

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING
TUESDAY, MARCH 10, 2026**

SUPERVISORS:

Danielle A. Duckett, Chairman
Michael Twersky, Vice Chair - via zoom
Janine Martin
Jimmy Chong
Andrea Brockway

STAFF:

Mimi Gleason, Township Manager
Jamie Worman, Assistant Township Manager
Michelle Farzetta, Office Manager
Neil Stein, Esq., Solicitor
Fred Zollers, Director Public Works
Paul Kenny, Police Chief
Jim Hersh, Township Engineer, Gilmore
Chad Dixson, Traffic Engineer, Bowman Company
Melinda Haldeman, Finance Director
John Farrell, Project Manager/EMC

Call to Order and Pledge of Allegiance

The Chair called the hybrid meeting to order at 7:12pm at the Lower Gwynedd Township Building and virtually on Zoom and led those in attendance in the pledge of allegiance.

ANNOUNCEMENTS AND PRESENTATIONS

The Board of Supervisors (BOS) met in executive session on February 25, 2026, March 3, 2026, and prior to tonight's meeting for Supervisor training and to discuss matters of potential litigation related to zoning and stormwater management, a lease on Township property, emergency preparedness, and personnel.

BUILDING AND ZONING

Presentation of a preliminary/final land development plan for a proposed addition to a fitness center, trail additions, and stormwater improvements at Foulkeways.

Christen Pionzio, of Hamburg, Rubin, Mullin, Maxwell & Lupin presented the plans for the Foulkeways Fitness Center Expansion. The project will consist of an addition to the current fitness center, additional trail connections and stormwater improvements. A rain garden will also be installed to control runoff. Ms. Pionzio addressed concerns in the review letters related to a pull-out area near the trail for fire trucks and the addition of a fire hydrant. They also met

with Engineers to determine gaps along the street frontage to add required street trees and to verify the locations. Ms. Piozio stated that they would be using trees planted in 2024 and 2025 to offset the replacement tree requirements, and therefore have removed the waiver for replacement trees. The BOS asked if this practice of banking trees has been done before. Mr. Hersh replied that we have and the practice makes sense. We look at trees previously planted up to five years back. Ed Brown from Gilmore was onsite and reviewed the tree plans confirming that all plantings are native.

This project requires additional waivers, including curbing and sidewalk requirements, stormwater pipe specifications, and monument installation. The main discussion centered around the fire alarm system interconnectivity issues at Foulkeways. The current system cannot provide precise location information to first responders, though it was noted that immediate safety is not significantly impacted. Ms. Pionzio stated that new systems and upgrades have been completed as new buildings and renovations have been completed, however the Fire Marshall indicated that the base system is the original. The BOS also discussed a potential easement along Sumneytown Pike for future trail development, which would require further consideration.

Ms. Duckett made a motion, seconded by Mr. Chong, to authorize the solicitor to prepare a resolution for conditional approval based on recent discussions and additional documentation received. Motion passed 5-0.

PUBLIC COMMENTS

Jonathan Calpas, 100 Hillcrest Lane, attended the Comprehensive Plan Town Hall at Gwynedd Mercy University on February 19, 2026. Mr. Calpas raised concerns about the availability of public documentation from the comprehensive plan meeting, specifically requesting access to the staff presentation from the Town Hall and community survey results referenced in the comprehensive plan. Mr. Calpas asked about the availability of historical community survey data regarding high-density housing preferences in Lower Gwynedd Township. He noted that while the comprehensive plan indicates that the community appears to want high-density housing, the response rates to surveys have been low and suggested that more proactive outreach to affected residents is needed before finalizing the comprehensive plan. The BOS responded that they are committed to transparency and will continue gathering community feedback. Ms. Worman confirmed that while the information exists, it was not permanently archived online as updates were made throughout the process, however everything was on the website throughout the two-year process. Ms. Worman offered to restore the information for community reference. The BOS also mentioned that some of the visuals in the draft plan are confusing residents, as they are being seen as plans that will happen when they are just potential ideas of what could be. Mr. Calpas said he has submitted an extensive Right to Know request to obtain information he is looking for.

GENERAL BUSINESS

Finance Report – December 2025 (unaudited 2025 report)

Ms. Haldeman presented the year-end financial results for 2025, reporting a general fund surplus of \$860,000 after a \$750,000 discretionary transfer, exceeding the budgeted surplus of \$429,000. The surplus was attributed to higher-than-expected revenues from taxes and fees, offsetting expenditures that were over budget by \$84,000 primarily due to technology costs associated with moving to cloud services. Ms. Haldeman also detailed the sewer fund performance, which showed a surplus of \$464,000, and reviewed capital projects completed in 2025 totaling approximately \$800,000, including fire system replacement, roof work, and police equipment purchases. The presentation included an overview of ongoing construction projects with total construction in progress of \$4.2 million, along with associated grant funding. The BOS thanked Ms. Haldeman for the information and making it easy to understand.

