

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of September 21, 2022**

Present: Craig Melograno, Chairman
Rich Valiga, Vice-Chair
Maureen Nunn
Danielle Porreca
Rusty Beardsley

Steve Ware, Interim Zoning Officer
Patty Furber, B&Z Administrator
Ed Brown, Gilmore & Associates
Chad Dixson, McMahon

Absent: Joel Mayor, Stephen Paccione

Call to Order:

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

Approval of Minutes: May 18, 2022

A motion was made by Ms. Porreca and seconded by Mr. Beardsley to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of May 18, 2022. The motion carried unanimously.

Subdivision/Land Development:

301 Norristown Rd.
ACTS - Skilled Nursing Facility Building

#20-04LD

Present for the continuation of the land development discussion was Mr. Joseph Hanna from Chambers Associates, Ms. Bernadette Kearney from HRMM&L and Ms. Mary Ann Knight spoke for Old York Road Country Club. Ms. Kearney explained to the board that the skilled nursing building was last in front of the P.C. around a year ago. That concluded with the board members suggesting that ACTS work with OYRCC to come up with a resolution regarding the issue with the berm. Ms. Kearney stated that they have come up with the proposed resolution; ACTS will post escrow privately with OYRCC, not with the township, if Williams Pipeline approves the extension of the berm into its easement. If the engineer at the Williams Pipeline gives permission, ACTS then would escrow that money to formalize the promise to install the berm. Mr. Melograno asked what if Williams Pipeline does not allow the berm on their pipeline? Ms. Kearney stated that no matter what, the berm will be built, but ACTS will keep requesting permission from Williams to be build the berm on their pipeline.

Mr. Brown explained that the proposed berm would go to the south back of property line, and if/when Williams approves the extension, that is what the escrow money would be used for.

Mr. Hanna stated that OYRCC wanted them to come up with a method to redirect the water from the basin further down the property line closer to the riparian buffer in the wetlands. Mr. Hanna stated that Williams will let them come up to property line but they don't want the berm crossing their pipeline. Mr. Hanna stated this will help divert the water. Ms. Kearney stated that the berm would be located on ACTS property. Ms. Knight stated that they have had "a fair meeting of the minds" with OYRCC and they are coming up with a contract for the installation of the berm. Ms. Knight stated that their attorneys are currently in the process of gathering the language and it should be completed shortly.

Ms. Kearney stated they would comply with Gilmore's review letter dated September 14, 2022. Mr. Melograno asked what would they do if they do not receive the approval from the Williams-Transco regarding the gas line easement? Mr. Hanna stated that they already have an agreement regarding the gas line easement that predates the berm, Mr. Brown stated he was not aware of that agreement, but might have overlooked it.

Mr. Melograno wanted to know about Al Comly's review letter dated August 8, 2022 if they would comply with his suggestion regarding the gate at Tennis Ave.? Mr. Hanna stated they would comply with Al Comly's letter and would install the gate at Tennis Ave. with the opticon sensor to operate it.

Mr. Melograno asked about the sewer. Mr. Hanna stated that his original submission was to tie into the existing sewer located at Tennis Ave but that is owned by Bucks Co. Water and Sewer. He stated that the authority wanted the EDU's to be kept within the township. The sewer will be designed across the pipeline into the existing sewer.

Mr. Melograno mentioned that the P.C. has done all they could do for this application and advised that their agreement should be figured out prior to going in front of the BOS. Ms. Knight stated that she was advised that the agreement would be completed in a timely fashion and did not want to hold up their preliminary/final approval.

A motion was made by Mr. Beardsley for preliminary/final land development approval to the Board of Supervisors subject to the following conditions:

- 1) Applicant will comply with all review letters; specifically, Al Comly's email dated August 8, 2022 regarding the installation of the gate at Tennis Ave with the opticon sensor.

The motion was seconded by Ms. Porreca and passed with an 5-0 vote.

521 Houston Rd.
Wissahickon High School Turf Fields

#22-04LD

Present for the land development discussion was Mike Sanders from D’Huy Engineering, Mark Buchvalt from T&M Associates, Gerry Moore from Wissahickon School District, James Cairnes, Athletic Director, Chuck Wurzbach, Director for Girls Lacrosse.

Mr. Buchvalt explained to the board that the school district proposes to upgrade the high school’s existing baseball and softball athletic fields to synthetic turf. The applicant proposes to remove the existing surfaces and replace with synthetic turf. They also intend to install an all-purpose field within the proposed baseball field.

Mr. Melograno stated that he had an issue with the proposed concrete path to the spectator area. Mr. Melograno stated that if people sit on the sides of the path and people are riding bikes, there would be a lot of people in a tight spot, so there needs to be a safe passage. Mr. Buchvalt agreed and stated that they would reroute that area but may have to remove a few trees to do so. Mr. Melograno stated there’s no place to have people stand or set up chairs. Mr. Moore explained that they just wanted to create a spectator area to create a better area vs. sitting up on the bank.

Girls Lacrosse Coach, Chuck Wurzbach, stated that a lot of the fields are closed during the spring season due to poor weather conditions, sometimes cutting their season by 1/3. Coach Wurzbach stated that the proposed turf fields would solve the solution of cutting back their season by allowing the students to still play during inclement weather.

Mr. Brown stated that the school district has applied for a conditional use application for an encroachment within the 25’ setback for the stormwater facilities detention basin within the wetlands; they will also need DEP approval.

Mr. Melograno asked about the timing of the project. Mr. Moore stated that they would like to start the project around November 2023; to be completed by spring of 2024 the budget would be around \$5.5M.

Mr. Buchvalt discussed Gilmore’s review letter dated July 27, 2022 (#14) regarding installation of ADA curb ramps at the proposed driveway entrance/exits of the existing

parking lot. He also mentioned Gilmore’s comment regarding the realigning of the trail at the entrance of the parking lot along Dager Rd. for a more efficient crossing. Mr. Buchvalt explained to the board that the school district did not install the trail and feels that it shouldn’t be up to them to realign something that they did not install. Mr. Buchvalt said that the trail might have to be moved. Mr. Melograno asked who maintains the trail? Mr. Moore stated that the township installed and maintains the trail, that it was part of the Wissahickon Watershed trail system that was installed a long time ago. Mr. Melograno stated that maybe the township could do something about it and should look into it.

A motion was made by Mr. Beardsley for preliminary/final land development approval to the Board of Supervisors subject to the following conditions:

- 1) Applicant must redirect path or concrete area behind home plate to allow for safe passage; if trees are removed, they must be replaced;
- 2) Township to look at the ADA ramp at driveway entrance and take responsibility to fix the ramp; if the township determines it’s the school district’s ramp, then it’s their responsibility to fix it.

The motion was seconded by Ms. Porreca and passed with an 5-0 vote.



ADJOURNMENT

There being no further business, the meeting was adjourned at 8:10 P.M.

Respectfully submitted,
Patty Furber, Secretary