

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING
TUESDAY, SEPTEMBER 24, 2024**

SUPERVISORS:

Danielle A. Duckett, Chairman
Michael Twersky, Vice Chair
Janine Martin
Tessie McNeely
Jimmy Chong

STAFF:

Mimi Gleason, Township Manager
Jamie Worman, Assistant Township Manager
Michelle Farzetta, Office Manager
Neil Stein, Esq., Solicitor
Fred Zollers, Director Public Works
Paul Kenny, Police Chief
Jim Hersh, Township Engineer, Gilmore
Chad Dixson, Traffic Engineer, Bowman Company
Melinda Haldeman – Finance Director
John Farrell – Project Manager, EMC

Call to Order and Pledge of Allegiance

The Chair called the hybrid meeting to order at 7:13pm 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 (BOS) met in executive session on June 11, 2024, and prior to tonight's meeting to discuss matters of personnel and real estate.

Resolution #2024-27 honoring the 200th anniversary of Gwynedd Hall

The Wissahickon Valley Historical Society will be hosting tours and celebrating the 200th anniversary of Gwynedd Hall the first weekend in October. Gwynedd Hall is on the National Register of Historic Places and has a deep history and storied ownership. The BOS recognized this anniversary with Resolution #2024-27 acknowledging the rich history of the property. Matt Metcalf and his family, current residents of the property, accepted the Resolution.

PUBLIC COMMENTS

Leola Hubbard, 920 Pershing Road, mentioned that she saw on the news that there was another train incident in Ohio that is causing toxic fumes. Does Lower Gwynedd have a plan should something similar happen here? Do we know what is being carried on the freight trains in this area? Mr. Farrell stated that we are not notified about what is being carried on the freight trains. As for a plan there are plans in place for response. There is a county hazmat team that trains on a regular basis and our fire departments that are trained. We can get people out quickly when necessary.

Irene Lewis, 513 Montgomery Avenue stated that the ongoing issue with the HVAC system at the Middle School continues. A second sound study was conducted, and it still shows a violation of the noise ordinance. It is disturbing the peace; therefore, the school district should be held accountable and the law enforced. Ms. Gleason replied that we are working with the district, and they are complying. The sound blanket will be coming the week of October 14th. The Township is treating the same as we would for other buildings where the public is present, such as commercial buildings, and we are not making them turn the air conditioner off. Once the blanket is in, it will be installed and tested with our inspector present. The school district is also considering installing a barrier. If neither measure mitigates the noise issue, then the school district will have to look for another solution. The district has apologized, and they are attempting to address the issue. The BOS understands how frustrating this situation is but has only known about this situation for three months. We are doing what we can and must follow the process. We must wait for the blanket and then go from there.

BUILDING AND ZONING

Public hearing for the Conditional Use application for Ambler Yards, 300 Brookside Avenue, to modify the master plan to add two accessory storage structures behind Building #35.

Mr. Stein opened the hearing by stating that this is a conditional use hearing to permit a modification to the Master Plan for the mixed-use campus at Ambler Yards. The information and testimony provided was transcribed by a court reporter and will be available upon request. Mr. Stein stated that the BOS has 45 days to render a decision.

Resolution 2024-28: Conditional Preliminary/Final Approval of Spring House Estates (ACTS) Land Development #24-01LD

Spring House Estates presented plans at the August 27th BOS meeting for a proposed project that includes two building additions, additional parking stalls, a reconstructed entrance/drop off area, and a courtyard area with walkways, lightning and landscaping. Resolution #2024-28 will grant conditional preliminary/final approval for this project.

There is also a memorandum of understanding to continue discussions related to a potential access easement to Radcliff Lane. The memorandum will expire five years from the date of it being signed. Ms. Duckett asked if this could be extended or doubled? Ms. Bernadette Kearney, HMMRL stated that ACTS would have to decide that, but they will work with us as they want to be a good neighbor.

Ms. Duckett made a motion, seconded by Mr. Twersky, to approve resolution #2024-28 Conditional Preliminary/Final Approval of Spring House Estates Land Development with inclusion of the memorandum of understanding. Motion passed 5-0.

GENERAL BUSINESS

Resolution #2024-29: Removing 1021 Sunneytown Pike from the Historic Resources List

The owners of 1021 Sunneytown Pike have given written notice to the Township that they would like their property to be removed from the historic resource eligibility list and the historic resource map. Section 1298.19 of Title Six, Zoning of the Lower Gwynedd Township Code allows property owners to remove historic resources not protected by a permanent historic deed from the historic eligibility list and the historic resource map. Mr. Twersky inquired about the list and how a property would become eligible. Ms. Gleason responded that homeowners could request to have their homes added. Ms.

Duckett made a motion, seconded by Mr. Twersky, to approve Resolution #2024-29 to remove 1021 Sunneytown Pike from the Historic Resource List. Motion passed 4-0. Mr. Chong abstained.

