessory structures and shall not be used for commercial purposes.

(6) Subsection (63), entitled "Street Line or setback," is deleted in its entirety and is replaced with the following:

(63) Street line. "Street line" means the dividing line between a lot and the outside boundary or ultimate right-of-way line of a public street, road or highway legally opened, or officially plotted, or between a lot and a privately owned street, road or way over which the owners or tenants of two or more lots, each held in single and separate ownership, have the right-of-way. For flag lots, see "front yard setback" definition.

(7) The definition of "Front Yard" in subsection (74)A is amended to read as follows:

"Front yard" means a yard extending the full width of the lot along the street line and extending in depth from the street line to the nearest point of any structure on the lot. In the case of a flag lot or lane lot, the front yard setback is measured from the point where the lot first meets the minimum lot width requirements, so that any building has a setback from that front line.

B. § 1259.02, entitled "Permitted uses," is hereby amended by adding a new subsection (d) as follows:

(d) *Accessory uses in accordance with § 1250.04 and § 1298.03.*

C. § 1257.03, entitled "Lot area and width," is hereby amended by adding the following sentence to the end of subsections (2) and (3):

Whenever public sewer or public water supply" is available, connection to the public utility is required as a condition of this subsection.

D. § 1257.06, entitled "Building height," is hereby amended by deleting subsection (b) in its entirety.

E. § 1258.03, entitled "Lot area, density and width," is hereby amended by adding the following sentence to the end of subsections (2) and (3):

Whenever public sewer or public water supply" is available, connection to the public utility is required as a condition of this subsection.

F. § 1258.06. entitled "Building height," is hereby amended by deleting subsection (b) in its entirety.

G. § 1259.02. entitled "Permitted uses," is hereby amended by adding a new subpart (d) as follows:

(d) *Accessory uses in accordance with Section 1250.04 (2) and Chapter 1298.*

H. § 1260.03, entitled "Lot area and width," is hereby amended by adding the following to the end of subsection (2):

Whenever public sewer or public water supply" is available, connection to the public utility is required as a condition of this subsection.

I. § 1260.06, entitled "Building height," is hereby amended by deleting subpart (b) in its entirety.

J. § 1298.03, entitled "Accessory uses and structures," is hereby amended as follows:

(1) Subsections (b)(1), (b)(2) and (b)(3) are hereby deleted and replaced with the following:

(1) *Accessory buildings shall be clearly subordinate to the principal building and separated from all other buildings and/or structures on the lot by at least 10 feet. All accessory structures shall be located entirely within the permissible building area (exclusive of all mandatory setback areas), but not to the front of the main building, or in the rear yard at least 10 feet behind the rearmost portion of the main building to utilize an accessory structure setback as follows:*

- A. Accessory structures that are 500 square feet or less in gross floor area and no more than 15 feet in height may be located 10 feet from any side or rear property line, except that such distance shall be reduced to 5 feet in the "C" Residential District.*
 - B. Accessory structures that are greater than 500 square feet in gross floor area or greater than 15 feet in height, the required minimum setback from the side or rear property line is doubled.*
 - C. In no circumstances can an accessory structure be located in a front yard.*
- (2) Private swimming pools shall be constructed in accordance with applicable Township ordinances and shall not be located in front yards. All pools, filters, heaters or any facilities incidental thereto including pool houses/cabanas/covered pavilions shall be not less than 25 feet from all side and rear property lines, except that such distance shall be reduced to fifteen feet in "C" and "CD" Residential Districts.*
- (3) Private sports courts and all facilities incidental thereto shall be permitted by special exception as an accessory use on a single-family, detached, residential dwelling lot with a minimum lot size of one (1) acre, subject to the following conditions and requirements in addition to those set forth in § 1250.04(a) of this Code:*

 - A. Sports courts shall not be located in a front yard area and shall not be located over an easement. Sports courts shall be located no closer than 25 feet from side and rear property lines.*
 - B. All sports courts shall have drainage systems approved by the Township Engineer, specifically with respect to the discharge of water onto adjacent properties.*
 - C. Sports courts may be enclosed with a maximum fence of 6 feet in height, except that tennis courts may have such fences no more than 10 feet in height.*

Permitted fencing shall consist of either purpose-manufactured sports court netting, or a corrosion-resistant #9 gauge woven wire mesh similar to chain link design. Fence posts shall be decay resistant.

- D. Sports courts shall be limited to a maximum of 4,000 square feet, except that tennis courts shall be limited to a maximum of 7,200 square feet.*
- E. All sports courts shall be considered impervious coverage as defined in § 1250.04(a)(35).*
- F. All proposed lighting must be shown on a plan appended to the application for special exception. All lighting specifications and details must be submitted to the Township Engineer for review and approval prior to the issuance of a permit. The lighting design must show no spillover of light onto adjacent properties by providing a point-by-point level grid to show light levels on the ground and a plan showing where the court / light levels are in relation to the property lines. Information on the angle at which the lights will be installed to prevent glare into the sky is required. The mounting height for sports court lighting may not exceed 14 feet. Lights must be on a timer and shall be extinguished by 10:00 p.m.*
- G. An application for a special exception must include a site plan depicting the location of the proposed use, any existing uses, yard dimensions, buffer screening, landscaping, lighting and other features indicating compliance with the above requirements. The Township Engineer shall have the authority when granting a permit, to require such design changes, additions and safeguards as may be necessary or appropriate.*
- H. Any modification to an approved sports court shall require an amended special exception approval by the Zoning Hearing Board.*

K. § 1298.03, entitled "Accessory uses and structures," is hereby amended by adding subsection b(6) as follows:

(6) *Accessory residential uses shall not be deemed to include a hospital, clinic, animal hospital, barbershop, beauty parlor, massage parlor, laboratory, mortuary, kennel or animal rescue or animal adoption/fostering services, other personal service shop, tearoom, restaurant, hotel/motel, boarding home or any other similar use.*

L. § 1298.08, entitled “Exterior storage of motor vehicles and junk,” is hereby modified to read as follows:

The exterior storage of motor vehicles is prohibited in all zoning districts unless specifically permitted and regulated in the various zoning districts of this Code. The exterior storage of junk, as defined § 1250.04(a)(35.1), is prohibited in all zoning districts.

M. § 1298.11, entitled “Home occupations,” is deleted in its entirety and replaced with the following:

Home occupations, as defined in Section 1250.04 and permitted under this Zoning Code, shall comply with the following regulations and standards and shall be divided into two categories as described below.

(a) *Minor Home Occupations (no-impact home-based businesses) are permitted by right in all residential dwellings, limited to one per dwelling unit, in compliance with the following requirements:*

(1) *The occupation shall be conducted only by members of the family residing on the premises and shall be conducted entirely within the dwelling or a building accessory thereto. The business activity may not occupy more than 25% of the habitable floor area. The computation of habitable floor area shall include the first floor and unfinished basement but not garages or unfinished attics.*

(2) *The business activity shall be compatible with the residential use of the property and surrounding residential uses. The business shall employ no employees other than family members residing in the dwelling.*

(3) *There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.*

(4) *There shall be no outside appearance of a business use, including, but not limited to, parking, signs or lights.*

- (5) *The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical interference, including interference with radio or television reception, which is detectable in the neighborhood.*
- (6) *The business activity may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.*

