Lower Gwynedd Township EAC Meeting Agenda

September 13, 2025, 7:00 PM
Township Building Conference Room

Zoom Link: https://us06web.zoom.us/j/84287190710?pwd=dpRC7PF58abum3J0a5BOOsYh7fva9V.1

Meeting ID: 842 8719 0710 **Passcode:** 978668 **Call in:** 1+646 931 3860; 1+929 205 6099

1. Call to order
2. Approval of August 13, 2025 meeting minutes
3. Request to move items from Consent Agenda to Regular Agenda, add additional items as part of the Regular Agenda
4. Approval of Regular Agenda
5. New Business:
    a. Budget Items
    b. Fall Fest Saturday, September 13
    c. Journeywork Pollinator Garden Donation
6. Committee Updates
    a. Going Green Update
    b. Tree Giveaway Update
    c. Bird Town
7. Single Use Plastic Waste – Business Engagement
8. Liaison Reports
    a. Board of Supervisors
    b. Planning Commission
    c. Parks & Recreation
    d. Comprehensive Plan
9. Points of interest/General comments

Upcoming Dates:
Volunteer Banquet, Thursday, October 9

Next Monthly Meeting: October 8, 2025

Lower Gwynedd Township EAC Meeting Minutes

August 13, 2025, 7:00 PM
Township Building Conference Room

Members in Attendance:

Rea Monaghan, Vice Chair	Brenda Doll
Maureen Nunn	Marianne Grey
Bob Sawyer	

Associate Members: Suzanne Smith-Oscilowski, Rich Valiga, Lisa Brown
Board of Supervisor Liaison: Tessie McNeely
Staff in Attendance: Sandi Feight, Recreation Director

1. Call to order: Ms. Monaghan called the meeting to order at 7:00 pm, noting Mark's absence due to a prior commitment. Vince Small introduced himself as the President for the Spring House Farm HOA community and expressed interest in tree issues. Mark Setman from the Ambler EAC introduced himself and mentioned his role in tree management.
2. Approval of July 9th, 2025, meeting minutes- Minutes were approved as presented.
3. New Business
    a. Budget items – Ms. Feight discussed potential budget items for next year, including battery recycling, techno trash and the tree giveaway. Ms. Monaghan and Ms. Brown discussed the possibility of continuing composting and rain barrel programs. Ms. Doll mentioned the need for more bird-town signs. Ms. Feight stated that Mr. Schafer was looking into additional locations for stream crossing signs. Ms. Nunn suggested a lead paint detector as a give-away item, noting its approval from the EPA and plans to confirm its cost.
    b. Fall Fest Saturday, September 13th – volunteers needed. Ms. Doll will setup a signup genius. Ms. Feight reminded everyone that the event goes until 6 p.m. Ms. Monaghan felt the need for a table theme, possible raffle and giveaways.
4. Committee Updates
    a. Going Green Update – Ms. Doll & Ms. McNeely are going to submit a nomination for the WHS Environmental Club Pollinator Garden.
    b. Tree give-away update – Ms. Feight discussed the logistics of the tree give-away, including the use of the registration software. Mr. Small inquired about the availability of trees for common spaces in the Spring House Farm community. Mr. Small inquired about planting trees in the HOA common space and his concern over pine trees along Norristown Rd and the area of trees the Township recently cleared. Ms. Feight advised to contact Public Works for tree planting in common spaces.

c. Bird Town – Ms. Doll stated she had information from Mr. Saffier for the bird walks and members for the bird town committee.
d. Single Use Plastics/Restaurant Engagement – Ms. Feight will work with Ms. Burns to start building an education campaign to engage with the restaurants in reducing single-use plastics and alternatives.

