

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING
TUESDAY, AUGUST 25, 2026**

SUPERVISORS:

Danielle A. Duckett, Chairman
Michael Twersky, Vice Chair
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 Dixon, 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 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 prior to tonight's meeting to discuss matters of personnel and potential litigation related to parks.

Fall Fest is coming on Saturday, September 19 from noon to 5 p.m. Enjoy an afternoon of fall fun on Houston Road by Wissahickon Middle School and High School.

There will be a special Board of Supervisors' meeting on Tuesday, October 6th at 7:00 pm in the Township Building to discuss a proposed zoning ordinance amendment regulating data centers

PRESENTATION of a Board of Supervisors citation honoring Grand Master Bong Pil Yang in recognition of his leadership in the Korean American community and his role in the establishment of the Korean War Memorial and American-Korean Alliance Peace Park.

Supervisor Chong presented a Board of Supervisors citation honoring Grand Master Bong Pil Yang in recognition of his more than four decades of service to the residents of Montgomery County and Lower

Gwynedd Township. The proclamation highlighted Grand Master Yang's civic leadership roles, including President of the Korean War Memorial, American-Korean Alliance Peace Park, Secretary General of the 21st Century America Korea China Leader Society, member of Governor Josh Shapiro's Advisory Commission on Asian American and Pacific Island Affairs, and Ambassador for Hangyang City, Republic of Korea. Supervisor Chong presented the citation to Grand Master Yang in person before the Board.

The public was also invited to attend a ceremony honoring Korean War veterans and veterans who served in Korea at Montgomery Township's Memorial Grove Park on Sunday, September 20th at 11:00 AM, 1120 Kenas Road, North Wales, PA.

PUBLIC COMMENTS

Eric Rudolph, 537 Montgomery Road, addressed the BOS regarding the ongoing noise nuisance caused by the Wissahickon Middle School chiller. He noted that the Township had notified residents that afternoon of an acoustic test to be conducted the following day with the chiller operating at maximum load. While welcoming the additional testing, Mr. Rudolph emphasized that residents were still awaiting the Township's independent engineering review of the 2018 chiller permit, including concerns about the 2025 sound control mitigation. He described the chiller noise as continuous and rendering portions of his yard unusable and requested that the Board consolidate the various parallel issues into a defined process with a timetable, findings, and an effective remedy.

James Jacquette, 413 Cedar Lane, spoke in support of Mr. Rudolph, expressing frustration that the nuisance had persisted for over two years without meaningful action. He challenged the adequacy of the twenty-hour notice given for the upcoming sound test and invited Board members to personally visit the site to assess the situation firsthand. Ms. Duckett clarified that she walks by the site multiple times per week and has recorded the sound on many occasions. Mr. Twersky also stated that he had been out to hear the noise. Mr. Stein directed further substantive questions to be addressed through legal channels.

BUILDING AND ZONING

Consider Resolution #2026-17 identifying invalid portions of the Township's zoning ordinance (regarding data centers)

Mr. Stein presented Resolution #2026-17, explaining that following the Board's July 28, 2026, authorization, staff conducted a detailed review of the Township's zoning ordinance and determined that data centers are not provided for as a permitted use — either by right or by conditional use. The resolution formally identifies these deficiencies under Section 609.2 of the Pennsylvania Municipalities Planning Code, initiating an 180-day cure period during which the Township may amend or add provisions to the zoning code. Mr. Stein emphasized that this proactive step is intended to ensure that any future regulation of data centers is shaped by local supervisors and residents, rather than by developer-initiated challenges. Ms. Brockway raised a question regarding the start date of the 180-day cure period. It was confirmed and clarified that the period runs from the date of the original declaration of invalidity on July 28, 2026, not from the date of the current

resolution. Ms. Gleason noted that the version of the resolution in the packet required a minor correction to reflect this, which was to be made prior to signature.

Ms. Duckett made a motion, seconded by Mr. Twersky, to approve Resolution #2026-17 identifying invalid portions of the Township's zoning ordinance. Motion passed 5-0.

Consider Resolution #2026-18 approving a preliminary/final land development plan for an addition to a fitness center, trail additions, and stormwater improvements at Foulkeways.

