

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of June 17, 2026**

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

Jamie Worman, Asst. Township Manager
Patty Furber, Building Codes Admin
Jim Hersh, 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: May 20, 2026

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 May 20, 2026. The motion carried unanimously.

Land Development:

#26-08LD

1217 N. Bethlehem Pike

Hallmark Homes – Spring House Court, LLC.

Mr. Rich Carroll, owner of Hallmark Homes Group, Mr. Tom Imperato, Director of Land Acquisition of Hallmark Homes Group and Ms. Susan Rice, P.E. with STA Engineering presented the preliminary and final land development application for 1217 North Bethlehem Pike. Mr. Carroll noted that this consisted of a 1.32-acre parcel on the west side of Bethlehem Pike between Tintern Drive and Fairland Drive. The proposal consists of three individual townhouse lots. Mr. Carroll noted that a substantially similar plan received ZHB approval from the township back in 2020 and subsequently received the same approval from the ZHB last month. The approvals lapsed under the prior property owner. A PennDOT Highway Occupancy Permit (HOP) from the 2020 approval has been kept current but will expire on July 14, 2026. The access to the property will be via a minimum access driveway off Bethlehem Pike. An HOA is proposed to manage stormwater and the access driveway.

Bowman Traffic Review Letter

Mr. Carroll addressed the key items in the Bowman review letter dated June 12, 2026. The most significant item was Comment No. 6, requiring the proposed driveway's edge-of-pavement minimum radius to be increased to 30 feet. Mr. Carroll indicated this would be a will-comply item, and revised plans would be resubmitted accordingly. The HOP, which expires July 14, is in the process of being renewed and will be kept current before expiration. It was noted that widening the radius may necessitate a minor plan revision to the HOP, and Mr. Dixon advised that the time extension be secured first before pursuing the revision.

Parking

The PC raised concerns about the adequacy of parking, particularly given the potential for multiple cars per unit and the tendency for garages to be used for storage rather than vehicle parking. Mr. Carroll explained that each unit includes a two-car garage and two dedicated driveway spaces, with three overflow spaces reconfigured per comments in the review letters. The entire entry drive (Spring House Court) has been widened to 20 feet throughout, and the overflow parking spaces have been reoriented to align with the unit driveways to improve maneuverability. The PC acknowledged that some parking management issues are inherent to any residential community and cannot be fully legislated away, but directed that the HOA documents include meaningful provisions to address potential problems — specifically, a requirement that garages be maintained for vehicle parking, limits on excess storage, and signage designating the overflow spaces as visitor parking only, with reference to the HOA so that the signage carries enforcement weight. Fire Marshal, Al Comly's review letter dated June 12, 2026, noted to include a recommendation for (R8-3) no-parking signs along the entry drive, which the applicant agreed to incorporate.

Montgomery County Planning Commission Review Letter

The County's letter expressed concern about site access configuration and recommended that access be directed through an interior driveway off Tintern Drive rather than directly onto Bethlehem Pike. Mr. Dixon noted that this same issue arose during the 2020 review, and at that time the applicant approached the neighboring community and was denied access through their private property. It was acknowledged that PennDOT cannot compel access through private property, making compliance with this recommendation infeasible.

Gilmore and Associates Review Letter

Discussion of the Gilmore letter touched on several items. The entry drive width was confirmed to be 20 feet internally, with the curb cut at Bethlehem Pike measuring 30 feet when accounting for the radii. The PC discussed the requirement for a sidewalk along Bethlehem Pike, noting that there is currently no continuous sidewalk along the relevant portion of the pike. Given that the township is engaged in a broader feasibility study for a pedestrian crossing of Bethlehem Pike — with potential crossing locations near Cedar Hill Road or Tintern Lane are still to be evaluated — the PC agreed that it would be premature to require the applicant to construct sidewalk at this time. Instead, the PC recommended deferral of the sidewalk requirement with the applicant providing an escrow to be worked out with the township. The PC noted the importance of preserving the ability to connect sidewalk from Tintern Drive to any future crosswalk location along the applicant's frontage.

Mr. Valiga questioned whether the pipe sizing below the standard 18-inch minimum was discussed; Mr. Hersh confirmed that 12-inch pipe is adequate given that only approximately one acre drains to two separate stormwater facilities, and that the applicant's engineer had provided supporting calculations. The overflow from the stormwater system was described as daylighting to a grassed low area on the adjacent

property with flow rates confirmed to be less than existing conditions. Mr. Hersh stated that a Stormwater Maintenance and Ownership Agreement with the township would be a required component, giving the township the right to enter the property and perform maintenance — and place a lien — in the event the HOA fails to meet its obligations.

Stormwater and Tree Replacement

The PC noted that the applicant's plan is unusual in being able to accommodate all required tree replacements on-site. A large ash tree (approximately 40 inches in diameter) on the property has died due to Emerald Ash Borer infestation. Mr. Hersh confirmed that the tree replacement ordinance applies only to healthy trees; accordingly, no replacement credit or waiver is required for the dead ash tree. The tree will be removed as part of site clearing.

Trash Collection

A discussion arose regarding trash collection logistics. The property will be served under the township's single-hauler contract. Given that haulers are unlikely to navigate the private driveway, trash containers will need to be brought to Bethlehem Pike for collection. The PC recommended that the applicant provide an extension of pavement keeping them off the travel lane. Ms. Porreca suggested that a time limitation be added to the HOA documents addressing timely retrieval of containers.

Street Lighting

The PC discussed the street lighting ordinance, which indicates that streetlights are at the discretion of the Board of Supervisors. The applicant's plan includes lampposts adjacent to each unit's dedicated parking area. The PC recommended the addition of a lamppost at the Bethlehem Pike/Spring House Court entrance be added for safety and visibility, given the proximity to the Route 309 interchange.

Waivers

Mr. Valiga directed the applicant to clearly distinguish on the plan between waivers previously approved in 2020 (which have since lapsed) and waivers being newly requested with this application, to avoid confusion.

A motion was made by Mr. Sawyer and seconded by Ms. Porreca to recommend Preliminary/Final Land Development approval to the Board of Supervisors based on the following conditions:

- 1) Applicant shall comply with all Bowman and Gilmore review comments.
- 2) Applicant shall comply with Fire Marshal, Al Comly's review letter dated June 12, 2026 including installation of no parking signs along the entry drive.
- 3) Applicant shall comply with any new HOP requirements from PennDOT.
- 4) HOA documents shall include provisions with enforceable remedies to address parking issues, including a requirement that garages be maintained for vehicle parking.
- 5) Overflow parking spaces shall be signed as "Visitor Parking Only" with reference to the HOA.
- 6) Applicant shall provide no fewer than three overflow parking spaces.
- 7) Applicant shall provide an extension of pavement at the Bethlehem Pike entrance for trash and recycling containers.
- 8) Sidewalk along Bethlehem Pike shall be deferred, with escrow to be determined by the township.
- 9) Applicant shall provide a lamppost at the Spring House Court/Bethlehem Pike entrance.
- 10) The PC supports previously approved waivers from 2020 shall be restated as new waiver requests on the plan subject to the sidewalk deferral condition.

The motion passed with a 7-0 vote.

1348 Sumneytown Pike - 8-lot Subdivision:
Whitefield Homes, LLC.

#26-09SUBD

Mr. Melograno noted for the record that 1348 Sumneytown Pike had appeared on the originally posted agenda but was not heard this evening. The applicant requested additional time to review the engineering and planning review letters they had received. This item will be rescheduled for a future meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:00 P.M.

Respectfully submitted,

Patty Furber

Patty Furber, Secretary