

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of August 16, 2023**

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

Patty Furber, B&Z Administrator
Ed Brown, Gilmore & Associates
Chad Dixson, McMahan & Assoc.

Absent: Stephen Paccione, Danielle Porreca, Joel Mayor

Call to Order:

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

Approval of Minutes: June 21, 2023

A motion was made by Mr. Beardsley and seconded by Mr. Valiga to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of June 21, 2023. The motion carried unanimously.

Subdivision/Land Development:

**1325 Sunnyside Pike
Gwynedd Mercy University
Frances M. Maguire Healthcare Innovation Center**

#23-03LD

Present for the land development application was Ms. Christen Pionzio from HRMM&L, Mr. Steven Freeman, Director of Campus Projects and Construction, Mr. George Hartman and Mr. Bill Rearden from Bohler Engineering.

Ms. Pionzio explained the proposed building will be located across from University Drive, across from the Seminary. Ms. Pionzio explained that the building will be state of the art, and the university needs to construct the proposed building in order to compete in the healthcare field. The University wants to add speech and language pathology and have a central location to collaborate. Ms. Pionzio stated that there is a great need for nurses that have a clinical requirement. Gwynedd Mercy University competes with all the other universities, so this will help them better their offerings for future students. Ms. Pionzio stated there is currently no health wellness center on campus, but this building will provide one. If someone needs to go to

the nurse, she is located in a dorm, counseling and testing centers are elsewhere on campus, all this would be included in the proposed building. Ms. Pionzio stated that enrollment has decreased tremendously and the university is hoping to get back to the pre-2019 enrollment numbers. Ms. Pionzio stated that having cutting-edge offerings is necessary for the university to thrive. Ms. Pionzio stated the campus began in 1948, their core values are the earth, with great outreach to the community, that includes Catherine's Cupboard's, which provides food and security to the students. Ms. Pionzio showed the board members a slideshow of the architectural renderings of the future building, which includes 3,500 sq. feet with access to the front and back of the building. There will be parking in front, adjacent to the building. The building will have multi-purpose rooms that include walls that open up together to equal 4,500 sq. feet that open to a patio in the back.

Ms. Pionzio stated they will comply with all the review letters, except for the waivers. Ms. Pionzio stated the concrete tire bumpers and curb stops prevent vehicle overhang; she stated that the sidewalks are 8' feet in width and there is enough room for overhang. She stated they like to stay away from the bumpers and curb stops because of trip hazards. Ms. Pionzio stated that the waiver for the 10' curb island at the end of each parking grove, that landscape islands are provided within the existing parking areas, but curbing is not provided. Mr. Hartman stated that the waiver is to stay consistent with a lot of other areas on campus that do not have curbing throughout. Ms. Pionzio stated they are asking for a waiver from the Traffic Impact Study, she stated they are hoping to get back to an increase in enrollment and feels there won't be any added traffic. Ms. Pionzio stated that Montgomery County Planning Commission review letter dated July 6, 2023; pointed out that they like all the trail systems to have pedestrian connectivity. Ms. Pionzio stated that they added pedestrian connections to the three buildings that lead to the main hub of the proposed building. She stated they added landscaping and trail connections with sidewalks to stay consistent with what they are doing with the campus.

Mr. Dixon stated that he wanted to clarify that they are asking for a waiver from the Traffic Impact Study and not the Traffic Impact Fee. He stated that considering the decline in enrollment, it's worth considering. Mr. Dixon stated that he requested trip generation information for the proposed facility which can allow them to compare that to the drop in enrollment. Mr. Melograno wanted to know what the hope would be for this to increase enrollment. Mr. Freeman stated that they would hope to add at least 100 more students, but felt that the university will never go back to the pre-pandemic numbers. They realize they have to do something to encourage enrollment. Mr. Melograno wanted to know if they did do the traffic study and what would be the action items be. Mr. Dixon stated it would be very similar to the Seminary project where the study was done on the Evans/Sumneytown intersections. Mr. Dixon stated it could be the same result. Mr. Melograno wanted to know when the Seminary study was done and was the assumption of lesser enrollment taken into consideration. Mr. Dixon stated he would go back and look at the Seminary study, the trip generation information that they provided, and do an assessment based on that information if they did do a traffic study. Mr. Melograno wanted to know if the board was OK with the waiver and if McMahan would do an analysis on their own. Mr. Dixon stated McMahan would take a closer look to give the board a recommendation. Mr. Valiga wanted to know the percentage of commuters vs. resident students. Mr. Freeman stated they have 250 resident students, 1,150 commuter students. Mr. Valiga wanted to know what the past numbers were. Mr. Freeman stated back in 2019 when they had Alexandra Hall, they had around 500

