

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING  
TUESDAY, APRIL 27, 2021**

**SUPERVISORS PRESENT:**

Mark Grey, Chairman  
Danielle A. Duckett, Vice-Chair  
Edward J. Brandt  
Kathleen Hunsicker  
Tessie McNeely

**STAFF:**

Craig T. McAnally, Township Manager  
Jamie Worman, Assistant Township Manager  
Carole Culbreth, Assistant Secretary  
Neil Stein, Esq., Solicitor  
Paul Kenny, Police Chief  
Ken Amey, Zoning Officer  
Fred Zollers, Public Works Director  
Chad Dixson, Traffic Engineer

**Call to Order and Pledge of Allegiance**

The Chairman called the meeting to order at 7:02 p.m. virtually on Zoom and led those in attendance in the pledge of allegiance. He stated the Board of Supervisors met in Executive Session before the meeting on a police personnel matter.

**BUSINESS AND FINANCE**

**Receipt of Minutes: April 13, 2021**

The Board of Supervisors received the April 13, 2021 meeting minutes. The Chairman asked if there were any comments. There were none. Ms. McNeely made a motion, seconded by Ms. Duckett to approve the April 13, 2021 meeting minutes. The motion passed 5 - 0.

**BUILDING AND ZONING**

**Update from MRA on Spring House Innovations Park (SHIP) Projects and Future Planning**

Nate Fox, Esq., Solicitor for SHIP, stated Larry Stuarti will give an update on SHIP projects which include bio-processing, bio-pharmaceuticals, medical offices and surgical centers. Mr. Stuarti stated SHIP will apply for a text amendment to pivot from the original plan to life sciences. He stated SHIP is known up and down the east coast as a hub for life science companies. In 2017, he thought SHIP had too much lab space, but the final lease for Building 8 was for 70,000 square feet from a Merck spin off and Jefferson Bio. He stated the hotel which was tabled is now proposed for life sciences. He stated the residential section of SHIP will not take place, and instead more life science companies will come in through the By Right use. The Chairman stated years ago SHIP received clearance from the Township; and at that time a crosswalk with flashing lights on McKean Road was agreed upon. He asked if that is being executed. Mr. Stuarti stated we will do that because we made that commitment. He stated he is prepared to work with the Township and State to get that completed. The Chairman asked

Mr. McAnally to set up a meeting with the stakeholders. The Chairman stated he is not excited about manufacturing, but life sciences is different. Mr. Stuarti stated life sciences means high value, low volume. He stated this is laboratory production and bio-manufacturing. The Chairman stated he would like the Board to understand what that looks like, and would like to look at the facility. He would like to see how disruptive it is to the residents on McKean Road. He does not want any misunderstanding on the term bio-manufacturing. Mr. Brandt asked what the future traffic impact would be on McKean Road if SHIP is moving to life science manufacturing. Mr. Stuarti stated in December, 2020 SHIP had a re-capitalization. He stated the new partner came in from Boston, and we are learning to work together on a Master Plan for the campus which will be shared with the Township. The Chairman asked Mr. Stuarti to get the improvements done which we agreed upon; arrange a tour of SHIP so the Township can be better informed with bio-manufacturing; and get Township staff involved; and then we can talk about another request. Mr. Stuarti stated SHIP is still interested in an upscale restaurant in the barn, a fitness component, and a Conference Center and Hotel component. Mr. Grey asked for questions. Ms. Duckett asked why we can't get information on the bio-manufacturing, the McKean Road improvements and the Master Plan. She would like the neighbors to completely understand in totality what is happening for the entire site. The Chairman asked for public comment. Mike Twersky, Planning Commission, asked if SHIP will reach out to the community or just present the Master Plan. Mr. Stuarti stated we will present the Master Plan in a few weeks and then ask for comments from the community. Ms. Duckett stated the Supervisors represent the community. Mr. Brandt stated the Supervisors like to get comments from the Planning Commission and residents. There were no further questions. The Chairman thanked Mr. Stuarti and Mr. Fox for the SHIP update.

#### **Sewer Easement Agreement for 528 Gwynedd Avenue**

Mr. McAnally stated the Sewer Easement Agreement for 528 Gwynedd Avenue will allow the owner (Tilson) to permit the relocation of Tilson's existing sewer lateral from Mucha Bella LLC property (1017 Regency Circle to the public right-of-way in Gwynedd Avenue (ROW). Ms. Hunsicker made a motion, seconded by Mr. Brandt to approve the Sewer Easement Agreement for 528 Gwynedd Avenue. The motion passed 5 - 0.