Consider authorization to advertise an amendment to Title Eight: Other Public Services, replacing Section 1084, Municipal Waste Collection and Recycling, for consistency with the Northern Montgomery County Recycling Commission intermunicipal agreement

Lower Gwynedd is a member of the Northern Montgomery County Recycling Commission (NMCRC). The NMCRC historically allocated grant funds based on a municipality's population. However, they have voted to change this process and will use recycling tonnage to allocate the funds, so it is more equitably disbursed. This change required the NMCRC intermunicipal agreement to be amended, and a new Municipal Waste and Recycling Ordinance to be adopted that will serve as approval of the amended Intermunicipal Agreement. Staff is seeking authorization to advertise the New Municipal Waste Collection and Recycling Ordinance amending and restating the Intermunicipal Agreement. Mr. Twersky asked if we would have access to the reports submitted to DEP. Ms. Worman said yes, we would. Ms. McNeely asked if the tonnage would account for recyclable materials that can't be recycled. Ms. Worman said she is not sure; she would have to ask. Ms. Duckett made a motion, seconded by Ms. Martin, to authorize the advertisement of the ordinance for the NMCRC. Motion passed 5-0.

Acknowledgement of presentation of Lower Gwynedd's minimum municipal obligation (MMO) for pension contributions in 2025

The MMO is the minimum amount a municipality must contribute to the pension plans in 2025. The BOS received the MMO's for the police and non-uniformed pension plans and the non-uniformed defined contribution plan. The BOS acknowledged receipt of these plans.

Consider approval of Costars contract with Sewer Specialty Services to clean, inspect and repair sanitary sewer lines on Wissahickon, Trewellyn, Gwynedd and Park Avenues in an amount not to exceed \$95,330.50.

Gilmore and Associates is seeking approval of a quote from Sewer Specialty Services for cleaning, inspection and repairs to the sanitary sewer collection and conveyance system for infiltration and inflow. The total for this work will not exceed \$95,330.50. The streets addressed will be Wissahickon, Trewellyn, Gwynedd and Park Avenues. Gilmore is asking that permission also be given allowing Ms. Gleason to execute the contract. Mr. Hersh mentioned that the second half of Penllyn will be addressed next year. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the contract with Sewer Specialty Services in the amount not to exceed \$95,330.50 and to allow Ms. Gleason to execute the contract. Motion passed 5-0.

Consider re-authorizing advertisement of bid for construction of Old Bethlehem Pike culvert replacement and streambank restoration

The BOS previously authorized this advertisement in January of this year. However, the project was held up due to a PECO gas line that required relocation next to the bridge. The relocation has been worked out. The project is for full replacement of the existing culvert bridge along Old Bethlehem Pike. The current bridge will be replaced with a precast concrete arch bridge. We will complete a streambank restoration project at the same location at the same time. These projects are funded through separate grants. Ms. Duckett made a motion, seconded by Mr. Chong, to re-authorize the advertisement of bid for construction of Old Bethlehem Pike bridge and stream bank restoration. Motion passed 5-0.

Township Engineer Report – September 2024

The BOS received the September 2024 Engineer’s report from Gilmore and Associates. There were no questions or comments.

Traffic Engineer Report – September 2024

The BOS received the Traffic Engineer Report for September 2024 from Bowman. Mr. Twersky asked when the left-hand turn light would be corrected at the Spring House Intersection. Mr. Dixon stated that it was scheduled for tomorrow. Ms. McNeely asked if signage would be posted to identify the lane directions. Mr. Dixon replied that there are signs, but they can monitor the intersection to see if adjustments are needed. It will take some time for people to adjust to the new traffic patterns. Ms. McNeely also asked if the signs for the brake retarders had been installed on 202. Mr. Zollers said, yes, the signs are on 202. The one on Sumneytown Pike will have to be moved.

Finance Report – May 2024

The BOS received the Finance Report for August of 2024. There were no questions or comments.

Approval of invoice report for September 10 and September 24, 2024

The BOS received the invoice report for checks dated September 10, 2024, totaling \$970,598.71. They also received the invoice report for checks dated September 24, 2024, totaling \$224,632.78. There were no questions or comments. Ms. Duckett made a motion, seconded by Mr. Chong, to approve the invoices for both the week of September 10 and September 24, 2024. Motion passed 5-0.

Approval of minutes – August 27, 2024

The BOS received the minutes from the August 27, 2024, BOS meeting. There were no questions or comments. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the August 27, 2024, minutes. Motion passed 5-0.

SUPERVISOR LIAISON REPORTS

The BOS received the Liaison reports for the EAC, Park and Recreation Board, and the Human Relations Commission. There were no questions or comments.

STAFF UPDATES

There were no staff updates.

SUPERVISORS COMMENTS

Ms. Duckett, Mr. Twersky, Ms. Martin, Ms. McNeely and Mr. Chong all thanked everyone for their hard work at the Fall Fest. It was a successful day with great weather.

Adjournment Time:

Ms. Duckett made a motion to adjourn the meeting at 8:54pm, seconded by Mr. Chong. Motion passed 5-0.

Board of Supervisors Minutes

September 24, 2024

Respectfully submitted,

Michelle Farzetta

Office Manager