resident students and 1,800 commuter students. Mr. Freeman stated they have more students now that take online courses which is one of the reasons, they sold Alexandra Hall. Mr. Melograno stated that the Seminary traffic study would be more meaningful pre-pandemic. Ms. Pionzio stated they can get the pre-2019 numbers from the Seminary.

Ms. Nunn wanted to know if there would be any trail connections for the residents at Parsons Ln. Mr. Freeman stated that part of their 2016 land development was to connect the trail on Sunnyside Pike back down to the walkways of the university, and the extension of the university drive trail to Evans Rd. Mr. Freeman stated that they have a lot of people that cross over Evans and pick up the trail at the new entrance. Mr. Freeman showed the board the area of proposed new walkways and trails for the project that were outlined in blue. Mr. Valiga requested a plan of the trail system to be added to their plan set.

Mr. Melograno wanted to know about the parking and stated that there seems to be a lot of spots. Mr. Freeman stated he felt the parking spots are needed for events, and that there's not enough parking at the other buildings which are further away. Mr. Freeman stated they are trying to make it easier for accessibility as well. Mr. Melograno wanted to know if they are proposing more than required to provide. Mr. Hartman stated that the total parking spaces would be 290 and the required number was 161. Mr. Melograno stated that is a big difference. Ms. Pionzio stated that the parking is serving more purposes than just the proposed building. Mr. Beardsley stated that he felt it was a nice balance for the campus since it would reduce the amount of traffic on campus. Mr. Melograno requested that the parking be phased in two steps. Mr. Freeman stated they would consider that. Mr. Freeman stated that at Maguire Hall there really isn't any parking for students, just faculty. Mr. Freeman stated that the proposed complex would let the students utilize the new parking area, but will look into the phasing. Mr. Hartman stated that he wanted to clarify that they are adding 168 new spaces and 141 are required, which is fairly close. Mr. Melograno stated that since they are adding more parking spaces than required, there would be a half-acre of trees that would be removed. Ms. Pionzio stated that the trees would probably be taken down anyway, but would take a look.

Ms. Pionzio stated they have 5,900 caliper inches of tree removal. Ms. Pionzio stated that the university has a science department to help look at the environmental impact of removing the trees and how to mitigate it. Ms. Pionzio informed the board that they came up with some ideas they have planned regarding the impact of the tree removal and wanted to get the board's opinion. Ms. Pionzio stated that they will go around campus to see where else they could do tree replacement, they could plant larger trees instead of 3" caliper trees, they could combine bushes with trees, and go beyond plantings by looking into adding EV charging stations, looking at the structure of the roof for possible solar panels, adding solar arrays in the parking areas, adding an orchard to plant different trees to provide fruit for Catherine's Cupboard. Ms. Pionzio stated she wanted to reach out to the Wissahickon Trails and discuss the trail system with them and would like to incorporate their ideas to put together an array of different options they could do to mitigate the impact instead of paying the fee-in-lieu. Ms. Pionzio stated this will take some time and will be back once a plan is in place. Mr. Melograno stated that he felt it's important that the university needs to come up with a way to explain how removing almost 6,000 caliper inches of trees is good for the environment. Mr. Melograno stated this is going to be a health building that he expects Gwynedd Mercy to be a leader in the environment. Mr. Melograno wanted to know

how this proposed building will replace the environmental impact of removing all these trees. Ms. Pionzio stated if they get creative enough it will be better putting into the environment than paying a fee-in-lieu. Mr. Hartman stated that their landscape architect walked the site and there are a lot of dying/diseased ash trees. Mr. Beardsley stated that there is a fire hazard there with all the dying/diseased ash trees and it would be a much healthier area at the end of this. Ms. Pionzio stated that they will explore all these options that she mentioned; she is going to see if any grant money would be available as well. Mr. Valiga wanted to know about the Montgomery County Planning Commission's comments regarding planting the Pin Oak's along the pedestrian pathway because of the branching habit. Mr. Freeman stated they would look into that.