5. MONTCO 2050 – Ms. Monaghan gave an update on the Montgomery County 2050 comprehensive plan.
6. Liaison Reports
    a. Board of Supervisors – Ms. McNeely provided an update on the new Public Works building, including the need for net-zero energy practices. There was a discussion on the potential for geothermal heat and solar panels in the new building and for the public comment period and the importance of community engagement.
    b. Planning Commission – Ms. Nunn stated there was no meeting.
    c. Parks & Recreation - Ms. Feight provided an update on the Parks & Recreation activities including tree tagging and the registration software preparations. She also discussed the importance of outreach and education for the tree give-away programs. Ms. Feight mentioned ongoing efforts to update easement agreements for equestrian and pedestrian trails.
    d. Comprehensive Plan – Mr. Valiga discussed the comprehensive plan for Lower Gwynedd, focusing on transportation and development concepts. There was a discussion on the potential for mixed-use developments and the need for affordable housing. Points of interest/General comments
7. Points of Interest / General Comments
    a. Ms. Monaghan announced the volunteer banquet scheduled for October 9th.
    b. There was a discussion about the new contract with Republic Services, including adjustments and potential senior discounts. Ms. Feight stated she would check with Ms. Worman about planning a time for Republic to come out and speak.
    c.

The next meeting will be on Wednesday, September 10th. Ms. Monaghan thanked the guests for attending and their contributions to the meeting.

Meeting adjourned at 8:20 pm

Next Monthly Meeting: September 10th, 2025

READY FOR 100 INITIATIVES

In an effort to meet the township's commitment and resolution to meet the Ready For 100 Clean Energy goals by 2050, the EAC has prepared a list of items that should be incorporated in new township development projects, specifically the new public works facility. Additional items have been identified in the schematic attached.

The building should be powered with 100% renewable energy (i.e. all electric, including solar panels and passive solar, and/or geothermal), use of a power company that can provide electricity from renewable sources, heat pumps for water and space heating.

By incorporating these features at the time of construction, or incorporating required preparations for future implementation, we should show how we will reach 100% renewable energy demand by 2050 (or sooner?)

There are a few things to keep in mind when designing a green building:

- Start with the basics – design green buildings to minimize their environmental impact.
- Consider the entire lifecycle of the building – from siting to design, construction, operation, maintenance, renovation, and demolition.
- Work with a team of green building experts – including building designers, engineers, and contractors – who can help you make your vision a reality.
- Make sure you have the right tools and resources – such as green building product manufacturers and suppliers – to help you achieve your goals.
- Remember that green building design is an ongoing process – constantly look for ways to improve the sustainability of your building.
- The property should have many electric vehicle charging stations (and a couple available to the public)

What are some of the most common green building technologies today?

Several green building technologies commonly used in construction projects:

1. **Solar panels** – Solar panels can generate electricity and heat water for a building.
    - Batteries to store solar electricity and to power building if external power is shut off (due to storms)
2. **Green roofs** – Green roofs have a cover of vegetation, which can help improve insulation and water efficiency while providing a habitat for wildlife.
3. **Cool roofs** – Provide increased solar reflectance and decreased thermal emittance. They reflect more of the sun's rays than your average shingle roof, and prevent the warm or cool air inside from escaping through the top of a building. The reflectance of a cool roof can cut that down by more than 50 degrees.

4. **Rainwater harvesting** – Rainwater harvesting systems collect and store rainwater for use in irrigation or other purposes.
5. **Gray water systems** – Gray water systems recycle wastewater from sinks, showers, and other sources for use in toilets or irrigation.
6. **LED lighting** – LED lights are more energy-efficient than traditional incandescent bulbs and can help reduce a building's energy consumption.
7. **Occupancy sensors** – Occupancy sensors can automatically turn off lights and other electronics when a room is not in use, saving energy.
8. **Low – flow plumbing fixtures** – Low-flow plumbing fixtures, such as toilets and showerheads, use less water than traditional fixtures, saving water and energy.
9. **Geothermal** – Geothermal energy comes directly from the earth's interior. In a closed-loop system, no pollutants are emitted when capturing it.

    - While a bit more expensive on the front end, it is an efficient system over the long haul. The costs to build from the beginning stage, rather than retrofitting an existing structure, minimizes the overall cost.
    - Confirm that there is ~100 feet of buffer around the site, which could be the area for a "shallow" geothermal layout (cheaper than deep/vertical).
    - **Vertical loops** are ideal for **limited land areas** and offer consistent performance, but they're costlier to install due to drilling. **Horizontal loops** are cheaper upfront and easier to maintain, but they require more land and are affected by **seasonal changes**.
        - Consider the available space, soil conditions, climate, and budget when deciding. Vertical loops work well for urban settings and larger properties, while horizontal loops suit rural areas with ample land.