(b) *Major home occupations. shall be governed by the following requirements:*

- (1) *The occupation shall be conducted primarily by members of the family residing on the premises and shall be conducted entirely within the dwelling or a building accessory thereto. Not more than one additional person who is not a resident in the dwelling shall be employed by the practitioner of the home occupation.*
- (2) *No article may be sold or offered for sale that is not produced by members of the immediate family residing on the premises.*
- (3) *There shall be no public display of goods on the premises.*
- (4) *Parking for any home occupation shall be provided in accordance with Chapter 1294 and shall occupy no portion of any required front, side or rear yard that is not part of a driveway.*
- (5) *The space devoted to any home occupation shall not exceed 25% of the habitable floor area.*
- (6) *Home day-care for one child is permitted in the Township without regulation. Home daycare for two to a maximum of five nonresident children, located only in a single-family detached dwelling in which the caregiver resides, shall be considered a home occupation and shall be subject to the following requirements:*
 - A. *The caregiver shall be registered or licensed by the Commonwealth to provide childcare services in the dwelling.*

- B. *There shall be no structural change to the exterior of the single-family detached dwelling to accommodate the day-care use.*
- C. *In no case shall home daycare be permitted on a lot with an area of less than 10,000 square feet.*
- D. *There shall be a minimum of 40 square feet of floor space per child, inclusive of space occupied by furniture and equipment, but exclusive of closets, halls, bathrooms, kitchens and related areas. All of such floor space shall be on the first (1st) floor of the single family detached dwelling.*
- E. *A minimum of 100 square feet of outdoor play space per child shall be available on the same lot. Such play space shall be:*
 - (i) *In the rear yard of the lot only;*
 - (ii) *Enclosed by a fence or wall; and*
 - (iii) *Not less than 30 feet from neighboring residential buildings.*
- F. *The normal hours of operation shall not be earlier than 7:00 a.m. nor later than 7:00 p.m.*
- G. *A driveway shall be required in order to allow off-street pick-up and drop off of children.*
- H. *No home day-care use shall be permitted within 750 feet of any other home day-care use.*

(c) *Requirements for all Home Occupations.*

- (1) *A resident of the dwelling must be a principal of the home occupation.*
- (2) *There shall be no direct sale of goods on the premises.*
- (3) *There shall be no business-related exterior storage or display of goods.*

- (4) *Signs for major home occupations shall be permitted in accordance with the requirements of Chapter 1292.*
- (5) *The home occupation shall in no way cause the residential appearance or character of the premises to differ from the surrounding residential area.*
- (6) *Home occupations shall not use noxious, toxic, combustible, explosive or other types of material in a manner that could endanger the health, safety and welfare of the occupants and surrounding residents.*
- (7) *Vehicular access improvements or any need for additional parking generated by the home occupation, over what would normally be expected for a residence as determined by the Board of Supervisors with the advice of the Township Engineer, shall be met off-street and only in the side yard and/or rear yard.*
- (8) *Trash shall not be permitted in excess of that normally occurring in residential areas. Outdoor storage of trash or debris shall be sealed in containers, shielded from view by neighboring properties by a dense landscape buffer or other materials noted in the definition of buffer screen.*
- (9) *All home occupations must obtain a use and occupancy permit and register their business with the Township before commencing business.*
- (10) *The following uses and similar uses are not a permitted home occupation: hospital, clinic, animal hospital, barbershop, beauty parlor, massages parlor, laboratory, mortuary, kennel or animal rescue or animal adoption/fostering services, other personal service shop, tearoom, restaurant, hotel/motel, boarding home or any other similar use.*

N. § 1298.15, entitled "Limitations on accessory uses" is hereby amended by replacing subpart (a) to read as follows:

- (a) *The keeping or storage of a utility trailer more than eight feet in length or a travel trailer, recreational vehicle or boat more than 22 feet in length, unless the vehicle is parked or stored at all times in a fully enclosed garage. Permitted trailers, recreational vehicles, and boats Shall be kept or stored in the following manner:*

- (1) *Parking is permitted inside an enclosed structure, which structure otherwise conforms to the zoning requirements of the particular zoning district where located.*
- (2) *Parking is permitted outside in the side or rear yard, provided it is not nearer than 10 feet to the lot line and is adequately screened from neighboring properties.*
- (3) *By special exception, the Zoning Hearing Board may authorize the parking of a trailer, recreational vehicle, or boat outside on a driveway provided that space is not available in the rear or side yard or there is no reasonable access to either the side or rear yard, and parking inside is not possible. Under no circumstances shall the unit extend over the public sidewalk or public right-of-way. Parking is permitted only for storage purposes, and any recreational vehicle or trailer shall not be used for dwelling purposes, permanently connected to sewer lines, water lines, or electricity, storage of goods, materials or equipment.*
- (4) *The keeping or storage of any truck more than 18 feet in length or 80 inches in width or more than 8,200 pounds' gross weight or gross vehicle weight rating, as those terms are defined in the Motor Vehicle Code of the Commonwealth of Pennsylvania, or any vehicle equipped with any exterior equipment, such as hoists, ladders or towing mechanisms, unless the vehicle is parked or stored at all times in a fully enclosed garage. Said vehicles shall be limited to one per property and shall be used for the transportation of the occupant of the property to and from his or her place of business. All other commercial vehicles as mentioned above are prohibited.*

O. § 1298.15, entitled "Limitations on accessory uses" is hereby amended by adding a new subpart (d) to read as follows:

- (d) *The storage of building supplies or trash, or any other storage which is determined to be a nuisance or a health, safety or fire hazard or which detracts in any way from the character of surrounding properties or neighborhood.*

P. § 1298.16, entitled "Height of accessory structures," is hereby amended to read as follows:

The maximum height for any building accessory to any dwelling shall be 15 feet, not exceeding one story except for what would be considered loft space for storage. The maximum height of accessory structures as regulated in the various residential districts in this title may be increased one foot zero inches in height for each two feet zero inches in horizontal distance that is added to the minimum required setback from the side or rear property line, with the height being measured from the ground to the highest point of the structure at all given points along the path of travel from the setback line toward the interior of the lot, to a maximum height of 25 feet.

Q. § 1298.18, entitled "Home generator regulations," is amended by adding a new subsection (c) as follows:

(c) *On a property that is a corner lot, a generator may be placed on the side of the home, even though that yard is technically a front yard, when a landscaped buffer or other screening apparatus is provided so that the generator is not visible from the road frontage. The proposed buffer must be to the satisfaction of the Township Zoning Officer and approved as part of the required permit.*

SECTION 2. ENACTMENT. Upon enactment, the Zoning Code as amended hereby, shall hereafter constitute the official, operative text of the amended Zoning Code, with the Zoning Code as amended hereby superseding and replacing all prior Ordinances or parts thereof.

SECTION 3. REPEALER. All Ordinances or parts of Ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

SECTION 4. SEVERABILITY. That the provisions of this Ordinance are severable and if any of its provisions or any part of any provision or individual amendment enacted hereby shall be held to be unconstitutional or otherwise invalid, the decision of the court so holding, shall not affect or impair any of the remaining provisions or amendments. It is hereby declared to be the intent of Lower Gwynedd Township that this Ordinance would have been enacted had such unconstitutional provisions or parts thereof not been included herein.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective five (5) days after its adoption.

SIGNATURES COMMENCE ON THE FOLLOWING PAGE

ENACTED AND ORDAINED by the Lower Gwynedd Township Board of Supervisors this _____ day of _____, 2026.

ATTEST:

*LOWER GWYNEDD TOWNSHIP
BOARD OF SUPERVISORS*

MIMI GLEASON, TOWNSHIP MANAGER

By: _____
DANIELLE A. DUCKETT, CHAIRPERSON

PHILADELPHIA GROUP

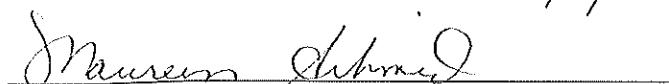
AFFIDAVIT OF PUBLICATION
390 Eagleview Boulevard • Exton, PA 19341**LOWER GWYNEDD TOWNSHIP****1130 N BETHLEHEM PIKE****PO BOX 625****SPRING HOUSE, PA 19477****Attention: MICHELLE FARZETTA****STATE OF PENNSYLVANIA,**

The undersigned _____, being duly sworn the he/she is the principal clerk of The Reporter, The Reporter Digital, published in Montgomery County for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

LOWER GWYNEDD TOWNSHIP**Published in the following edition(s):**

The Reporter, The Reporter Digital
01/27/26, 02/03/26

Sworn to the subscribed before me this 2/3/26.