Ms. Nunn, who is also a liaison with the EAC (Environmental Advisory Committee), informed Ms. Pionzio of the "Going Green Award" that recognizes sustainability initiatives and that the university should apply because they like to reward good activity.

Mr. Melograno stated they will come back to look at the trees and parking next time. Ms. Pionzio stated they will come back with the pre-covid 2019 traffic study, provide the trail on the overall site plan, look at the parking numbers and phasing, and all the ideas for the tree removal. Once all these items are obtained, the applicant will return to the P.C.



**727 Norristown Rd. LP
Building 14 & Electric Substation**

#23-04LD

Present for the land development application was Ms. Christen Pionzio from HRMM&L, Mr. Dan Fuchs from Cushman & Wakefield, Mr. Jason Rascoe from Beacon Capital Partners, Mr. Bill Rearden and Mr. Will Jager from Bohler Engineering.

Ms. Pionzio stated that MRA was the previous owner and a lot has changed since 2019. MRA had a proposal for a conference center, hotel and restaurant on the property which required a text amendment and conditional use approval. Ms. Pionzio stated there were appeals for the preliminary land development, a lot of neighbor opposition and there was a court settlement agreement. Ms. Pionzio stated that there were all types of road improvements within that settlement agreement. MRA is gone, the hotel, conference center and restaurant are gone. Ms. Pionzio stated that Beacon is life sciences, they deal with high-tech laboratories with highly educated employees on the campus. Ms. Pionzio stated that Beacon held up the pedestrian improvements on McKean Road that MRA promised to complete. Ms. Pionzio stated that Beacon felt obligated to do the pedestrian crossings as a step forward to being part of the community.

Ms. Pionzio stated that the applicant is looking to install a parking lot for Building 14, and an electric substation. She stated there is a significant electrical demand on the property and they need dual electric sources in case one fails, the backup is there. Ms. Pionzio stated there will be

future development and they will be back in the future, but for now, this is just a small project they are looking at.

Mr. Rascoe explained to the board that Beacon took full ownership of the property last year. Mr. Rascoe stated that they liked what they saw at the site, liked the community and thought that the campus fit well within the community. Mr. Rascoe stated that Beacon is a private family-owned company that has been in business for over 75 years. Mr. Rascoe showed slides of the pedestrian improvements that were completed which included a speed monitor, which is not currently powered (PECO should be powering next week). Mr. Rascoe stated that the concrete island that was installed at the YMCA intersection will be removed next week. He stated that was a PennDOT requirement, but they have been receiving complaints about difficulty turning around it. Ms. Nunn stated that the island does slow down traffic and that it did help.

Mr. Rascoe showed a slideshow of the current campus improvements that have been completed so far which include a renovation of the old barn that is now a multi-purpose space for tenants such as Merck, Organon and Roquette. Mr. Rascoe stated that Beacon pursues LEED Certified buildings and looks for sustainability measures with all the properties they own.

Mr. Fuchs stated this is a pretty limited project which includes a new substation with 34 new parking spaces to support Building 14. Mr. Fuchs stated that there are a lot of power outages at the campus, with at least 4 power outages per year. Mr. Fuchs stated they want to bring power from two different power sources to provide for the life science tenants who need it for their research and development. Mr. Fuchs stated the new parking spaces will support Building 14 with EV charging stations throughout the campus. Mr. Fuchs stated the new infrastructure is an underground duct bank which is closer to McKean Rd. and resulted in a few trees being removed during the construction. Mr. Fuchs stated they submitted a tree replacement plan that reflects the replacement of 420 caliper inches (48 new trees) along McKean Rd. Mr. Fuchs stated that they intend to supplement some of the buffering along McKean Rd. by adding additional trees further north to buffer the campus even more than it is today. Mr. Fuchs stated the trees will be native, planting heights will be between 8' - 12' when planted; mature size will be approximately 12' - 60' feet in height.

Ms. Pionzio discussed the waivers, she stated that they are looking for the waiver along the frontages, curb, sidewalks, and the ultimate-right-away dedication along McKean and Norristown Roads since it's internal to the site, just a parking lot. Ms. Nunn asked about the signage on the campus. She explained that it's very confusing going in there and that it's important to have correct signage installed, especially for emergency vehicles. Mr. Rascoe agreed and stated that is a point of focus for them.

