

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING
TUESDAY, SEPTEMBER 10, 2019**

SUPERVISORS PRESENT:

Kathleen Hunsicker, Chair
Dr. J. Richard Booth, Vice-Chair
Edward J. Brandt
Stephen Paccione
Mark Grey

STAFF:

Craig T. McAnally, Township Manager
Carole Culbreth, Assistant Secretary
Andrew Freimuth, Esq., Solicitor
Paul Kenny, Police Chief
Mike DeStefano, Public Works Director

Call to Order and Pledge of Allegiance

The Chair called the meeting to order at 7:10 p.m. in the Lower Gwynedd Township Municipal Building and led those in attendance in the pledge of allegiance. The Chair stated the Board of Supervisors met in an Executive Session before the meeting on real estate matters.

BUSINESS & FINANCE

Receipt of Meeting Minutes: August 27, 2019

The Board of Supervisors received the August 27, 2019 Meeting minutes. The Chair asked if there were any comments. There were none. Mr. Dr. Booth made a motion, seconded by Mr. Paccione to approve the August 27, 2019 Meeting minutes. The motion carried 5 - 0.

PUBLIC COMMENTS

The Chairman opened the meeting for public comment for items not on the agenda. There were no other comments.

BUILDING AND ZONING

Resolution No. 2019 - 15 Hunt Seat Associates, LLC Penllyn Club Subdivision (525 Gwynedd Avenue) Preliminary/Final Subdivision Approval

Craig Robert Lewis, Esq., Attorney for Hunt Seat Associates, LLC; presented a recap of this minor subdivision Penllyn Club Subdivision (525 Gwynedd Avenue) a 5.36-acre minor subdivision. He stated the Penllyn Club will retain the remaining 22 acres. He stated this is the first of two applications; the first seeking the 5.36-acre lot sold to his client; and the second for the proposed development of three lots. Mr. Lewis stated there is also a list of waivers which will be deferred to Land Development. Mr. Grey stated he was expecting an email invitation to visit the development from Ms. Ingersoll, President of Penllyn Club. Ms. Ingersoll stated she had sent Mr. Grey a text invitation. Mr. Grey stated that Mr.

Brandt has signed off in the Comprehensive Plan of 2006 to keep the Penllyn Club property as Open Space. Mr. Brandt stated he is aware; however, this is only 5+ acres not the total acreage of 27+ acres. He stated it is hard for the Township to buy all properties. Ms. Hunsicker told Mr. Grey the invitation still stands to visit the property. Mr. Lewis stated this property is zoned AA1 in the zoning ordinance and the subdivision is consistent with the other homes at Hunt Seat Drive, Gypsy Hill Road and Gwynedd Avenue. Mr. Grey stated the remaining property should be purchased through conservancy. Ms. Hunsicker stated a request for endowment will be needed for the remaining 22 acres to be preserved. Mr. Paccione questioned what stops the Penllyn Club from selling the remaining acreage. Residents in attendance expressed their concern that the 2006 Comprehensive Plan is not being supported. Ms. Ingersoll stated it is not the Penllyn Clubs intention to develop more land. She stated we could have developed a larger piece and that shows our commitment. Mr. Lewis stated this plan meets the Lower Gwynedd Township ordinances and the sale of the 5+ acres will preserve the Penllyn Club. Mr. Grey requested the remaining property be encumbered. He asked that the Chair, as a member of the Penllyn Club Board to recuse herself from the vote on Resolution No. 2019 – 15 Hunt Seat Associates, LLC Penllyn Club Subdivision (525 Gwynedd Avenue) Preliminary/Final Subdivision Approval. Ms. Hunsicker stated the operative word is a former Board member. She stated she has not served on the Penllyn Club Board for years and has no financial interest. Dr. Booth made a motion, seconded by Mr. Brandt to adopt Resolution No. 2019 – 15 Hunt Seat Associates, LLC Penllyn Club Subdivision (525 Gwynedd Avenue) Preliminary/Final Subdivision Approval. The motion carried 3 (Hunsicker, Booth, Brandt) – 2 (Paccione, Grey).

OTHER BUSINESS

Bucks County Water and Sewer Agreement

Mr. McAnally stated a Contractor Services Agreement was entered into on December 13, 2016; and the Township request a three-year extension. He stated the services remain the same with an increase for a total of \$154,800 for three years. Mr. DeStefano stated we have had great service with Bucks County Water and Sewer Contractor Services for the past 4 ½ years. Mr. Paccione made a motion, seconded by Dr. Booth to extend the Bucks County Water and Sewer Agreement for three years. The motion carried 5 – 0.

Sewer Force Main Cleaning Proposal

Mr. DeStefano stated the efficiency of the pumps discharge has dropped off by approximately 20% due to accumulated matter on the inside of the pipes. The proposed ice pigging or cleaning of the force main will remove the accumulated matter. He recommends that the township accept the proposal submitted by SUEZ Utility Services Company, Inc. in the amount of \$19,988.00. He stated Bucks County Water & Sewer will be assisting the Township with the cleaning effort. Mr. Brandt asked if it was on schedule. Mr. DeStefano stated you are able to tell when it is needed by the drop off of 20%. Dr. Booth made a motion, seconded by Dr. Booth to approve the Sewer Force Main Proposal from SUEZ Utility Services Company in the amount of \$19,988.00. The motion carried 5 – 0.

Sale of Retired Equipment

Mr. DeStefano asked the Board for permission to advertise and receive bids and sell the items through Municibid with acceptance of the bids on October 8, 2019.

- **John Deere Walk Behind Mower**
- **Used Backhoe & Tractor Tires**
- **Myers Snow Plow Parts (Public Works no Longer Uses Myers Plows)**
- **2006 GMC Pick Up with Plow**

Dr. Booth made a motion, seconded by Mr. Paccione to authorize advertisement and receive bids through Municibid for the above retired equipment. The motion carried 5 – 0.

Update of SCADA System

Mr. DeStefano stated the Public Works Department asked for permission to upgrade our current 19-year old SCADA System. Mr. DeStefano a few years ago a temporary fix was put on the SCADA system. Mr. Grey asked if we are still buying hardware and asked to look into new cloud based service with no hardware to maintain. He asked that this item be tabled.

MANAGER’S REPORT

Report from the Manager – Municipal activities, projects

Mr. McAnally stated Ambler Yards Open House is on September 12, 2019 from 4 – 6 pm.

He stated the Pike Fest is this Saturday, September 14, 2019 from 10 am – 4 pm.

He stated the housing of the Wissahickon 2018 E. One Engine 2015 E One Rescue and the 2012 E One Rescue Pumper is September 16, 2019 at 6:30 pm.

Mr. Grey asked how many runners for the Pike Run. Mr. McAnally stated he will get the numbers. He noted they have changed the course and the fire police are scheduled to be there.

Carol Jones, Penllyn, stated she watched farmland disappear and asked the Board to comply with the Comprehensive Plan. Ms. Hunsicker thanked Ms. Jones for her comments and stated she is happy to hear from the constituents.

There being no further questions or comments, the meeting was adjourned at 8:20 p.m. until the next Regular Meeting scheduled on September 24, 2019 at the Lower Gwynedd Township Building.

Respectfully submitted,

Carole Culbreth
Assistant Secretary