10. Recycled materials – Using recycled materials in construction helps to reduce the amount of waste sent to landfills.
11. Maximize value during the whole life-cycle of the building from design, construction, operation, maintenance, to renovation and demolition
12. Green Insulation – Cellulose fiber insulation is the oldest form of insulation, and can be added to enclosed walls and unfinished attic floors as loose-fill, dense-packed or wet spray.
    - Cork is completely natural and is a renewable resource that can be used as a green insulator. Using double-glazed windows, the air which fills the space between the cork's cells makes it an efficient insulator.
13. Biodegradable Materials
    Biodegradable materials can change the disposal process to create an eco-friendlier system. These materials naturally without contaminating the soil. An excellent example is the biodegradable paint.

Items to consider when designing a Green Building:

1. The orientation of the building

Orientation is the building's positioning concerning the path of the sun and wind patterns. It is one of the passive design techniques for improving thermal comfort inside the building. Orientation regarding climatology is the key in the initial stages of planning and helps in optimizing the heating and cooling needs throughout the building.

2. Solar shading

Shading devices such as fins and overhangs help to accomplish a minimum exposure of the sun in summer while allowing the winter sun inside the space.

- Helps in regulating and reducing the electrical load on the building.
- Solar orientation is important to consider while designing an effective shading device.
- Some solar shading elements can be trees, hedges, overhangs, vertical fins, low-shading coefficient glass, blinds, and louvers.
- Solar gain from appropriate placement of windows and siting on lot

3. Building material choices

- Locally available materials that are non-toxic and sustainable reduce the environmental impact of transportation.
- Recycled materials can minimize waste products from the environment.
- The lighter the color of the material used on the roofs, the lesser the heat gain for the building.
- High R value insulation

4. Building envelope

- Includes the roof, walls, doors, windows, and foundations of the building.
- An envelope can be either tight (in cold climates) or loose (in hot climates) based on the location in which the building is built. A loose envelope lets air flow freely throughout the building while a tight envelope controls the airflow in and out of the building.
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5. Window-wall ratio (WWR)

- Windows cause energy loss twice more than the wall, it has impacts on heating, cooling, lighting, and ventilation.
- The size and number of windows should be designed according to the climatic conditions.
- Interior and exterior shading, along with high-performance glazing systems can reduce the undesirable solar heat gains through the windows.

6. Structure design efficiency

- The building and construction accounts for almost half of the total usage and consumption of raw material
- Optimization and selection of structural systems concerning the minimal weight of the structure help to minimize the exhaustion of natural resources.

Typical cross section of green building ©www.ecomena.org

- No 2 story foyers which lose heat to the ceiling, meet as closely as reasonable LEEDs requirements

7. Efficient lightning

- Lightning comprises both artificial light sources and daylight from windows, skylights, or bay windows.
- Incorrectly placing the type and location of light for space can cause negative health and psychological effects (e.g., s such as headache, decreased work efficiency, reduced comfort level, and increased blood pressure).
- Energy-efficient lightning-like LEDs should be used instead of incandescent bulbs, which will reduce not only energy consumption but also heat pollution.

8. Water efficiency

- Regulating water consumption and maintaining water quality are key components of green building.
  Refer to the link below for additional information:
  https://waterguides.org/
- Dual plumbing design can protect and safeguard water throughout the life cycle of the building.
- Water-conserving plumbing fixtures should be used to reduce water wastage.
- Recycled gray water can be utilized for toilet flushing and landscaping.
- Proper drainage infrastructure and water harvesting pits should be designed to ensure the least wastage of water possible.
- Rainwater harvesting
- Water conservation fixtures

https://www.agrifarming.in/top-19-water-harvesting-techniques-what-is-water-harvesting-and-benefits-of-it

9. Renewable energy systems

- Renewable integrated systems are now being used like a solar water heater and solar chimneys to cool inside building temperatures.
- The electricity can be harnessed through solar energy (photovoltaic systems at the rooftop or the facades).
- If excess electricity to meet the needs of the building are met, the system can go off-grid:
  - Reduced electricity cost
  - Power source other buildings

10. Waste management

- Waste management is done by implementing, reducing, recycling, and reusing the waste generated by the building.
- Initial planning is required for dedicated space requirements during early design stages.
- Generated waste needs to segregate on-site as degradable and non-degradable.
- Wastewater collection systems and plumbing systems must be well-thought and well-designed.
- Waste management strategies are implemented at the construction stage.