John Iannozzi from Hamburg, Rubin, Mullin, Maxwell and Lupin, presented on behalf of the applicant, Foulkeways, describing the project as an addition to the fitness center along with trail additions and stormwater improvements. He characterized the project as non-revenue-generating and focused on enhancing internal campus facilities. Mr. Twersky raised the recurring concern about a campus-wide addressable fire alarm system, which Township Fire Marshal Al Comly has advocated for over many years. Tim Woodrow, representing Foulkeways, acknowledged that the new fitness center addition would include appropriate fire alarm provisions and that Mr. Comly's specific concerns about fire hydrant access and fire department connection locations had been resolved through a March 2026 meeting. He stated that a campus-wide addressable alarm system remains a longer-term goal not achievable within the scope of this project. Mr. Twersky made clear that this question would continue to be raised with each future application and that a point would come where further approvals would be conditioned on progress toward this goal. Mr. Woodrow confirmed the message was received and would be carried back to the Foulkeways development committee.

Regarding fire access, Mr. Woodrow confirmed that parking will be removed in front of the existing fire hydrant and that a new fire department connection and hydrant will be relocated to the access road before the fitness center entrance, addressing Mr. Comly's previously stated concerns. Ms. Martin asked for confirmation that Foulkeways has agreed to provide the easement for the trail connection. Ms. Brockway inquired about reforestation efforts referenced in the Gilmore Associates Engineering letter; Mr. Woodrow described an ongoing resident-led campus committee initiative to remove invasive species and replant native vegetation throughout the Foulkeways woodland, undertaken as a commitment to residents and the natural character of the community.

Ms. Duckett made a motion, seconded by Mr. Twersky, to approve Resolution #2026-18, the preliminary and final land development plan for the fitness center addition, trail additions, and stormwater improvements at Foulkeways. Motion passed 5-0.

GENERAL BUSINESS

Overview of proposed 9/11 Trail by Andrew Hamilton from the 9/11 National Memorial Trail Alliance and consideration of approval of the trail and installation of signs on Township roads
Andrew Hamilton, Vice Chair of the September 11th National Memorial Trail Alliance Board, presented an overview of the trail and the request for authorization to install signage on Township roads. He explained that the trail spans 1,500 miles across six states and the District of Columbia, connecting the three September 11th memorial sites. The trail received unanimous federal legislative designation, placing it at the same status as the Pacific Crest Trail and the Appalachian Trail.

Mr. Hamilton explained that the Alliance had originally routed the trail along Route 202 using its existing bike lanes, but PennDOT redirected the trail to Evans Road for safety reasons. This change necessitated routing the trail through several local residential streets within Lower Gwynedd Township — specifically Tanglewood Drive, Stonington Circle, Rose Lane, and Gwynedd View Road — to connect Route 202 at Welsh Road to Evans Road. He acknowledged that this change was identified late in the process and apologized for the short notice to the Township. He noted that signage costs are fully funded through federal and state matching funds, with no cost to the Township or its residents. He confirmed that no physical changes to the roadway are proposed — only the installation of trail marker signage in the public right-of-way.

Mr. Hamilton described the anticipated user base as modest: primarily experienced, long-distance cyclists — often retirees — with no evidence of significant traffic increases on comparable local roads elsewhere along the route. He stated that in his twenty-plus years of involvement with the trail, he has not encountered complaints from communities about safety impacts from trail designation on local roads. He also noted the trail's flexibility, indicating that if a dedicated trail were ever built along Route 202, the route could revert to that alignment.

Vince Vizza, 1229 Laura Lane, voiced opposition to the designation, raising several concerns. He cited engineering deficiencies, noting that the subject streets measure 26 feet curb-to-curb — one foot short of the recommended 14-foot minimum lane width required to safely accommodate a vehicle and a bicycle side-by-side — and that the neighborhood has no sidewalks, placing pedestrians directly in the roadway. He raised concerns about potential liability to the Township, the absence of nighttime curfews on public roads, the inability to control e-bike and motorized traffic, and the lack of supporting infrastructure such as restrooms or trash receptacles. He also expressed concern that formal designation would automatically route cyclists through the neighborhood via GPS mapping applications such as Google Maps and Apple Maps, permanently altering the neighborhood's character and safety profile. He urged the Board to deny the designation and asked the Alliance to work with Montgomery County to identify an alternate route.