Mr. Melograno wanted to know why they needed the parking lot. Mr. Fuchs stated they want to make sure there is parking in the right location that's convenient to the buildings. Mr. Fuchs stated there would be 237 parking spaces for 106,000 sq. feet of gross space for office and lab tenants. Mr. Melograno stated that is technically more than required. Mr. Fuchs stated it's probably more than maybe 40 spaces required.

Ms. Pionzio stated that there is conditional use approval required for the stormwater management facilities within the wetland or buffer area. This condition is listed in the Gilmore review letter dated August 11, 2023. Ms. Pionzio requested that the conditional use be included in tonight's discussion, and would apply for the conditional use afterward. Ms. Pionzio stated the grade isn't there to move the stormwater facilities; there is an 18" pipe and endwall. Mr. Reardon stated that they couldn't move it, and in order to drain it, they would have to cross the buffer into the wetlands. Mr. Brown stated it's a very minimal disturbance and that Gilmore doesn't foresee any issues. Mr. Brown stated that Wissahickon Turf Fields had the same issue. Ms. Pionzio stated that she would like to get the conditional use approval tonight instead of coming back next month, so she can just go to the Board of Supervisors. Mr. Melograno stated there haven't been any written reviews distributed or a formal application submitted. Mr. Reardon stated that coming back next month wouldn't change anything. Ms. Pionzio stated that she would come back, but wanted to try and save a trip. The board members took that into consideration and made the following recommendations.

A motion was made by Mr. Beardsley to recommend this land development application for approval by the Board of Supervisors, seconded by Mr. Valiga with the following recommendation:

- The applicant is to comply with all review letters except for the waivers that are outlined in the Bohler letter dated August 16, 2023

The motion passed with a 4-0 vote.

A motion was made by Mr. Melograno to recommend the forthcoming conditional use application for approval by the Board of Supervisors, seconded by Mr. Beardsley with the following recommendation:

- The board recommends the approval of the forthcoming conditional use application as long as it doesn't change the current impact on the wetland buffer as shown on the current plans.

The motion passed with a 4-0 vote.



ADJOURNMENT

There being no further business, the meeting was adjourned at 9:00 P.M.
Respectfully submitted,
Patty Furber, Secretary



Lower Gwynedd Township
 1130 N. Bethlehem Pike, P.O. Box 625
 Spring House, PA 19477
 (215)646-5302- phone
 (215)646-3357-fax
 www.lowergwynedd.org

#23-07LL

RECEIVED
 AUG 8 4 27 PM '23
 LOWER GWYNEDD TOWNSHIP

APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT

Preliminary Subdivision <input type="checkbox"/>	Preliminary Land Development <input type="checkbox"/>	Lot Line Adjustment/Consolidation <input checked="" type="checkbox"/>
Preliminary Land Development <input type="checkbox"/>	Final Land Development <input type="checkbox"/>	Other <input type="checkbox"/>

Plan Title: LOT LINE ADJUSTMENT PLAN Date: 8/24/23

Location of Property: 1300 & 1304 Gypsy Hill Rd, Ambler

Tax Parcel No.: 39-00-01744-00-8 (Brinton) 010 Unit: 027
39-00-01747-00-5 (Durham) Block: 010 Unit: 025

Zoning Classification: AA Residential Number of Acres: 0.783 to be transferred

Name of Owner(s): Kirk & Ashley Brinton Phone#: (267) 784-8010 (Brinton)
The Restated Revocable Trust of Carol A. Durham

(If corporation list name and two officers)
Brinton - 1304 GYPSY HILL Rd, Ambler, PA 19002

Owner's Address: Durham 1300 Gypsy Hill Rd Email: kbrinton@kwbconsulting.com
Ambler, PA 19009

Name of Applicant: Kirk & Ashley Brinton Phone#: (267) 784-8010
 (If other than owner)

Applicant's Address: 1304 Gypsy Hill Rd Email: kbrinton@kwbconsulting.com
Ambler, PA 19002

Plan Prepared By: RL Showalter & Assoc. Phone#: (215) 832-2990

Address: 116 East Butler Ave Email: info@rlshowalter.com
Chalfont, PA 18914

Plan Number: _____ Date of Plan: 8/8/23

Brief Description of Proposed Plan: Lot line change adjustment
moving 0.783 ac from the Durham property to
the Brinton property