Maureen Schmid
Notary Public, State of Pennsylvania
Acting in County of Montgomery

PUBLIC NOTICE NOTICE OF INTENT TO ADOPT ORDINANCE LOWER GWYNEDD TOWNSHIP
NOTICE IS HEREBY GIVEN that the Lower Gwynedd Township Board of Supervisors, Montgomery County, Pennsylvania, at its regular meeting, to be held on Tuesday, February 10, 2026 at 7:00 PM, will conduct a public hearing to consider the adoption of the following proposed Ordinance, summarized as follows:
AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA TO AMEND CERTAIN PROVISIONS IN TITLE SIX OF THE CODE OF LOWER GWYNEDD TOWNSHIP, BEING THE ZONING CODE OF LOWER GWYNEDD TOWNSHIP, INCLUDING BUT NOT LIMITED TO CHANGES IN DEFINITIONS, REQUIREMENTS FOR NEW USES SUCH AS A PRIVATE SPORTS COURTS, AND ADDITIONAL REQUIREMENTS FOR ACCESSORY USES AND STRUCTURES; TO REPEAL ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; TO PROVIDE A SEVERABILITY CLAUSE; AND AN EFFECTIVE DATE.
The proposed Ordinance amends certain provisions in Title Six of the Code of Lower Gwynedd Township, being the Zoning Code, including but not limited to changes in definitions, requirements for new uses such as a private sports courts, and additional requirements for accessory uses and structures; to repeal all inconsistent ordinances or parts thereof; to provide a severability clause; and to provide an effective date.
The Board of Supervisors will consider adopting the ordinance at the meeting that will follow the hearing. The hearing and meeting will be conducted in-person at the Lower Gwynedd Township Building, 1130 N. Bethlehem Pike, Spring House, Pennsylvania, as well as via the Zoom telecommunication device platform (call-in information is provided in this public notice). The Zoom information is below:
https://us02web.zoom.us/j/86572019126?pwd=WLxqPWcaf5OG5AgbiaNo1ldracNDM1
Meeting ID: 865 7201 9126 Passcode: 785713
Call In Number: 1-646-876-9923
A copy of the complete text of the proposed ordinance is available for review at no cost at the offices of The Reporter, 307 Berline Avenue, Lansdale, PA 19446. The proposed Ordinance, together with the zoning code, official map, application, and plans are available at the Lower Gwynedd Township Municipal Building (located at 1130 N. Bethlehem Pike, Spring House, PA 19477, Telephone: (215) 646-5302, and may be examined by appointment only from Monday through Friday between the hours of 8:00AM and 4:30 PM (excepting holidays).
All interested persons and parties are invited to attend the hearing and meeting and offer any public comment prior to the Board of Supervisors taking any official action on the adoption of the proposed Ordinance.
Neil Andrew Stein, Esquire, Township Solicitor, Lower Gwynedd Township
LAN: Jan. 27, Feb. 3, a-1

Advertisement Information

Client Id: 881248

Ad Id: 2789268

PO: 2/10/26 Mtg

Sales Person: 063308

Commonwealth of Pennsylvania - Notary Seal Maureen Schmid, Notary Public Montgomery County My Commission Expires March 31, 2029 Commission Number 1248132

**PUBLIC NOTICE IS HEREBY GIVEN - NOTICE OF INTENT TO ADOPT ORDINANCE
LOWER GWYNEDD TOWNSHIP**

NOTICE IS HEREBY GIVEN that the Lower Gwynedd Township Board of Supervisors, Montgomery County, Pennsylvania, at its regular meeting to be held on Tuesday, February 10, 2026 at 7:00 PM, will conduct a public hearing to consider the adoption of the following proposed Ordinance, summarized as follows:

AN ORDINANCE OF THE TOWNSHIP OF LOWER GWYNEDD, MONTGOMERY COUNTY, PENNSYLVANIA TO AMEND CERTAIN PROVISIONS IN TITLE SIX OF THE CODE OF LOWER GWYNEDD TOWNSHIP, BEING THE ZONING CODE OF LOWER GWYNEDD TOWNSHIP; INCLUDING BUT NOT LIMITED TO CHANGES IN DEFINITIONS, REQUIREMENTS FOR NEW USES SUCH AS A PRIVATE SPORTS COURTS, AND ADDITIONAL REQUIREMENTS FOR ACCESSORY USES AND STRUCTURES; TO REPEAL ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; TO PROVIDE A SEVERABILITY CLAUSE; AND AN EFFECTIVE DATE.

The proposed Ordinance amends certain provisions in Title Six of the Code of Lower Gwynedd Township, being the Zoning Code; including but not limited to changes in definitions, requirements for new uses such as a private sports courts, and additional requirements for accessory uses and structures; to repeal all inconsistent ordinances or parts thereof; to provide a severability clause; and to provide an effective date.

The Board of Supervisors will consider adopting the ordinance at the meeting that will follow the hearing. The hearing and meeting will be conducted in-person at the Lower Gwynedd Township Building, 1130 N. Bethlehem Pike, Spring House, Pennsylvania, as well as via the Zoom telecommunication device platform (call-in information is provided in this public notice). The Zoom information is below:

<https://us02web.zoom.us/j/86572019126?pwd=WLxqPWcafsOG5AqbtiaNo1LdracNDM.1>

Meeting ID: 865 7201 9126

Passcode: 785713

Call In Number: 1-646-876-9923

A copy of the complete text of the proposed ordinance is available for review at no cost at the offices of The Reporter, 307 Derstine Avenue, Lansdale, PA 19446. The proposed Ordinance, together with the zoning code, official map, application, and plans are available at the Lower Gwynedd Township Municipal Building (located at 1130 N. Bethlehem Pike, Spring House, PA 19477, Telephone: (215) 646-5302, and may be examined by appointment only from Monday through Friday between the hours of 8:00AM and 4:30 PM (excepting holidays).

All interested persons and parties are invited to attend the hearing and meeting and offer any public comment prior to the Board of Supervisors taking any official action on the adoption of the proposed Ordinance.

Neil Andrew Stein, Esquire,
Township Solicitor, Lower Gwynedd Township

Publish:

Proof of Publication Required



MEMORANDUM

ATTN: **LGT Planning Commission**

DATE: December 22, 2025

FROM: Jamie P. Worman, Assistant Township Manager

SUBJ: **Proposed Zoning Ordinance Amendment-Ord. 554**

Attached to this memo you will find the revised Zoning Ordinance Amendment (Ord. 554) for various sections of the existing Lower Gwynedd Township Code. As discussed at the PC meeting in November, we have incorporated the County's recommendation that we include a definition for "junk" and require a 25-foot setback for sports courts. The Township is not proposing any changes to the home daycare criteria currently. Please review the attached document. This item will be before the PC for discussion at your meeting in January. Please let me know if you have any questions.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

JAMILA H. WINDER, CHAIR
NEIL K. MAKHIJA, VICE CHAIR
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311
NORRISTOWN, PA 19404-0311

610-278-3722
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 9, 2026

Ms. Jamie Worman, Assistant Township Manager
Lower Gwynedd Township
1130 North Bethlehem Pike—Box 625
Spring House, Pennsylvania 19477

Re: MCPC #25-0226-002
Plan Name: Ordinance 554
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced zoning ordinance and map amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 22, 2025. We forward this letter as a report of our review.