#### **OTHER BUSINESS**

#### **Resolution No. 2021 - 09: Authorize the Submission of a Grant Application for a PA Walkworks Program Grant**

Mr. Dixon stated a grant opportunity is available through the Pennsylvania Department of Health in collaboration with the Pennsylvania Downtown Center for development of Active Transportation Plans through the PA WalkWorks Program. He stated grant funding will be used to prepare an Active Transportation Plan as part of its Comprehensive Plan Update. He stated the maximum grant is \$20,000. The Chairman asked if there were any questions. There were none. Mr. Brandt made a motion, seconded by Ms. Hunsicker to adopt Resolution No. 2021 - 09: Authorize the Submission of a Grant Application for a PA Walkworks Program Grant. The motion passed 5 - 0.

**Authorization to Review and Submit Application to become a Tree City**

The Chairman stated becoming a Tree City promotes trees in a formalized way through Arbor Day, education programs, annual report, and plantings on public properties. He stated trees do good things such as hold off water, supply food, and shelter animal species. He stated the Tree City administration will be provided by EAC members. He asked if there are any questions. Ms. Hunsicker asked if this is the actual application. Mr. McAnally stated this is authorization to review and submit an application to become a Tree City. Ms. Hunsicker stated she would appreciate some time to ask questions to Township staff and the solicitor. Ms. McNeely asked if once we become a Tree City, we will always be a Tree City. The Chairman stated there are procedures that are attached and we must continue to comply. Ms. McNeely asked if the \$2 Tree City fee per citizen will go up with inflation. The Chairman stated we already contribute to the funding. He stated there is no change in the budget line item. Ms. McNeely stated this is a great opportunity to create a new line item to buy trees for the Township. Ms. Hunsicker stated the \$2 fee is already being satisfied. Mr. Brandt suggested we use some of the recycling money for the Tree City. Ms. McNeely asked to double that amount. Mr. Brandt stated existing funds can satisfy that request. Ms. Hunsicker stated the EAC has a generous budget. Ms. Duckett stated Mr. Radine made a presentation and we need to approve this. She asked why we can't authorize this today. Ms. Hunsicker stated she would like to ask questions to staff. Ms. Worman stated Mr. Radine just sent over the application last Thursday, however, the appendixes were missing. The Chairman stated we can postpone this item for two weeks. This item was tabled.

**PUBLIC COMMENTS**

Syed Abbas stated an update was made on March 23, 2021 by Stephanie Butler, McMahon Associates on the Spring House Roadway Improvements (Phase 2). He has additional questions and would like to see a copy of the proposed changes. The Chairman asked staff to add the Spring House Roadway Improvements (Phase 2) to the website. Mr. Dixon stated we are currently in the process of the 1<sup>st</sup> detailed design, and once finalized will provide a copy to the Township for the public. Mr. Twersky asked for timelines and who has final authority and who makes the final decisions. Mr. Dixon stated the process is the first submission, then reviewed by Montgomery County, PennDOT and the utilities. He stated we will get design approvals in 2021; go to bid in 2022; and construction in 2022 – 2023. He stated PECO has the final say on poles.

Cathy Pagano asked for feedback regarding aggressive driving on Brookside. Chief Kenny stated the speed signs are up and complaints are few. He has heard nothing else specifically.

## MANAGER'S REPORT

### Report from the Manager - Municipal activities, projects

Mr. McAnally had no further comments.

## SUPERVISORS COMMENTS

Mr. Brandt reminded everyone that the E-Cycle and Shredding Event is on May 15, 2021 8 a.m. to 12 noon.

Ms. Hunsicker commented on the April Communications Subcommittee meeting minutes which references releasing press releases to the *Ambler Gazette* and the *Patch* and she would like to add *Around Ambler* to also receive Township press releases.

Ms. McNeely asked when the Spring Newsletter will be mailed. Mr. McAnally stated they have been mailed. She stated she would like a future discussion on using recycling money for environmental concerns in the Township.

Ms. Duckett congratulated Gwynedd Mercy University and St. Charles Borromeo Seminary on the official signing of the sale of agreement and welcome them to the Township.

The Chairman stated bio-manufacturing is a new concept and Ms. McNeely is qualified to educate us so we understand that kind of manufacturing at SHIP. He stated the Welsh Road Walking Bridge has been installed at Route 63 and Tennis Avenue. He stated residents can now walk to the trails and other opportunities. He asked everyone to stay safe.

There being no further questions or comments, the meeting was adjourned at 8:40 p.m. until the next Regular Meeting scheduled on May 11, 2021 at the Lower Gwynedd Township Building.

Respectfully submitted,

Carole Culbreth  
Assistant Secretary