Consider authorizing the Township Manager to sign a contract with Gilmore and Associates for civil engineering services needed for design of a new Public Works garage.

The BOS authorized staff in December of 2025 to go out for RFP for site civil engineering work for the new Public Works building. Boyle Construction received 12 proposals and ranked them based on completeness of the proposals, experience with municipal facilities and local regulatory agencies, and cost. After the review Boyle is recommending the contract be awarded to Gilmore and Associates with a base proposal of \$199,950 that goes up to \$218,100 with all the additional services factored in. Ms. Duckett made a motion, seconded by Ms. Brockway, to approve the civil engineering contract with Gilmore and Associates. Motion passed 5-0.

Consider authorizing submission of a PennDOT Green Light Go grant application for \$311,760 to modernize the traffic signal at Bethlehem Pike and Tennis Avenue

Staff are seeking authorization to submit a Green Light Go grant application in the amount of \$311,760 and approval of the required match of \$77,940. This grant will be for traffic signal modifications at the intersection of Bethlehem Pike and Tennis Avenue. Improvements include mast arm replacement, loop detection system, pedestrian push buttons, new traffic signal heads, flashing yellow signal heads and an emergency preemption system. Ms. Duckett made a motion, second by Ms. Martin, to authorize the Green Light Go grant application for traffic signal upgrades at Bethlehem Pike and Tennis Avenue. Motion passed 5-0.

Consider authorizing a \$500 donation to the Wissahickon High School Outdoor Education Club for pollinator gardens, to be ratified by the EAC

The Environmental Advisory Council is asking the BOS to authorize a \$500 donation to the Wissahickon High School Outdoor Education Club for creation of pollinator gardens at the main entrance of the school. The funds will be used to purchase soil, compost, weed barriers, mulch and pollinator-friendly plants. Ms. Duckett made a motion, seconded by Ms. Brockway, to approve a donation of \$500 to the Wissahickon High School Outdoor Education Club. Motion passed 5-0.

Consider authorizing a change order in the amount of \$16,101 to install additional conduit and a drainage improvement for the Ingersoll Park Phase 2 project

Jim Hersh stated that during a weekly construction meeting, two additions were identified outside of the original contract scope. The first item is the installation of a French drain to prevent a potential drainage issue between the Major's field backstop and the concrete sidewalk surrounding the new building. The second item is the installation of underground conduit runs and junction boxes so the speakers for the sound system can be mounted in the desired location. Gorski Engineering has provided a change order in the amount of \$16,101.00. Mr. Twersky asked if anyone spoke with the Lower Gwynedd Little League (LGLL) about possibly contributing funds towards these changes. Mr. Hersh stated that this could be paid for with grant money. He also stated that if we waited the cost of installing the changes could double. Jonathan Calpas, 100 Hillcrest, stated that LGLL raised \$60,000 towards this project and wondered why the BOS was questioning \$16,000 when the Township will spend millions on a new Public Works garage.

Ms. Duckett made a motion, seconded by Ms. Martin, to approve the change order from Gorski in the amount of \$16,101 for the additional improvements at Ingersoll Park. Motion passed 5-0.

Consider sending emergency services letter

Ms. Duckett made a motion, seconded by Ms. Martin, to approve sending an Emergency Services letter. Motion passed 5-0.

Approval of invoice report-March 10, 2026

The BOS received the invoice report for checks dated March 10, 2026, totaling \$308,820.31. There were no questions or comments. Ms. Duckett made a motion, seconded by Ms. Brockway, to approve the invoices dated March 10, 2026. Motion passed 5-0.

Approval of minutes - February 24, 2026

The BOS received the minutes from the February 24th meeting. There were no questions or comments. Ms. Duckett made a motion, seconded by Ms. Brockway, to approve the minutes. Motion passed 5-0.

SUPERVISOR LIAISON REPORTS

The BOS received a summary from the Investment Advisory Committee. There were no questions or comments from the board.

STAFF UPDATES

There were no staff updates.

SUPERVISORS COMMENTS

Ms. Brockway, Ms. Martin and Mr. Twersky had no comment.

Mr. Chong asked everyone to keep the family of the State Trooper who lost his life while on duty in their thoughts. He also thanked all the officers for their work and said he is grateful for all they do for the community. Mr. Chong also thanked Ms. Haldeman for making the financial reports easy to understand, as well as Mr. Farrell for his work on the RFP's for the Public Works garage. Ms. Duckett echoed Mr. Chong's comments.

Adjournment

Ms. Duckett made a motion, seconded by Ms. Martin, to adjourn the meeting at 8:35pm. Motion passed 5-0.

Respectfully Submitted,

Michelle Farzetta

Michelle Farzetta
Office Manager