BACKGROUND

Lower Gwynedd Township is proposing a zoning ordinance amendment to add new definitions (Chapter 1250, Section 1250.4 Definitions) and make various revisions to the General Provisions (Chapter 1298).

The amendments address regulations for accessory structures and uses (Section 1298.03), including the definition and regulations for sports courts. New definitions would be provided for "accessory building," "accessory use," "junk," "sports courts," among other terms. Section 1298.08 entitled "exterior storage of motor vehicles and junk" would be modified and reference the new definition of "junk." Section 1298 entitled "home occupations" would be replaced with new language that integrates definitions and regulations for "minor home occupations" (or no-impact) and "major home occupations," which is consistent with the Municipalities Planning Code (MPC). Additional modifications are also proposed to other sections within Section 1298 General Provisions for consistency with other sections of the zoning ordinance.

We reviewed a previously submitted proposed zoning ordinance amendment in a letter dated November 7, 2025.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the township's proposed zoning ordinance amendments. However, in the course of our review we have identified the following issues that the township may wish to consider prior to adoption. Our comments are as follows:



REVIEW COMMENTS

HOME OCCUPATIONS – SECTION 1298.11

We wish to reiterate the following comments from our previous review letter, dated November 7, 2025, regarding regulations for the home day-care use.

A. Home Day-Care Use. We recommend removing the requirement for home day-cares to be permitted only in single-family detached dwellings or broadening where a home day-care could be permitted.

The proposed amendment would permit home day-cares for one child without the regulations that are required for home day-cares for two-to-five children. However, we feel that the current regulations for home day-cares with more than one child could be overly restrictive, particularly regarding where the use is permitted

1. *Separation Requirements.* Section 1298.11(g)(8) of the General Provisions currently prohibits the home day-care use from being located “within 750 feet of any other home day-care use.” In general, we typically advise against separation requirements from similar uses, as this can potentially invite legal questions. We would suggest the township and the township solicitor carefully consider the separation regulations for home day-cares.

CONCLUSION

We wish to reiterate that MCPC supports the township’s proposed zoning ordinance amendments, but we believe that our suggested revisions will better achieve Lower Gwynedd’s planning objectives.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body adopt this proposed zoning ordinance and map amendment, Section 609 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,



Claire Warner, Principal Community Planner I

Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Mimi Gleason, Township Manager
Craig Melograno, Chair, Township Planning Commission
Neil Stein, Esq., Township Solicitor
Richard Dixson, Twp. Traffic Engineer

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of January 21, 2026**

Present: Craig Melograno, Chairman
Rich Valiga, Vice-Chair
Maureen Nunn
Danielle Porreca
Michael Mrozinski
Craig Adams
Robert Sawyer

Patty Furber, B&Z Administrator
Ed Brown, Gilmore & Associates
Chad Dixson, Bowman

Absent:

Call to Order:

The meeting of the Lower Gwynedd Township Planning Commission was called to order at 7:00 PM.

Approval of Minutes: November 19, 2025

A motion was made by Ms. Porreca and seconded by Mr. Adams to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of November 19, 2025. The motion carried unanimously.

Reorganization of Planning Commission:

- Chairman: A motion was made by Mr. Valiga and seconded by Ms. Porreca to re-elect Mr. Melograno as the Chairman. The motion passed 7-0 vote.
- Vice Chair: A motion was made by Ms. Porreca and seconded by Mr. Melograno to re-elect Mr. Valiga as Vice-Chair. The motion passed 7-0 vote.
- Secretary/Vice Secretary: A motion was made by Mr. Melograno to do one vote to re-elect Ms. Furber as Secretary and Ms. Worman as Vice Secretary. The motion passed 7-0 vote.

Conditional Use Application:

Spring House Nursery Redevelopment of parcels 1208-1224 N. Bethlehem Pike/1201-1217 Cedar Hill Rd.
(Gwynedd Point Village)

Present was the applicant, Mr. Pete Penna and his attorney, Mr. David Shafkowitz from Shafkowitz Law. Mr. Shafkowitz provided a background of the property, which consists of 6 parcels comprised of approximately 8.7 acres. These parcels are being considered for the proposed extension of the Lower Pike Over (LPO) District. He stated that all the properties are currently zoned A-1 and are improved with single-family homes and a non-conforming commercial landscaping nursery. He stated that the township requested that they pursue the conditional use application process even though the ordinance hasn't been formally adopted. He stated that there will be around 49 carriage-style homes with no commercial component proposed with two access points, one on Bethlehem Pike and one on Cedar Hill Rd. The townhouses will have a 2-car garage, each unit will be provided with a minimum of 2.5 off street parking spaces. He stated that another requirement in the ordinance is overflow parking, one space per unit. He stated that there would be 49 overflow spaces but wasn't sure if all of those would be needed and could possibly be placed in reserve and remain grass until needed. He stated that the property will be served by public water and sewer. The project would require reviews by PennDOT. He stated that they are currently going through a process of getting informal reviews. He stated that they purposely tried to align the access point along N. Bethlehem Pike with Fairland Drive. He stated that one of the other components of the development they are trying to improve is the 90-degree angle of the intersection of N. Bethlehem Pike and Cedar Hill Road, which will be the subject of further discussions with PennDOT and township staff. He stated that their plan will be revised to reflect sidewalks around the perimeter of the development, and they will also add curbs on both sides of the street. There will also be a 4' foot grass planting strip between the curb and sidewalk along the frontage, and they will not be providing a 30' foot buffer. He stated they will provide a generous landscaping buffer since the development is surrounded by streets on all sides. He stated a lot of the original design concepts of this project were to be very similar to Mr. Penna's project at the Fairland development down the street. He stated the first driveway off Bethlehem Pike is reflected about 50' feet from the intersection and is a PennDOT minimum; the township has a different minimum of 20' feet, so that waiver will be discussed.

Mr. Penna showed the PC renderings from each side of Bethlehem Pike and Cedar Hill Road. He stated that the homes were modeled after his Fairlands development regarding setbacks, dimensions, entrance size, and the first driveway. He stated they pushed things back a little bit with the entrance from when the first plan was submitted back in September. He stated that he had done everything that was originally promised to the neighbors regarding the streetscape. He stated he spent a lot of time over the last year in group meetings with a lot of neighbors. He stated that it was very time-consuming, very important to them to be heard, and a lot of the things that we've agreed to are reflected in these plans. Specifically, having a berm that's significant with plantings on top. He stated that the proposed fencing will be like Fairlands with stone posts, aluminum fencing, and stone facade pillars. He stated that the traffic study was submitted last week at the same time as the traffic review letter was issued by Bowman. He stated that he received the review letters after he submitted his waiver requests. He continued with the renderings explaining the landscaping and lighting plans which will be very similar to Fairlands. He stated he was trying to figure out how much land development work needs to be done prior to zoning approval. He stated that they are proposing the same lights as the Fairlands interior and the streetscape. He stated that the lanes depicted on the renderings are not accurate since they are proposing a left turning lane coming south on Bethlehem Pike. He stated that the design of the townhomes are a mix of everything that the neighbors have asked for; a mix of stone and Hardy Board Siding, with decks and he anticipates the sale price of the homes to be around one million dollars. He stated that these renderings give the PC an idea of what the townhomes will look like, stating that this is important because Cedar Hill will see the backs of the houses over the berm. He stated that he felt this community will be like Fairlands; people looking to downsize. He stated that he felt there wouldn't be many children, more of an older community, since the HOA will not permit any type of playground, swingset equipment or grills in the backyards.

