

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING  
WEDNESDAY, MARCH 8, 2023**

**SUPERVISORS:**

Danielle A. Duckett, Chairman  
Michael Twersky, Vice Chair - Absent  
Janine Martin  
Kathleen Hunsicker  
Tessie McNeely

**STAFF:**

Mimi Gleason, Interim Township Manager  
Jamie Worman, Assistant Township Manager  
Michelle Farzetta, Administrative Assistant  
Neil Stein, Esq., Solicitor  
Fred Zollers, Director Public Works  
Paul Kenny, Police Chief  
Edward Brown – Gilmore Associates

**Call to Order and Pledge of Allegiance**

The Chair called the hybrid meeting to order at 7:03 p.m. at the Lower Gwynedd Township Building and virtually on Zoom and led those in attendance in the pledge of allegiance.

**ANNOUNCEMENTS AND PRESENTATIONS**

The Board of Supervisors met in executive session prior to tonight's meeting to discuss matters of personnel and litigation.

**PUBLIC COMMENTS**

Deanne Morris, 327 Belmont Ave, spoke regarding an incident involving a child being hit by a car on Knight Road while children were being dropped off at school earlier in the week. She is asking for a solution to make the roads safer from Knight Road to Houston Road. The Wissahickon School District will be contacting the township to discuss. The district has \$250,000 in capital funds that they have allocated to help with this effort. Chief Kenny spoke regarding the investigation into the incident. He has already met with the principal of the elementary school to discuss safety during the beginning and end of the school day. Ms. Morris asked if it would be possible to have more officers at the school during these times, as well.

Carmina Taylor, a former resident of Penllyn, spoke regarding the history of Penllyn, as she feels it has become a gentrified community. Ms. Taylor addressed the BOS a little over a year ago regarding historical markers in various locations throughout Penllyn. As of now, nothing has been done and she fears that the historical significance will be lost. Ms. Taylor feels she is being dismissed and treated differently. Ms. Martin explained that the Historical Committee is currently working on the procedures and policies for historical markers. Ms. Martin suggested that Ms. Taylor attend a Historical Meeting to offer her input regarding Penllyn's history.

Gloria Jones, 1007 Pershing Road, stated that the historical truth will be recognized in Penllyn. She is a member of the Historical Committee and a descendent of those who settled there. The towns footprint will be represented with a marker and it will be one we are proud of.

Carol Jones, 390 Mansion Ave, stated that the historical significance is important and she believes that the Historical Committee will look at this and recognize the Village of Penllyn, as it is important to everyone in the community.

## **BUILDING AND ZONING**

### **Consideration of an amendment to the Subdivision and Land Development Ordinance regulating tree preservation, maintenance, and replacement**

Solicitor Neil Stein opened the hearing and submitted his exhibits for the record verifying that notification requirements were met. The proposed amendment provides for regulations relating to tree preservation, maintenance, and replacement for subdivisions and land developments. The information provided was transcribed by a court reporter and will be available upon request. Ms. Duckett made a motion to approve the proposed amendment to the SALDO seconded by Ms. McNeely. Motion passed 4-0.

### **Consideration of an amendment to the Zoning Ordinance regulating flag lots**

Solicitor Neil Stein opened the hearing and submitted his exhibits for the record verifying that notification requirements were met. The proposed amendment requires the access strip serving any flag lot to have a minimum width of 50 feet and shall not exceed 300 feet in length. The information provided was transcribed by a court reporter and will be available upon request. Ms. Duckett made a motion to approve the proposed ZO amendment pertaining to flag lots seconded by Ms. Hunsicker. Motion passed 4-0.

### **Resolution #2023-8 preliminary/final subdivision approval for 1501 Cedar Hill Road (#22-02SUBD)**

Robert and Cheryl Mastromatto are proposing a project for a 2-lot subdivision of a single-family residential property. The house on Lot #1 will remain. Lot #2 will be a flag lot with a new single-family dwelling. Variances have been granted from the ZHB for a reduced side yard on Lot#1 and an access strip for the flag lot not to exceed the maximin length of 300 feet with the cartway access drive to be no less than 16 feet wide. This project has received a recommendation of approval from the Planning Commission. Ms. Duckett made a motion, seconded by Ms. Martin to approve Resolution #2023-08. Motion passed 4-0.

### **Authorize solicitor to oppose ZHB application for 669 Tennis Avenue**

Mr. Stein explained that a ZHB application was received for this property in an A-1 residential area. The applicant is seeking permission to construct a pole barn for his paving business and landscaping business. These uses are not permitted and not appropriate for the neighborhood. The resident has already been cited and fined for running the paving business. Ms. Duckett made a motion, seconded by Ms. Martin to have Mr. Stein oppose all uses for this application. Motion passed 4-0.