List of Drawings:

Plan No.	Title	Date	Last Revision Date
	Lot Line Adjustment Plan	8/13/23	n/a

List of Supporting Information:

Number	Description	Date

Type of Subdivision/Land Development Proposed:

Type	No. Units/Lots
Subdivision of Land Only <input type="checkbox"/>	
Lot Line Adjustment or Consolidation Only <input checked="" type="checkbox"/>	2
Residential Single Family Detached Dwelling <input type="checkbox"/>	
Residential Single Family Attached: <input type="checkbox"/>	
Carriage House <input type="checkbox"/>	
Townhouse/Twin <input type="checkbox"/>	
Residential Multi-Family: <input type="checkbox"/>	
Apartment <input type="checkbox"/>	
Non-Residential Land Development <input type="checkbox"/>	

*Montgomery County Planning Commission Review fees will be billed directly to the applicant and are not to be submitted to the Township.

Fees Attached:

Township Application Fee: * 1,800.00

Township Escrow Fee: n/a

Other Applicable Fees:

Signature of Applicant (as on deed): [Signature]

For Official Use Only:

Date Received & Accepted: _____ Township Application Number: _____

Planning Commission Meeting Date: _____

Board Of Supervisors Meeting Date: _____

Other Approvals Needed: ZHB or CU

Other Approvals Received Date: _____

Decision Deadline: _____ Time Extension Granted: Y or N

Time Extension Expiration Date: _____ Approved/Denied: _____

Reason for Denial: _____

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**

KENNETH E. LAWRENCE, JR., CHAIR
JAMILA H. WINDER, VICE CHAIR
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722 • FAX: 610-278-3941
WWW.MONTGOMERYCOUNTYPA.GOV
SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 11, 2023

Ms. Jamie Worman, Assistant Township Manager
Lower Gwynedd Township
1130 North Bethlehem Pike
Post Office Box 625
Spring House, Pennsylvania 19477

Re: MCPC # 23-0169-001
Plan Name: Brinton and Durham Lot Line
(2 lots comprising approximately 0.78 acres)
Situate: Gypsy Hill Road (cross street: Brushtown Road)
Lower Gwynedd Township

Dear Ms. Worman:

We have reviewed the above-referenced subdivision in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 24, 2023. We forward this letter as a report of our review.

BACKGROUND

The applicants, Kirk and Ashley Brinton, are proposing a residential lot line adjustment between two properties in the AA Residential Zoning District. Parcel No. 39-00-01744-00-8, located at 1304 Gypsy Hill Road, is labeled on the plan as Premises #1. For the purposes of this letter, this parcel will be referred to as Lot 1 and Parcel No. 39-00-01747-00-5, located at 1300 Gypsy Hill Road, will be referred to as Lot 2.

Lot 1 is currently 31,154 square feet, or 0.715 acres, and contains an existing 2-story dwelling and garage. The lot area of the property is an existing nonconformity. Lot 2 is 357,444 square feet, or 8.57 acres, and contains an existing 2-story structure, a pool, and three (3) accessory structures. The proposed lot line adjustment would transfer 34,089 square feet, 0.783 acres, from Lot 2, to Lot 1. There were no plans for land development included with the proposal submission.

COMPREHENSIVE PLAN COMPLIANCE

The proposal is generally consistent with the county's comprehensive plan, *MONTCO 2040: A Shared Vision*, which shows the area as being located in the "Suburban Residential" future land use areas. Suburban Residential areas consist primarily of single family detached homes. Residential development should match the character



and type of housing found in the immediate neighborhood, and environmentally sensitive land should be preserved.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) supports the applicant's proposal as we have found it to be generally consistent with the county and regional comprehensive plans, nor have we identified any significant land use, transportation, design, or other issues that should be addressed.

The property is located in the AA Residential Zoning District, within which the minimum lot area is 80,000 square feet (§ 1255.03(a)). The proposed lot line adjustment would result in a larger lot size for Lot 1 (65,243 square feet, approximately 1.5 acres), which would lessen the degree of nonconformity. In addition, the proposed lot line adjustment would bring the impervious coverage permitted for Lot 2 (proposed 10.4%) into conformity with the requirements of the AA Residential District (maximum 20%, per § 1255.05(b)). Therefore, we have no substantive comments.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal. Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files. Please print the assigned MCPC number (23-0169-001) on any plans submitted for final recording.