Mr. Melograno wanted to know if the LPO District is still the best path forward, as noted in the Montgomery County Planning Commission's (MCPC) review letter. Mr. Penna stated the first review letter from the MCPC during their Map/Text Amendment never mentioned anything about the proposed development not being a good fit. He stated as a matter of fact, they said it was a great idea. He stated that the original plan that was submitted to them was a 52-unit plan at the time, with no commercial. He stated he wasn't sure why that was brought up since the number of units was reduced with the appropriate zoning and density for the overlay district. He stated just because it's not a mixed-use, it's right down the street from shopping centers and grocery stores, so it accomplishes everything it really needs to without having stores sitting in the middle of the development like Fairlands. Mr. Valiga wanted to know if mixed-use needs to be incorporated into the development since commercial is across the street. Mr. Melograno stated that the PC agrees that retail is not a good use for this development. Mr. Penna stated that Fairlands started as just residential, no commercial, but stated that the Board of Supervisors (BOS) back then was adamant to add commercial. He stated that he felt that this plan has evolved from the past eight months due to discussions with staff and everyone agreed that commercial would not be a good fit for this development.

Mr. Valiga brought up the MCPC's review comment regarding adding internal sidewalks. He stated that Bowman's review letter dated January 16, 2026, comments about the internal roads required width at 26' feet but 24' feet is proposed. He questioned if there was enough room to accommodate the increased road size and sidewalks. Mr. Penna stated that the cartway at Fairlands is 24' feet, dedicated roads are 26' feet, but this is going to be a closed HOA and was hoping to leave it at 24' feet. He stated as for internal sidewalks, those were discussed at length, and they decided not to do them since this is a closed HOA development and not a dedicated township road. Mr. Penna stated that he would look back at what they did with his Fairlands development but felt adding internal sidewalks would just look bizarre. If a waiver was required for sidewalks, they would ask for one but will speak with the township engineer for input.

Ms. Nunn stated that the Fire Marshal had an issue with the proposed width of the internal roadways. Mr. Penna stated that one of the Fire Marshal's issues was regarding the circumference for emergency vehicles, which wasn't a problem. He stated that if they're 24' feet wide, there's no parking, no one can come down and park along the street line because it's a closed community with no commercial. He stated that with 49 overflow parking spots, one per unit, would leave plenty of available parking, but would take whatever input the PC has regarding moving the spaces where they feel would be more appropriate. Mr. Melograno stated that he wanted to reiterate that if they move forward with 49 units, they are going to have to supply 49 overflow parking spots. Mr. Melograno stated to make sure that the parking spaces are more proximate to where they're needed; move the spaces that are required closer to where they need to be. Mr. Valiga wanted to know if there would be an overnight restriction in terms of parking overnight. Mr. Penna stated that they haven't written the HOA bylaws yet, but they will only be used for guests; usually HOA rules are very explicit for guest parking. Mr. Melograno stated that if we were going to consider accepting 24' foot cartways instead of the required 26' feet, the overflow parking would be an important part of that decision. He stated that you won't be able to permit on street parking at all. Mr. Dixson stated that he doesn't have a problem with what's proposed if street parking is prohibited. He stated that it's more important to work with Fire Marshal, Al Comly, to make sure the fire truck circulation will work with the proposed width, different turning radii, and the internal intersections. Mr. Melograno stated as the second piece of homework you need to have a high level of confidence that the Fire Marshal is going to be satisfied with what you are proposing because if you can't make the truck turns work at the different internal intersections, then he may request a cartway width wider than 24' feet in order to do so. Mr. Penna stated it was no problem; they will submit a turning radius sheet to the Fire Marshal for his review.

Ms. Jamie Worman, Director of Building & Zoning, was in the audience and questioned trash collection. Mr. Penna stated that since it won't be a dedicated road, the HOA would get their own trash hauler. He stated that the post office will probably require cluster boxes like at Fairlands but that is ultimately up to the Postmaster to decide. Mr. Dixson stated that since the roads aren't going to be dedicated to the township, it's a little bit easier to accept a narrower width. If at some point, the project turns and they offer the internal roads to the township for dedication, they will revisit the cartway width again.

Mr. Melograno wanted to discuss the highway setback along Bethlehem Pike. Mr. Dixson stated that it would be a waiver from SALDO and from his experience, it is not a common waiver request. He stated typically, if it is requested, we don't recommend the waiver be granted and will require some discussion. Mr. Penna stated that they asked for the same highway setback waiver for Fairlands, which is 35' feet from N. Bethlehem Pike. Mr. Penna stated that this is going to be a very low impact traffic-oriented development that will not have concerns like Fairlands. Mr. Dixson stated that the other important piece is to start the scoping process with PennDOT now to get some preliminary feedback from them on the Bethlehem Pike access. He stated that he didn't think they were going to meet PennDOT's warrant for a right-turn deceleration lane there and may still require them to put that in. Mr. Penna stated that he spoke with his traffic engineer and all of that is addressed in their traffic study. He stated that they investigated both left and right turning lanes; neither of them needed, but the left makes sense, and that's something they are proposing. He stated that his traffic engineer will reach out to Mr. Dixson to review the items in Bowman's review letter. Mr. Penna stated that they will get going on their scoping application, but this really was a land development item. Mr. Melograno stated that the traffic study was done in December, but it doesn't give the exact dates. Mr. Penna stated that they will look at the dates that they did the count and add them in.

Mr. Dixson brought up a concern regarding the two units that are closest to Bethlehem Pike, where the first internal road intersection is. He stated that their primary concern is there's not going to be a lot of visibility for vehicles turning out of the internal roadway. He stated that the vehicles turning in off Bethlehem Pike there's not going to be a long sight line for them to see each other, especially if they're making those movements simultaneously. He thought that PennDOT would have a concern about that as well. He stated that PennDOT wants to see at least a 50' foot separation distance from curb to curb, between the adjacent roadway and the first internal intersection. He stated if PennDOT requires more separation distance, you might have to move that further in, which could affect that building closest to it. Mr. Penna stated that they started with the first plan at 25' feet. They have two driveways and five parking spaces that are 20' feet away from the entrance that are backing and pulling out of parking spaces. Mr. Penna stated when he submitted the plan reflecting 25' feet, they received a note back from Ms. Jamie Worman and Mr. Jim Hersh, from Gilmore & Associates, stating that the minimum is 50' feet. He stated that they revised their plan and pushed that area and the driveway back to 50' feet, so that is now 50' feet from curb to curb. Mr. Dixson stated that it's just a minor detail and if PennDOT lets you go with 50' feet you're probably not going to be able to take that berm the whole way up to the driveway. Mr. Penna stated they could push it back if needed, but it may affect the placement of the sign and the berm. Mr. Dixson stated that another issue is that first internal intersection where that road comes in; do you make that one way? Mr. Penna stated when they turn in, they're not stopping; you would only be able to come in and turn right into the development with no turning, but whatever makes sense between you and our traffic engineer, they will do.

Ms. Nunn asked about a potential connection to the trail across the street where the shopping center is. There is an opportunity for a connection for the residents from Red Stone Ln to give them access to the trails. Mr. Penna stated that he will do whatever is permitted. Mr. Melograno stated that the renderings do not reflect curbing and there are no waivers requested. Mr. Penna stated that the November 25th plan does not reflect curbing, that it was an oversight by their engineer, that they didn't want to install sidewalks without curbing. Mr. Dixson brought up another significant thing, which Mr. Penna referred to as the

Cedar Hill Road Realignment at Bethlehem Pike; the plan appears to show it just adding a channelized turn lane at the intersection. He stated that we will have to see what PennDOT's input is; they may want something that's more of a relocation of the approach to come in at a 90-degree angle. He stated that we just wanted to point that out because you were showing a stormwater basin on the triangle at the corner. Mr. Penna stated that they have plenty of room to shift the basin as long as they keep all the trees that he promised the neighbors. Mr. Penna stated that they could install a concrete spacer where traffic could still come in on an angle from Bethlehem Pike and would form traffic into a 90-degree turn. He stated that they will have to wait for feedback from the scoping meeting.

