

LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, July 22, 2025, 7:00 p.m.

To join the meeting via Zoom:

<https://us02web.zoom.us/j/83564691232?pwd=5step7MeaqZzbuvdAcVnBTZFEOmrmxE.1>

Call #: 1-646-876-9923



CALL TO ORDER AND PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS AND PRESENTATIONS

The Board of Supervisors met in executive session on July 8, 2025 and prior to tonight's meeting to discuss matters of potential litigation related to zoning, code enforcement, and emergency services and matters of real estate related to parks.

Come out to Pen-Ambler Park for the next summer concert on Wednesday, July 23rd, featuring Patrice Hawthorne at 7 pm. This month's food truck is From the Boot on the Move starting at 6:30 pm.

Senator Maria Collett and Rep. Liz Hanbidge are holding a license plate restoration event with the Lower Gwynedd Police in the Township Building parking lot on Saturday, August 2nd from 9 to 11 am.

Recognition of Henry (Hank) Stoebenau for his years of service on the Township's Zoning Hearing Board

Remembering former Solicitor [James J. \(Jim\) Garrity](#)

PUBLIC COMMENTS

Citizen comments, concerns, questions for items not on the agenda
(Comments on agenda items will be taken when those items are discussed by the Board)

BUILDING AND ZONING

1. Appoint E. Van Rieker to the Zoning Hearing Board to fill a vacancy as an alternate through September 12, 2025 and then as a regular member for the remainder of the term through 12/31/2025
2. Consider approval of Decision & Order for Gwynedd Mercy Academy High School's conditional use application to allow a pedestrian improvement to encroach into a riparian buffer
3. Consider approval of Decision & Order for Foulkeways' conditional use application for a storm pipe to encroach into a riparian buffer
4. Discussion with Gwynedd Estates about historic structure on the property
5. Resolution 2025-12, Approval of Sewer Planning Module for Gwynedd Estates
6. Review revised sketch plan for gas pumps and a convenience store at 1100 N. Bethlehem Pike and provide feedback to applicant
7. Review Zoning Hearing Board application for 1348 Sumneytown Pike (Owens-Evans property) and determine action to be taken, if any

8. Introduction of sketch plan for proposed townhouse redevelopment of Spring House Nursery and surrounding properties in the triangle between Cedar Hill Road and Bethlehem Pike, by Route 309
(NOTE: A larger presentation of this plan will be made at the Supervisors' September 9th meeting)

GENERAL BUSINESS

1. Consider authorization to advertise a public hearing for an Amendment of the Conservation Easement for Penllyn Woods Park extending the easement to parcel #39-00-04414-00-2
2. Financial report – June 2025 / Mid-Year Review
3. Resolution 2025-13, Reimbursement through Bond Proceeds
4. Consider approval of the Lower Gwynedd Township Sidewalks and Trails Plan
5. Consider approval of Gilmore and Associates proposal in the amount of \$23,500 to complete work needed for the Pen-Ambler Park Act 2 final report to DEP
6. Consider authorizing \$200 donation to Horseways' 2025 Paperchase
7. Township Engineer Report – July 2025
8. Traffic Engineer Report – July 2025
9. Approval of invoice report for July 22, 2025
10. Approval of minutes – June 24, 2025 (J. Martin abstains)

SUPERVISOR LIAISON REPORTS

Questions about Volunteer Commission Meeting Highlights

STAFF UPDATES

Updates from staff on municipal activities and projects

SUPERVISORS COMMENTS

Comments or questions from the Board of Supervisors

Adjournment

UPCOMING MEETING DATES*

HUMAN RELATIONS COMMISSION	THURS	09/04/2025	7:00 P.M.
BOARD OF SUPERVISORS	TUES	08/26/2025	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	08/13/2025	7:00 P.M.
ZONING HEARING BOARD	THURS	08/14/2025	6:00 P.M.
PARKS AND RECREATION	TUES	09/16/2025	6:00 P.M.
PLANNING COMMISSION	WED	08/20/2025	7:00 P.M.

*Please check the Township website to confirm meeting dates and times.