## **GENERAL BUSINESS**

### **Approval of engagement to audit 2021 real estate tax collection**

Ms. Gleason stated that it is good practice to audit the regular tax records. The township did this in 2020 for Betty Lou Yost and would like to get caught up by auditing the records of Linda Sacks. BBD has submitted a proposal for costs not to exceed \$3,000. Ms. Duckett made a motion, seconded by Ms. Hunsicker to approve the proposal from BBD to perform an audit of the 2021 tax records. Motion passed 4-0.

**Resolution #2023-9 Authorizing Lower Gwynedd to join a Joint Board of Code Appeals**

Ms. Worman is recommending that Lower Gwynedd Township join a Joint Board of Code Appeals already established by Upper Gwynedd Township and North Wales Borough. The Township operates under the Uniformed Construction Code, and having an appeals board is a requirement under that code. Ms. Duckett made a motion, seconded by Ms. Hunsicker to approve Resolution #2023-9 authorizing the Township to move forward with joining the Joint Board of Code Appeals. Motion passed 4-0.

**Receipt of invoice history - January 2023**

The BOS received the Invoice History for January 2023 totaling \$352,876.99. There were no questions or comments. Ms. Duckett made a motion to receive the invoice history, seconded by Ms. Hunsicker. Motion passed 4-0.

**Financials YTD and Balance Sheet - January 2023**

The BOS received the Year-to-Date financials for January 2023. There were no questions regarding the balance sheet. They did comment that the cover memo was very helpful when reviewing the information.

**Approval of minutes - February 22, 2023**

The BOS received the minutes from the February 22<sup>nd</sup> Board of Supervisors Meeting. There were no questions or comments. Ms. Duckett made a motion, seconded by Ms. Martin to approve the February 22, 2023 meeting minutes. Motion passed 4-0.

**COMMITTEE REPORTS**

**Human Relations Commission** – Ms. Martin stated the HRC has been working on the complaint form and brochure. They are currently being reviewed by Mr. Stein. Once complete they will be made available to the public via the website.

**Parks and Recreation** – Summer camp registration is open, but we are still in need of counselors. The Little League Parent Night Out Fundraiser was very successful. Opening Day for Little League will be April 15<sup>th</sup>. There will be an Egg Hunt on April 1<sup>st</sup> at Penllyn Woods. Registration is still open for Tennis and Pickle Ball spring programs.

**Historical Advisory Committee** – The County Society will be holding a genealogy workshop if anyone is interested. The HAC is working on gathering information on historical markers.

**Fall Fest** – Vendors are signing up for the event. There are sponsorship opportunities available if interested. Information can be found on the website.

**EAC** – Ms. McNeely stated that the EAC has a packed schedule of activities/events. These events include battery recycling, 309 ramp clean up, storm drain markers installation and garden clean up at Ingersoll. They are discussing efforts to recruit more volunteers for the committees. They are also gathering information regarding Community Choice Aggregation (CCA), purchasing energy from a single supplier. The EAC is also trying to initiate a group of volunteers to maintain the trails by picking up trash along the 26 miles of trails that we have. Those volunteers would also help identify areas that have invasive plants and have them replaced with native plantings.

**Public Works Committee** – Ms. McNeely stated that she is working with public works to start a pilot program of no mow lawns. The areas will be planted with native plantings. They are starting with the area near the pump station on Welsh Road.

### STAFF UPDATES

**Chief Kenny** – The Police Department is up for reaccreditation. This occurs every three years. Three officers will be coming to the office and spend two days reviewing records, standards and practices. They will be looking at the records for 2020-2022. We will be required to show and prove two times that we followed protocol based on the various policies. At the end of the two days, they will sit down with us and let us know what they found. There will then be a meeting in Harrisburg where we will hopefully receive the accreditation. DVIT helps to support the accreditation.

**Ms. Gleason** – She met with the Greater Montgomery Chamber, along with Ms. Worman. They have taken over the LGBA and are looking for suggestions on how to best support businesses in the township. We will be holding a “Meet the Township” breakfast in April for all businesses to attend. There were questions regarding membership to the Chamber being a requirement to participate. Ms. Gleason will seek clarification prior to advertising.

Ms. Gleason stated that the meeting packets will now be available on the website.

Madeline Dean is accepting applications for project funding. This funding is for larger projects, so if we want to submit anything then we have to decide by March 15 with a summary and a plan. There was some discussion regarding what projects would qualify for this funding.

**Ms. Worman** – We received the PCCD grant for the police. We will receive the awarded amount on April 1<sup>st</sup>. The money will be used for upgraded body cameras, software updates, license plate readers and laptops for the police cars. These items will be prioritized based on the amount rewarded.

### SUPERVISORS COMMENTS

Ms. McNeely, Ms. Hunsicker and Ms. Martin had no comment.

Ms. Duckett thanked the Finance Department for all their hard work over the past few months. It is evident that they have been working hard to get caught up. She also thanked the police for addressing the incident at the school earlier this week.

### Adjournment

Ms. Duckett made a motion to adjourn at 8:19 p.m. seconded by Ms. Martin. Motion passed 4-0.

Respectfully submitted,

Michelle Farzetta  
Administrative Assistant