Mr. Valiga wanted to know about encroaching with the surface basins, if that's permitted. Mr. Penna stated that those locations are just estimates. He stated he had test pits dug before next week's snow; they are just general locations and won't know the exact locations until they do their full stormwater report. Mr. Brown stated that the proposed stormwater basins could impact the overall unit configuration of the site. Mr. Penna stated that he spoke with his engineers about the proposed underground basins. He stated that if they lose a unit, then that's what is going to happen, but this is part of the reason they started digging the test pits earlier. Mr. Dixson wanted to point out a minor detail about the access off Bethlehem Pike, if they are still proposing to align that with Fairland Drive across the street. He stated that the entrance will need to be widened. Mr. Penna stated they are going to widen that anyway and will make sure that it's aligned with Fairland Drive.

Mr. Melograno asked about a potential tree waiver. Mr. Penna stated that he had an arborist out last week and just received the report. He stated that he would send it over. He stated the report has every single tree on the entire property. He stated the existing nursery takes up almost 6 acres and most of the trees will be sold to another nursery; they are commodity trees. Mr. Melograno stated that the PC would support not counting the trees that are in transit. He stated that they intend to do this prior to transferring the property.

Mr. Melograno wanted to know about streetlighting, if it will be internal and along the frontages of Bethlehem Pike and Cedar Hill Rd. Mr. Penna stated that they intend on installing dark green lights along Bethlehem Pike and then along the internal roads and back of the development. He stated that they don't plan on putting streetlights along Cedar Hill Rd. Mr. Brown stated that the ordinance regarding streetlighting along Cedar Hill and Bethlehem Pike defers to the BOS. Mr. Penna stated that if the BOS would like streetlighting on Cedar Hill, that could be discussed.

Mr. Brown stated there were discussions regarding realigning Cedar Hill Rd. to come in at a 90-degree angle. He stated this would involve installing a crosswalk to a future connection point across Cedar Hill Rd. Mr. Brown stated that he would like the applicant to look at a future crosswalk, curb ramp and sidewalk. Mr. Penna stated that he didn't have any issues with Mr. Brown's request to install an ADA ramp but wants to keep his promise to every neighbor on Cedar Hill about keeping trees and open space. Mr. Brown reiterated that the berm would be continuous, and the parking spots would be pushed back. Mr. Penna agreed with that statement and stated that the rest of Gilmore's comments they will comply with. Mr. Melograno wanted to know about the development density. Mr. Penna stated that they are keeping over four acres of open green space. He stated that most multifamily developments like this are seven, eight units per acre; they are 5 units per acre. Mr. Penna stated that this will be less than 50% impervious when 65% is permitted.

Mr. Melograno stated he has a list of conditions he would like the applicant to provide such as: stripes on the southbound turn lane, restrict access in/out on Cedar Hill Rd., no more than 49 units, would like the back of the properties along Cedar Hill Rd. to be depicted on the renderings. Mr. Penna stated that their concern, from an HOA perspective, is how do we stop people from cutting through the development. He stated that's something they are working very diligently on that could include things like having a one-way exit, one way out, and no way in. He stated that they are thinking about installing entrance gates that require a key fob to enter the development. He stated that this has been discussed at several meetings, and they need to figure that out.

Mr. Melograno asked Mr. Dixson if the proposed decrease of the ultimate right-away along N. Bethlehem Pike would be reviewed by PennDOT. Mr. Dixson stated that PennDOT is only concerned with legal rights-of-way and would defer that to the township. Mr. Melograno stated that he will request that this issue be discussed at the township's next internal Building & Zoning staff meeting due to the applicant's plan depicting a 70' ultimate-right-of-way. Mr. Melograno stated that Mr. Penna's homework will include the following: overflow parking needs to be more proximate, the Fire Marshal needs to be satisfied with the internal circulation, curbing needs to be continuous, the scoping meeting needs to be scheduled with PennDOT, exact dates needed for the traffic study, sight distances at the intersections with a potential one-way in/out need to be reviewed, adding a potential crosswalk, curbing is not a waiver, the street should align with and be consistent with Fairland Drive and make any adjustments and changes based on future meetings with the consultants and PennDOT.

Mr. Melograno stated that he would feel more comfortable if Mr. Penna used the next month to prepare and come back in February. He stated that the scoping meeting from PennDOT is very important, and the feedback from that meeting can be considered at the next meeting. Mr. Dixson stated that the scoping meeting takes a bit of time to get scheduled with PennDOT and wasn't sure if they would be prepared to come back so soon. Mr. Melograno stated that he would discuss this with staff to see if the scoping meeting should hold up the continuation of the application.



Lower Gwynedd Township:

1. Revised Zoning Ordinance Amendment 554

Ms. Jamie Worman, Director of Building & Zoning, was present to update the PC regarding the summary of changes to the draft ordinance including the PC's recommendation of adding the definition of "junk" and some other clean up items. Ms. Worman stated these are some of the items that come up all the time and give us issues as an example; residents submitting generator permits located on corner lots, have two front yards, would require a variance. She stated that section has been replaced with a provision allowing generators on the side of a house located on a corner lot as long as the equipment was adequately buffered. She highlighted a few additional changes within the ordinance.

A motion was made by Mr. Melograno to recommend approval of the Revised Zoning Ordinance Amendment 554 to the Board of Supervisors and seconded by Mr. Mrozinski.

The motion passed with a 7-0 vote.

2. Update on Comprehensive Plan - Town Hall Meeting

Ms. Jamie Worman, Director of Building & Zoning, was present to update the PC regarding the comprehensive plan. She stated that the township has been working on updating the comprehensive plan with the steering committee wrapping it up during the summer. She stated that the next step is the formal

adoption of the plan which will be listed at the BOS's agenda for, Tuesday, January 27th, to officially start the 45-day public review period. She stated that the plan will get distributed to neighboring municipalities, the school district, and be available for public review. She stated that the BOS will hold a town hall to discuss a broad overview of the plan, focus on the future land use map and the Bethlehem Pike revitalization. She stated these were the two main items that have come out of the public sessions. She stated that it will be a small group breakout, to get more input before the plan is adopted. She stated that the BOS is encouraging the public to come out, and they would love to have the members of the PC attend and ask questions as well, because their input is important. She stated one of the major things we're going to need to do because of the plan, is change our zoning ordinance; changes in zoning are needed, and the zoning ordinance hasn't changed in a long time. She stated that they also want to hear what the public would like along Bethlehem Pike, like coffee shops, breweries, restaurants, and other uses that would make that corridor area a viable spot. She stated the plan will be available to the public on the Township website. A notification about the plan and the upcoming town hall will be communicated through the Township's social media, website and electronic newsletter. The town hall will take place at Gwynedd Mercy University on Thursday, February 19th at 7:00 p.m. She stated Claire will not be able to attend the town hall meeting, but township staff and the BOS will be present along with members of the steering committee. She stated that Project Manager, John Farrell, would be giving the presentation. She stated that Claire will be back before the PC as part of the adoption process, probably in March to present the final plan.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:00 P.M.

Respectfully submitted,
Patty Furber, Secretary



February 6, 2026

Request for Authorization to Advertise

Project Name: 2026 Lower Gwynedd Concrete Program
2026 Lower Gwynedd Mill & Overlay Project
2026 Lower Gwynedd Ultra-Thin Bonded Wearing Course Project

Project Description:

The Lower Gwynedd Township Road Programs will consist of three (3) contracts including the Concrete Program, the Mill/Overlay Contract and the Ultra-Thin Bonded Wearing Course Project. The projects involve the replacement of existing non-compliant curb ramps and the re-surfacing the roads utilizing a traditional mill and overlay method or the placement of an ultra-thin bonded wearing course over the existing roadway surface. The roadways scheduled to be resurfaced are listed below.