Sincerely,



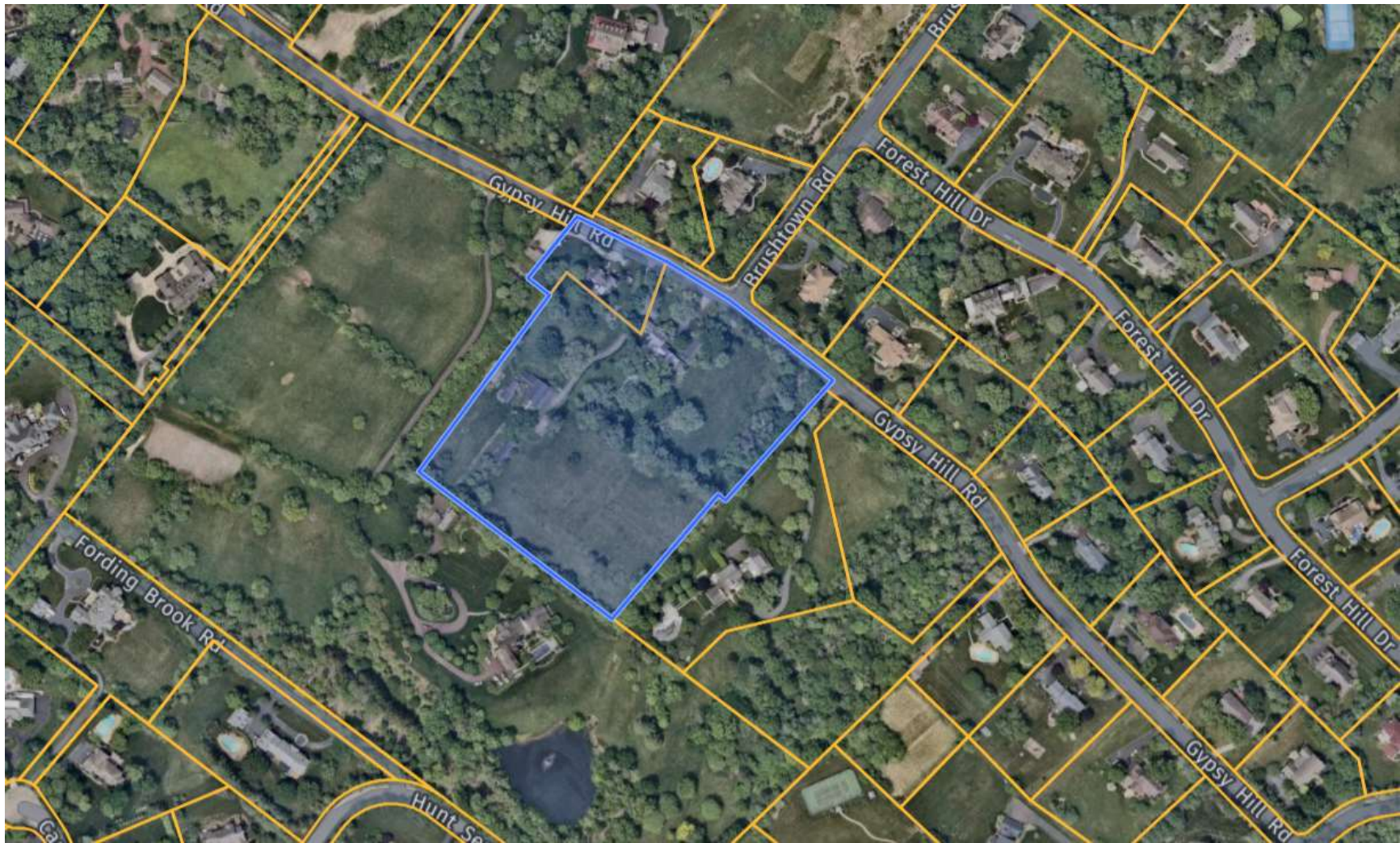
Claire Warner, Senior Community Planner
Claire.Warner@montgomerycountypa.gov – 610-278-3755

c: Kirk and Ashley Brinton, Applicant
RL Showalter, Applicant's Representative
Mimi Gleason, Interim Township Manager
Kenneth Amey, AICP, Township Zoning Officer
Craig Melograno, Chairman, Planning Commission

