

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING  
TUESDAY, MAY 14, 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  
Jamie Worman, Assistant Township Manager  
Carole Culbreth, Assistant Secretary  
James J. Garrity, Esq., Solicitor  
Paul Kenny, Police Chief  
Ken Amey, Zoning Officer  
Jim Hersh, Township Engineer  
Mike DeStefano, Public Works Director  
Steve Wiesner, Finance Director

**Call to Order and Pledge of Allegiance**

The Chair called the meeting to order at 7:00 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 personnel matters.

**BUSINESS & FINANCE**

**Receipt of Meeting Minutes: April 9, 2019**

The Board of Supervisors received the April 9, 2019 Regular Meeting minutes. Dr. Booth made a motion, seconded by Mr. Grey to approve the April 9, 2019 Meeting minutes. The motion carried 5 - 0.

**Receipt of Invoice History for March, 2019**

The Board of Supervisors received the Invoice History for March, 2019 in the amount of \$603,096.48. Dr. Booth made a motion, seconded by Mr. Grey to approve the Invoice History for March, 2019 in the amount of \$603,096.48. The motion carried 5 - 0.

**Receipt of March, 2019 Budget Report and Balance Sheet**

The Board of Supervisors received the March, 2019 Budget Report and Balance Sheet. Dr. Booth made a motion, seconded by Mr. Brandt to approve the March, 2019 Budget Report and Balance Sheet. The motion carried 5 - 0.

**PUBLIC COMMENTS**

The Chair opened the meeting for public comment for items not on the agenda.

There were no comments.

## BUILDING AND ZONING

### **Resolution No. 2019 - 11: Joell Subdivision**

Mr. Amey stated the Joell Subdivision is a two-lot subdivision on Wissahickon Avenue. He stated this minor subdivision and land development plan has been reviewed and recommended by the County Planning Commission and Township Planning Commission in 2010; but never pursued. Mr. Amey stated new plans were submitted and now the project is ready for action. He noted a representative from Robert E. Blue Consulting Engineers was present tonight. Dr. Booth made a motion, seconded by Mr. Grey to adopt Resolution No. 2019 - 11: Joell Subdivision. The motion carried 5 - 0.

### **Ordinance No. \_\_\_\_\_ : D-1 Special Use District Amendments (MRA)**

Mr. Garrity stated this is a text amendment to the D-1 Special District. He stated it was advertised and copies were available at the Township. Nate Fox, representing MRA 727 Norristown Road LP, stated this is an ordinance amending the codified ordinances of Lower Gwynedd Township, part twelve (planning and zoning code), title six (zoning), chapter 1250 (short title; statement of community intent; interpretation; conflict of laws; definitions) to add definitions for the terms "hotel" and "conference center"; amending part twelve (planning and zoning), chapter 1282 (d-1 special use district), section 1282.02 (permitted uses) to permit a hotel by conditional use, a conference center by conditional use, a restaurant and catering establishment by conditional use, a fitness, health and wellness facility within a building by conditional use, an outdoor fitness, health or wellness facility as a permitted accessory use and an educational or training facility in support of a permitted use as a permitted accessory use; further amending chapter 1282 (D-1 special use district), section 1282.09 (special requirements) to establish additional special requirements applicable to hotel, conference center and restaurant uses in the district; amending chapter 1288 (F-1 special use district), section 1288.02 (permitted uses) to allow a scientific research laboratory, an engineering center, and/or an office building; amending part twelve (planning and zoning code) chapter six (zoning) chapter 1294 (off-street parking and loading) subsection 1294.01(b)(1) and subsection 1294.01(b)(9) (required off-street parking facilities) to provide for conference center and hotel parking; and amending part twelve (planning and zoning code), chapter 1298 (general provisions), section 1298.20 (parking structures) to add the D-1 special use district as a permitted zone to subsection (a); and further amending section 1298.20(a)(2) and section 1298.20(a)(4).

Mr. Garrity explained between tonight's meeting and the Land Development process there are many steps. Nate Fox, Esq., Dan Fuchs and Larry Stuardi represented the MRA Group. MRA presented a video of their renderings of the site. Mr. Garrity asked for comments from the Board. Dr. Booth asked about the parking garage height. Mr. Stuardi stated that the garage would be one deck above ground level. Ms. Hunsicker asked if the Conference Center, Restaurant, and outdoor Fitness area will serve the public. Mr. Stuardi replied yes. Mr. Brandt asked how many employees would be on the site when the project is completed. Mr. Stuardi stated approximately 800 employees. Mr. Grey asked if that was the aggregated head count. Mr. Stuardi stated there is no way of knowing.