Project Locations:

A. Concrete Program:

Base Bid:

- Cleaver Circle – ADA Curb Ramp Replacement
- Red Barn Lane – ADA Curb Ramp Replacement
- Spring House Farm Lane – ADA Curb Ramp Replacement
- Stone House Road – ADA Curb Ramp Replacement

B. Mill and Overlay Project (Base Bid and 2 Alternates):

Base Bid:

- McKean Road – Norristown Road to Welsh Road
- Walnut Farm Road – Welsh Road to Cul-de-Sac
- Lorien Drive – Evans Road to Evans Road
- Parsons Lane – Entire Road
- Swedesford Road – Railroad Bridge to Sumneytown Pike
- South Penn Oak – School House Road to North Penn Oak

Alternate 1:

- Cleaver Road – Stone House Road to Cul-de-sac
- Red Barn Road – Stone House Road to Cul-de-sac
- Spring House Farm Lane – McKean Road to Stone House Road
- Stone House Road – McKean Road to Cul-de-sac

Alternate 2

- Grasshopper Lane

C. Ultra-Thin Bonded Wearing Course Project (2 Options):

Option 1:

- Pembrook Lane – Penllyn Pike to End
- Sturgis Lane – Penllyn Pike to Penllyn Pike

Option 2:

- Cleaver Road – Stone House Road to Cul-de-sac
- Red Barn Road – Stone House Road to Cul-de-sac
- Spring House Farm Lane – McKean Road to Stone House Road
- Stone House Road – McKean Road to Cul-de-sac



Project Timeline:

Upon approval of the Request for Authorization to Advertise, it is anticipated that the bids will go out by February 20th and the bid opening for the 2026 Road & Concrete Programs will be held in mid-March, for consideration of award at the Board of Supervisors meeting on March 24, 2026.

Memo

To: Board of Supervisors
From: Morgan High, Program Director
Date: February 4, 2026
Re: Alcohol waiver for Summer Concert Series



Recommended Action: Motion to waive the requirements of Part Six, Section 612.01 of the Township Code, to permit the sale and consumption of alcohol during the 2025 Lower Gwynedd Township summer concert series and Fall Fest.

Below is the Section of the Code being waived:

§ 612.01 Possession and consumption on public property.

The possession and consumption of alcoholic beverages is prohibited upon any and all property owned by the Township, as well as publicly-owned property, including, but not limited to, property owned by the Commonwealth, the County, the Township and the Wissahickon School District.

2026 schedule of events to which the alcohol waiver pertains:

Concerts (4th Wednesday, 5:30pm pm): May 27

June 24

July 22

Fall Fest (Saturday): September 19

Memo

To: Board of Supervisors
From: Morgan High, Program Director
Date: February 4, 2026
Re: 2026 Fall Fest Price Increase



Recommended Action: Motion to approve the proposed increase in Fall Fest vendor and food truck application fees.

The Fall Fest Committee is recommending an increase to the Fall Fest vendor and food truck application fees. Please see the proposed vendor fee increase structure outlined below.

- **Non-profit Organizations and Merchants:** Increase from \$25.00 to \$35.00
- **Business Vendors:** Increase from \$50.00 to \$75.00
- **Food Truck and Alcohol Vendors:** Increase from \$100.00 to \$125.00

PAID INVOICES REPORT

WARRANT: 021026

TO FISCAL 2026/02 02/01/2026 TO 02/28/2026

VENDOR DOCUMENT	NAME	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION		
837	ALBERT M. COMLY, JR.	171028	02/01/26	72805	105577	P	02/10/26	01414	312	FIRE SAFETY INSPECTOR	600.00
	INVOICE: 02 01 2026										
	VENDOR TOTALS				1,200.00	YTD	INVOICED		600.00	YTD PAID	600.00
3210	ARMOUR & SONS ELECTRIC, INC.	171009	12/31/25	72786	105590	P	02/10/26	01430	370	R&M PW	1,464.95
	INVOICE: 910047994										
	171010	12/31/25	72787	910047993	105590	P	02/10/26	01430	370	R&M PW	14,300.00
	INVOICE: 910047993										
	VENDOR TOTALS				.00	YTD	INVOICED		15,764.95	YTD PAID	15,764.95
3319	BUCKS COUNTY WATER & SEWER AUTHORITY	171011	01/15/26	72788	105591	P	02/10/26	08429	450	CONTRACTED SERVICES	4,300.00
	INVOICE: 2025-012										
	VENDOR TOTALS				.00	YTD	INVOICED		4,300.00	YTD PAID	4,300.00
2402	DELAWARE VALLEY HEALTH TRUST	171033	02/01/26	72810	105592	P	02/10/26	01401	156	HEALTH INSURANCE	13,664.06
	INVOICE: 30983										
	171033	02/01/26	72810	30983	105592	P	02/10/26	01402	156	HEALTH INSURANCE	3,467.05
	INVOICE: 30983										
	171033	02/01/26	72810	30983	105592	P	02/10/26	01409	156	HEALTH INSURANCE	2,251.99
	INVOICE: 30983										
	171033	02/01/26	72810	30983	105592	P	02/10/26	01410	156	HEALTH INSURANCE	43,179.72
	INVOICE: 30983										
	171033	02/01/26	72810	30983	105592	P	02/10/26	01414	156	HEALTH INSURANCE	1,847.68
	INVOICE: 30983										
	171033	02/01/26	72810	30983	105592	P	02/10/26	01430	156	HEALTH INSURANCE	17,074.03
	INVOICE: 30983										
	171033	02/01/26	72810	30983	105592	P	02/10/26	01451	156	HEALTH INSURANCE	73.99
	INVOICE: 30983										
	171033	02/01/26	72810	30983	105592	P	02/10/26	08487	156	HEALTH INSURANCE	9,265.87
	INVOICE: 30983										
	VENDOR TOTALS				181,692.29	YTD	INVOICED		90,824.39	YTD PAID	90,824.39
548	GARY O'CONNOR	171031	02/01/26	72808	105593	P	02/10/26	01410	158	POST-RETIREMENT HEALTH BE	200.00
	INVOICE: 020126										
	VENDOR TOTALS				400.00	YTD	INVOICED		200.00	YTD PAID	200.00
1619	GILMORE & ASSOCIATES	170989	12/08/25	72766	105594	P	02/10/26	30439	721	OLD BETHLEHEM PIKE CULVER	3,131.25
	INVOICE: PS-INV2514320										
	170990	12/08/25	72767	PS-INV2514333	105594	P	02/10/26	30454	600	PARK IMPROVEMENTS	850.00
	INVOICE: PS-INV2514333										