Karen Vizza, 1229 Laura Lane, echoed her husband's concerns and added that the Alliance's own website projects approximately 7,000,000 annual visitors on the trail. She expressed concern about the permanence of the designation and noted that cyclists frequently ride in packs occupying the full width of the road. She also raised uncertainty about the durability of Mr. Hamilton's verbal commitments should future Alliance leadership change, and respectfully requested that, if the Board could not deny the designation outright, it at minimum delay action to allow residents — many of whom were on vacation and unaware of the proposal — more time to organize and respond.

Linda Callegari, 1600 Claudia Way, offered a different perspective, recounting years of experience with bicycle groups as part of college athletic programs and community events passing through the neighborhood without incident. She expressed greater concern about illegal motorized e-bikes as a danger than future users of the proposed trail and noted that she drives slowly through the neighborhood due to that risk. She noted that cyclists already use neighborhood streets regularly and suggested that the trail, if anything, would bring a modest increase and respectful groups of users through. She inquired whether the trail would result in annual organized rides through the

neighborhood; Mr. Hamilton confirmed that the Alliance conducts one annual organized ride of approximately 15 participants covering a 13-mile segment of the route.

Tim Beck, 1636 Stonington Circle, expressed personal respect for the mission of the trail and shared that part of the reason his family moved to Gwynedd Knoll was specifically to avoid a main road with heavy cycling traffic. He suggested that if the BOS approved the designation, a written commitment from the Alliance to reroute the trail if significant traffic increases occur would be preferable to a verbal assurance. He also expressed support for the idea of fundraising to extend the Route 202 trail infrastructure as a longer-term solution.

Ms. Duckett summarized the Board's perspective, noting that the streets in question are already public roads on which cyclists are legally permitted to travel, that the trail is already mapped online without causing an increase in cyclists on those roads, and that the realistic volume of users specifically traveling this segment of the trail is likely very low, given that the memorial sites and primary destinations are far from Lower Gwynedd. Ms. Duckett suggested viewing the designation as an interim measure, paired with a clear intention to pursue a dedicated trail corridor along Route 202 in partnership with the Alliance. Mr. Stein confirmed that participation in the trail designation is entirely voluntary, that the Township retains full authority over its road system, that no federal ownership or management authority is conveyed, and that the designation can be revoked at any time. He also noted that the Township's liability is protected by the Recreational Use of Land and Water Act and the Pennsylvania Tort Claims Act.

Chief Kenny offered that, in his experience, trail users of this nature are typically experienced cyclists who are unlikely to constitute a safety concern. He noted that a similar bike trail already exists on Evans Road and has generated no meaningful issues. He personally expressed no safety concerns from a law enforcement standpoint.

Mr. Twersky noted that the roads were already in use by cyclists and that he personally found the designation to be an honor. He shared that a fraternity brother had been killed in the World Trade Center on September 11th and stated his full support for the designation, while acknowledging the residents' concerns as legitimate and worth monitoring.

Ms. Duckett made a motion, seconded by Mr. Twersky, to authorize the 9/11 National Memorial Trail and the installation of associated signage on Tanglewood Drive, Stonington Circle, Rose Lane, and Gwynedd View Road. Motion passed 5-0.

Consider awarding bid to BRB Contractors in the amount of \$38,050 for demolition of the "McCormick House" in Ingersoll Park

Ms. Duckett summarized that the bid opening for the McCormick House demolition was held on August 13th. Ten bids were received, ranging from \$38,050 to \$177,000. Gilmore Associates reviewed the submissions and recommended BRB Contractors as the lowest responsive bidder. The scope includes full demolition of the structure with a provision to salvage 25 cubic yards of stone for use in the construction of a new memorial play area at Ingersoll Park.

Mr. Twersky raised concern about the possibility of cost overruns related to asbestos, wanting assurance that the \$38,050 figure was firm. Mr. Farrell clarified that asbestos remediation is being handled under a separate contract, with a separate independent contractor conducting air clearance testing upon completion. The combined cost of asbestos remediation and demolition was noted to be approximately \$62,750, which is within the project's \$70,000 budget estimate. Mr. Hersh confirmed that Gilmore Associates has a prior successful working relationship with BRB Contractors, noting that the firm recently completed demolition of a 70,000 square-foot elementary school without issue. The wide range of bids was attributed to a mix of full-time demolition firms and landscaping contractors who perform demolition as a secondary service; BRB's competitive pricing was in part due to recently losing other bids at similar price points.

Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the bid award to BRB Contractors in the amount of \$38,050 for the demolition of the McCormick House in Ingersoll Park. The motion passed 5-0.