- Sufficient site accommodation is required for the waste and recycling systems.

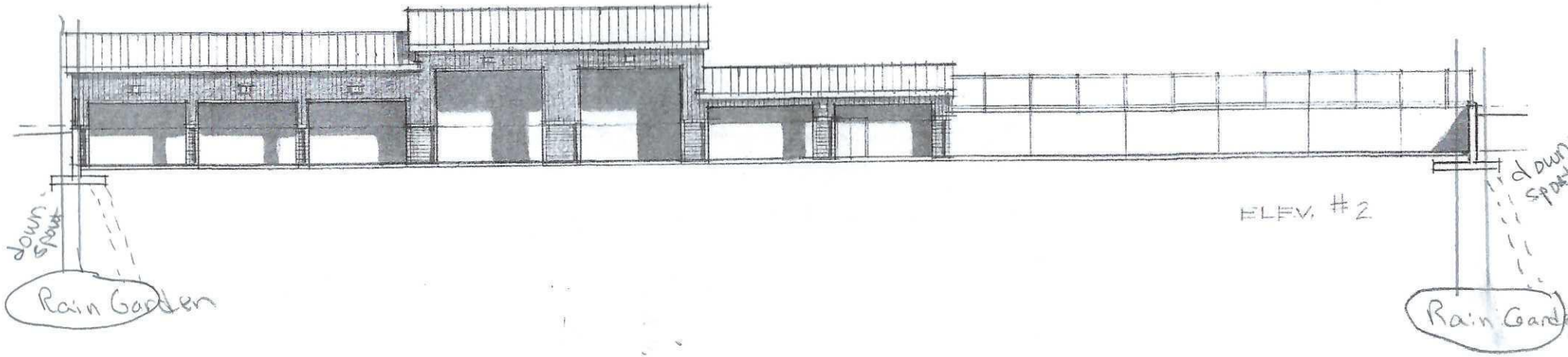
11. **Impervious Surfaces**

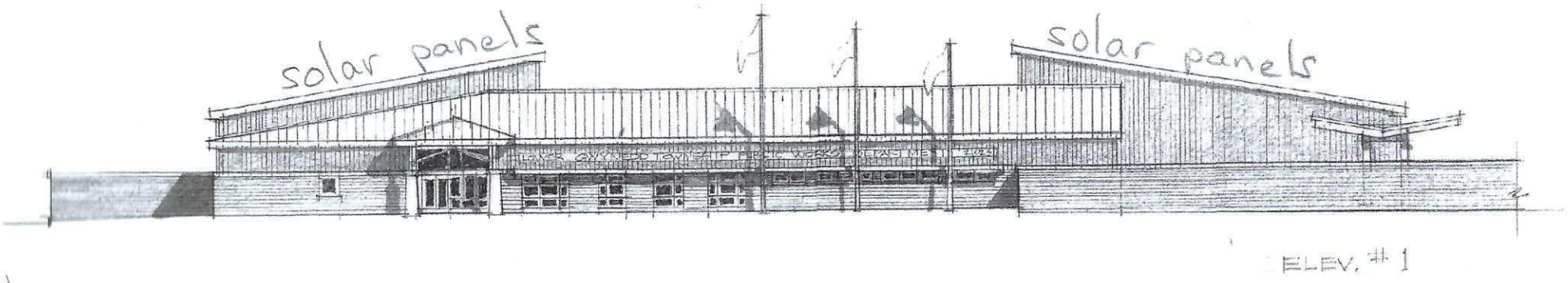
- This project will create a large amount of impervious surface. The project site is located on a site above the Trewellyn Creek basin. Measures will be required both during and after construction to mitigate runoff and silt entering the Trewellyn Creek.

11. Follow Up

The township should have a baseline energy audit performed when the building is completed for comparison to future audits to be conducted every 5 years or so.

DRAFT DESIGN CONCEPT





all downspouts connect/drain to rain gardens

1"=20'-0" 0' 20' 40'

see page beds - propably required under act 167/MS4, i.e. SWM area on ~~draft~~ plan

5 categories for cost estimates,
will a designated amount of money be allocated for Green Building

SWM
Xero-scaping

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