Attachment A: Aerial Image of Site

Attachment B: Reduced Copy of Applicant's Proposed Site Plan

ATTACHMENTS A & B





GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

September 15, 2023

File No. 23-08085

Mimi Gleason, Interim Township Manager
Lower Gwynedd Township
1130 N Bethlehem Pike, P.O. Box 625
Spring House, PA 19477

Reference: 1304 Gypsy Hill Road – Ashley & Kirk Brinton (LD 23-07LL)
TMP's #39-00-01744-00-8 & 39-00-01747-00-5
Lot Line Adjustment

Dear Ms. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. conducted a review of the submission for a lot line adjustment for the above-referenced project. Upon review we offer the following comments for consideration by the Lower Gwynedd Township Board of Supervisors:

I. Submission

- A. Lot Line Adjustment Plan, consisting of one (1) sheet, dated August 8, 2023, as prepared by R.L. Showalter & Associates, Inc. for Carol Durham and Kirk & Ashley Brinton of 1300 & 1304 Gypsy Hill Road.

II. Project Description

The project involves the lot line adjustment of two (2) residential parcels in the AA Residential District. This adjustment is proposed between Lot 1 (TMP #39-00-01744-00-8) and Lot 2 (TMP #39-00-01747-00-5) at the property listed as 1304 Gypsy Hill Road per Montgomery County Records. The Mailing address for the property is 1304 Gypsy Hill Road. This application is intended for land conveyance only with no proposed construction improvements. The plans propose to convey approximately 34,089 square feet (0.78 acres) from Lot 2 to Lot 1.

III. Review Comments

A. Zoning Ordinance

We offer no comments related to the Lower Gwynedd Township Zoning Ordinance.

B. General Comments

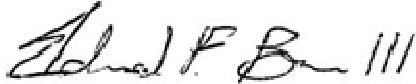
1. We note that the property at TMP 39-00-01744-00-8 appears to reference Premises #1 and #2. The Applicant shall clarify whether this was a previous lot consolidation.
2. We note that the proposed rear yard on the Durham property in the Zoning Information Table incorrectly notes that it is an existing non-conformity. The table shall be revised to remove the existing non-conformity notation.

65 East Butler Avenue | Suite 100 | New Britain, PA 18901 | Phone: 215-345-4330 | Fax: 215-345-8606

3. Upon the completion of review from the Montgomery County Planning Commission, the applicable file number shall be added to the plan.
4. The Applicant shall provide legal descriptions of the new lots to our office for review and approval.

If you have any questions regarding the above, please contact this office.

Sincerely,



Edward Brown, P.E.
Project Manager
Gilmore & Associates, Inc.

EB/dr/sl

cc: Neil A Stein, Esq., Township Solicitor
Jamie Worman Assistant Township Manager
Thomas Pelsinski, P.L.S., R. L. Showalter & Associates, Inc.
Patty Sexton-Furber, Building Codes Administrator
James J. Hersh, P.E., Gilmore & Associates, Inc.



September 12, 2023

Ms. Mimi Gleason
Township Manager
Lower Gwynedd Township
1130 N. Bethlehem Pike
P.O. Box 625
Spring House, PA 19477

RE: **1304 Gypsy Hill Road Lot Line Adjustment**
Lower Gwynedd Township, Montgomery County, PA
McMahon Project No. 313740-01-001

Dear Mimi:

Per your request, McMahon, a Bowman company (McMahon) has completed a review of the proposed lot line adjustment for 1300 and 1304 Gypsy Hill Road located in Lower Gwynedd Township, Montgomery County, PA. Based on our review of the Lot Line Adjustment Plan, prepared by R.L. Showalter and Associates, Inc. dated August 8, 2023, the lot line adjustment does not propose any new residential lots or new development. Therefore, we do not offer any comments on the application.

If you or the Township have any questions or require further clarification, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Chad Dixson", is written over a light blue horizontal line.

Chad Dixson, AICP, PP
Senior Project Manager

cc: Jamie Worman, Assistant Township Manager
Patty Sexton-Furber, Building Codes Administrator
Neil Stein, Esquire, Township Solicitor
Jim Hersh, P.E., Township Engineer
Thomas Pelsinski, PLS, R.L. Showalter & Associates, Inc.