Consider approval of a contract with Gilmore & Associates in the amount of \$48,030 to conduct a geotechnical study and Phase II Environmental Site Assessment of 101 Moore Drive, for the design of the new Public Works facility

Ms. Duckett stated that the geotechnical study and Phase II Environmental Site Assessment of 101 Moore Drive is a necessary step in the design process for the new Public Works building. This study will evaluate the soil and subsurface conditions at the building site prior to any construction beginning. Subsurface conditions can vary significantly. This study will identify unsuitable soils, ground water, fill and expansive soils, as well as any other potential issues prior to building construction.

Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the contract with Gilmore & Associates in the amount of \$48,030 to conduct a geotechnical study and Phase II Environmental Site Assessment of 101 Moore Drive. The motion passed 5-0.

Consider rejecting all bids for the traffic signal maintenance contract and authorizing re-advertisement of bidding

Ms. Duckett summarized that upon review of the bids received for the traffic signal maintenance contract, Bowman Engineering recommended rejection of all bids on the grounds that they were defective, as the bid documents did not elicit sufficiently specific cost information to permit a meaningful comparison or recommendation. Staff indicated that the bid documents will be revised to require more detailed cost breakdowns prior to re-advertisement. A motion to reject all bids for the traffic signal maintenance contract and to authorize re-advertisement of bidding was made by Ms. Duckett and seconded by Ms. Martin. The motion passed 5-0.

Consider authorizing advertisement of a legal notice for an ordinance authorizing execution of a renewed cable franchise agreement between the Township and Verizon

Ms. Duckett noted that a public hearing was held on May 12th to solicit public comment on the renewed cable franchise agreement with Verizon, and that comments received were shared with the Cohen Law Group, which is negotiating the franchise agreement on behalf of Lower Gwynedd and

other Montgomery County municipalities. There were no questions from the Board or public. A motion to authorize advertisement of a legal notice for an ordinance authorizing execution of the renewed cable franchise agreement between Lower Gwynedd Township and Verizon was made by Ms. Duckett and seconded by Mr. Twersky. The motion passed 5-0.

Review required 2027 minimum municipal obligations (MMO's) for retirement plans

Ms. Duckett noted that the required 2027 Minimum Municipal Obligations (MMOs) for the Township's three retirement plans – police pension, non-uniform pension, and non-uniform defined contribution – were included in the meeting packet and must be incorporated into the 2027 budget. The MMO is the minimum annual amount a municipality must contribute to each employee pension plan. A motion to approve the 2027 Minimum Municipal Obligations for the Township's retirement plans was made by Ms. Duckett and seconded by Mr. Twersky. The motion carried unanimously.

Financial report – July 2026

The financial report for July 2026 was included in the board packet. There were no questions from the Board or the public. Ms. Duckett thanked the Finance Director for the report.

Approval of invoice report for August 25, 2026

The BOS received the invoice report for checks dated August 25, 2026, totaling \$203,003.68. There were no questions or comments. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the invoices dated August 25, 2026. Motion passed 5-0.

Approval of minutes for the meeting of July 28, 2026

The BOS received the minutes from the July 28, 2026, meeting. There were no questions or comments. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the minutes. Motion passed 5-0.

SUPERVISOR LIAISON REPORTS

The BOS received the Liaison Reports for the Environmental Advisory Council. There were no questions or comments.

STAFF UPDATES

Ms. Worman reported that the Building and Zoning Department has been working to implement an online permitting portal. Residents will soon be able to apply for building permits and related applications through the Township website. Ms. Worman indicated that additional information and a public announcement would be forthcoming.

SUPERVISORS COMMENTS

Supervisor Chong invited the public to attend the ceremony honoring Korean War veterans at Montgomery Township's Memorial Grove Park (Korean War Memorial and American Korean Alliance Peace Park) on Sunday, September 20th at 11:00 AM, 1120 Kenas Road, North Wales.

Ms. Duckett noted the final summer concert is scheduled for Sunday, August 30th at 10:30 AM at Pen-Ambler Park. The event will feature a children's-focused concert, games, and, back by popular demand, the opportunity for kids to paint a Township plow.

Adjournment

Ms. Duckett made a motion to adjourn at 9:10pm, seconded by Mr. Twersky. Motion passed 5-0.

Respectfully submitted,

Michelle Farzetta

Michelle Farzetta
Office Manager