PAID INVOICES REPORT

WARRANT: 021026

TO FISCAL 2026/02 02/01/2026 TO 02/28/2026

VENDOR DOCUMENT	NAME	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	AMOUNT
170991 INVOICE:		12/08/25	72768		105594	P	02/10/26	30454	PARK IMPROVEMENTS	1,572.66
170992 INVOICE:		12/08/25	72769		105594	P	02/10/26	01414	ENGINEERING	1,232.50
170993 INVOICE:		12/08/25	72770		105594	P	02/10/26	01414	ENGINEERING	2,716.10
170994 INVOICE:		12/08/25	72771		105594	P	02/10/26	31446	COMPLIANCE REQUIREMENTS	2,315.98
170995 INVOICE:		12/08/25	72772		105594	P	02/10/26	30439	INFRASTRUCTURE REBUILDING	1,560.00
170996 INVOICE:		12/08/25	72773		105594	P	02/10/26	09439	INFRASTRUCTURE REBUILDING	12,887.54
170997 INVOICE:		12/08/25	72774		105594	P	02/10/26	01414	PROF SERV- PLANNING & ZON	2,604.12
170998 INVOICE:		12/08/25	72775		105594	P	02/10/26	01414	ENGINEERING	6,280.30
170999 INVOICE:		01/12/26	72776		105594	P	02/10/26	30439	OLD BETHLEHEM PIKE CULVER	547.50
171000 INVOICE:		01/12/26	72777		105594	P	02/10/26	01414	ENGINEERING	736.25
171001 INVOICE:		01/12/26	72778		105594	P	02/10/26	30454	PARK IMPROVEMENTS	1,218.48
171002 INVOICE:		01/12/26	72779		105594	P	02/10/26	01414	ENGINEERING	2,460.00
171003 INVOICE:		01/12/26	72780		105594	P	02/10/26	30439	INFRASTRUCTURE REBUILDING	620.00
171004 INVOICE:		01/12/26	72781		105594	P	02/10/26	09439	INFRASTRUCTURE REBUILDING	7,169.38
171005 INVOICE:		01/12/26	72782		105594	P	02/10/26	01414	PROF SERV- PLANNING & ZON	1,800.00
171006 INVOICE:		01/12/26	72783		105594	P	02/10/26	01414	ENGINEERING	2,666.66
171007 INVOICE:		01/12/26	72784		105594	P	02/10/26	30454	PARK IMPROVEMENTS	6,021.90
171013 INVOICE:		01/12/26	72790		105594	P	02/10/26	31446	COMPLIANCE REQUIREMENTS	770.00
171013 INVOICE:		01/12/26	72790		105594	P	02/10/26	31446	SWM PROJECTS	1,707.50
	VENDOR TOTALS				.00	YTD INVOICED		60,868.12	YTD PAID	60,868.12
3743	KAPLIN STEWART MELOFF REITER & STEIN, P.C.									
171014 INVOICE:		12/30/25	72791		105595	P	02/10/26	01414	PROF SERV- LEGAL (ZHB)	92.50
171015 INVOICE:		12/30/25	72792		105595	P	02/10/26	01401	LEGAL SERVICES	125.75
171016 INVOICE:		12/30/25	72793		105595	P	02/10/26	01401	LEGAL SERVICES	185.00
171017 INVOICE:		12/30/25	72794		105595	P	02/10/26	01401	LEGAL SERVICES	425.50
171018 INVOICE:		12/30/25	72795		105595	P	02/10/26	01401	LEGAL SERVICES	185.00

PAID INVOICES REPORT

WARRANT: 021026

TO FISCAL 2026/02 02/01/2026 TO 02/28/2026

VENDOR NAME DOCUMENT	INV DATE VOUCHER	PO	CHECK NO T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: 171019	791814 12/30/25 72796		105595 P	02/10/26 01401	314	LEGAL SERVICES	185.00
INVOICE: 171020	791815 12/30/25 72797		105595 P	02/10/26 01401	314	LEGAL SERVICES	3,922.00
INVOICE: 171021	791816 12/30/25 72798		105595 P	02/10/26 01401	314	LEGAL SERVICES	92.50
INVOICE: 171022	791819 12/30/25 72799		105595 P	02/10/26 01401	314	LEGAL SERVICES	2,294.00
INVOICE: 171023	791821 12/30/25 72800		105595 P	02/10/26 01401	314	LEGAL SERVICES	599.68
INVOICE: 171024	791823 12/30/25 72801		105595 P	02/10/26 01401	314	LEGAL SERVICES	1,245.54
INVOICE: 791822							
VENDOR TOTALS		7,334.50	YTD INVOICED		9,352.47	YTD PAID	9,352.47
1409 MICHAEL ROGGE							
171029	02/01/26 72806		105596 P	02/10/26 01410	158	POST-RETIREMENT HEALTH BE	400.55
INVOICE: 020126							
VENDOR TOTALS		801.10	YTD INVOICED		400.55	YTD PAID	400.55
689 MONTGOMERY COUNTY LAW LIBRARY							
171027	02/06/26 72804		105597 P	02/10/26 01401	340	LEGAL NOTICES	25.00
INVOICE: ZONING CLEANUP							
VENDOR TOTALS		25.00	YTD INVOICED		25.00	YTD PAID	25.00
172 REX WILKINSON							
171030	02/01/26 72807		105598 P	02/10/26 01410	158	POST-RETIREMENT HEALTH BE	336.18
INVOICE: 020126							
VENDOR TOTALS		672.36	YTD INVOICED		336.18	YTD PAID	336.18
4142 SJ FUEL SOUTH COMPANY, INC.							
171012	12/31/25 72789		105599 P	02/10/26 01410	374	FUEL/ GASOLINE/ DIESEL	595.17
INVOICE: 191572							
VENDOR TOTALS		.00	YTD INVOICED		595.17	YTD PAID	595.17
573 STANDARD INSURANCE COMPANY							
171032	02/01/26 72809		105600 P	02/10/26 01401	153	DISABILITY & LIFE INS.	676.21
INVOICE: 02 01 2026							
171032	02/01/26 72809		105600 P	02/10/26 01402	153	DISABILITY & LIFE INS.	248.06
INVOICE: 02 01 2026							
171032	02/01/26 72809		105600 P	02/10/26 01409	153	DISABILITY & LIFE INS.	96.83
INVOICE: 02 01 2026							
171032	02/01/26 72809		105600 P	02/10/26 01410	153	DISABILITY & LIFE INS.	3,572.23
INVOICE: 02 01 2026							
171032	02/01/26 72809		105600 P	02/10/26 01414	153	DISABILITY & LIFE INS.	232.92
INVOICE: 02 01 2026							

PAID INVOICES REPORT

WARRANT: 021026

TO FISCAL 2026/02 02/01/2026 TO 02/28/2026

VENDOR NAME DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
171032 INVOICE: 02 01 2026	02/01/26	72809		105600	P	02/10/26	01430	153	DISABILITY & LIFE INS. 1,119.13
171032 INVOICE: 02 01 2026	02/01/26	72809		105600	P	02/10/26	01451	153	DISABILITY & LIFE INS 44.06
171032 INVOICE: 02 01 2026	02/01/26	72809		105600	P	02/10/26	08487	153	DISABILITY & LIFE INS. 790.86
VENDOR TOTALS				13,244.54	YTD INVOICED			6,780.30	YTD PAID 6,780.30
								REPORT TOTALS	190,047.13
							COUNT	AMOUNT	
							12	190,047.13	

** END OF REPORT - Generated by Rachael Kang **

Lower Gwynedd Township



PAID INVOICES REPORT

WARRANT: 25021026

TO FISCAL 2026/02 02/01/2026 TO 02/28/2026

VENDOR NAME DOCUMENT	INV DATE VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
617 BOROUGH OF AMBLER 171026 INVOICE: 1718	12/31/25	72803	105601	P	02/10/26	08429	730	AMBLER CAPITAL PROJECTS 95,038.61
VENDOR TOTALS			.00	YTD INVOICED			95,038.61	YTD PAID 95,038.61
4173 GORSKI ENGINEERING INC 171025 INVOICE: INGERSOLL PARK #4	12/22/25	72802	105602	P	02/10/26	30454	600	PARK IMPROVEMENTS 300,485.00
VENDOR TOTALS			.00	YTD INVOICED			300,485.00	YTD PAID 300,485.00
							REPORT TOTALS	395,523.61
							COUNT	AMOUNT
							2	395,523.61

** END OF REPORT - Generated by Rachael Kang **