Residents of Warren Road, Spring House Farms, and McKean Road voiced their concerns over speeding on McKean Road, a traffic study to be performed by the traffic engineer, and congestion on McKean Road,

Mr. Paccione stated he has listened to the residents and worked with Larry Stuardi for the last five years. He stated the presentation was informative; but the concern is the traffic on McKean Road. He said that he has asked Mr. Stuardi to do a traffic analysis and Mr. Paccione hasn't received it. He stated he cannot make a decision now without all the information. Mr. Stuardi stated this is the first step which will allow us to move forward and then follow the process of conditional use where the traffic study will be required.

Ms. Hunsicker stated that the Board will postpone the vote this evening for further review of the ordinance and its impact.

## OTHER BUSINESS

### **Resolution No. 2019 - 12: Amendment to Lower Gwynedd Township Fee Schedule (Peddling, Soliciting and Transient Sales Fees)**

Mr. Garrity stated the Township desires to update its peddling, soliciting, and transient sales vendor permit fees in order to reflect the recent review of such fees, which was conducted to ensure that the fee is commiserate with the costs incurred by the township during the review, monitoring and enforcement of such permits. He stated Resolution No. 2019 - 12 creates a more reasonable fee schedule for canvassers. Dr. Booth made a motion, seconded by Mr. Paccione to adopt Resolution No. 2019 - 12: Amendment to Lower Gwynedd Township Fee Schedule (Peddling, Soliciting and Transient Sales Fees). The motion carried 5 - 0.

### **Authorize Survey and Evaluation Brights Lane Detention Basin**

Mr. DeStefano asked the Board for permission for Gilmore Associates to evaluate, survey and make recommendations for rehabilitation of this stormwater detention basin which funding has been allocated in the 2019 capital budget for evaluation and maintenance of the Bright's Lane stormwater basin. Mr. Grey made a motion, seconded by Mr. Brandt to authorize survey and evaluation of Brights Lane Detention Basin. The motion carried 5 - 0.

### **Evaluation of Sanitary Sewer Drainage Basin B**

Mr. DeStefano stated the Board allocated funding for the sanitary sewer preventative maintenance. He asked the Board for permission for Gilmore Associates to evaluate the southern portion of Sanitary Drainage Basin B from Sunneytown Pike to Evans Road for Inflow & Infiltration and to evaluate what the remaining capacity of the smaller lines are before they enter the larger interceptor. Mr. Grey made a motion, seconded by Dr. Booth to authorize the evaluation of Sanitary Sewer Drainage Basin B. The motion carried 5 - 0.

**School Zone Lights**

Mr. DeStefano stated the 2019 Capital Budget allocated \$8,500 for the upgrade to the three school zones warning lights and signs located along Norristown Road, Sumneytown Pike and Houston Road. He asked the Board to authorize the purchase of six fixtures and an LED flasher module from the low bidder General Highway Products in the amount of \$5,048.00 and the install of the fixtures would be completed by Armour Electric at an estimated cost of \$880.00. Mr. Paccione made a motion seconded by Dr. Booth to authorize the purchase from General Highway Products in the amount of \$5,048.00 and the installation by Armour Electric at \$880.00. The motion carried 5 – 0.

**Trench Drain in Front of Fire House**

Mr. DeStefano stated the capital budget allocated \$9,800.00 for the repair of the concrete trench drain located in front of the bay doors to the fire house. He asked the Board for permission to accept the lowest bid by Giuliani & Sons Contracting in the amount of \$8,650.00. Mr. Grey made a motion, seconded by Dr. Booth to accept the low bid by Guiliani & Sons Contracting in the amount of \$8,650.00 to repair the concrete trench drain. The motion carried 5 – 0.

**MANAGER’S REPORT**

Report from the Manager – Municipal activities, projects

Mr. McAnally announced the next Board of Supervisors meeting will be held on May 28, 2019.

He stated Township offices will be closed on Memorial Day, May 27, 2019.

There being no further questions or comments, the meeting was adjourned at 9:15 p.m. until the next Regular Meeting scheduled on May 28, 2019 at the Lower Gwynedd Township Building.

Respectfully submitted,

Carole Culbreth  
Assistant Secretary