

**LOWER GWYNEDD TOWNSHIP
PLANNING COMMISSION
Minutes of November 19, 2025**

Present: Craig Melograno, Chairman
Maureen Nunn
Danielle Porreca
Michael Mrozinski
Craig Adams
Rusty Beardsley

Patty Furber, B&Z Administrator
Jim Hersh, Gilmore & Associates

Absent: Rich Valiga, Vice-Chair

Call to Order:

The meeting of the Lower Gwynedd Township Planning Commission was called to order at 7:00 PM.

Approval of Minutes: October 15, 2025

A motion was made by Ms. Porreca and seconded by Mr. Adams to approve the minutes of the Lower Gwynedd Township Planning Commission meeting of October 15, 2025. The motion carried unanimously.

Revised Zoning Map/Text Amendment:

Ambler Yards

Present for the revised application was Mr. Celso Lucas Leite, Jr. from HRMM&L and Ambler Yards Managing Partner, Mr. Matt Sigel.

Mr. Leite informed the PC regarding a revision the applicant requested under subsection 1287.02(i)(2) to add the following "an adjacent contiguous property provided that appropriate easements are obtained to ensure access to and from said parking and/or street or way, which easements shall be in form and substance satisfactory to the Township Solicitor and Township Engineer". Mr. Leite stated that Ms. Pionzio realized shortly after the October P.C. meeting that verbiage regarding the easement for cross parking needed to be added. She worked with the Township Solicitor regarding the revision. Mr. Melograno stated that the reason for this revision is because the two separate parcels cannot be merged and must be kept separated, was that correct? Mr. Sigel stated that that was correct that they currently have a 99-year lease that will not permit them to transfer the properties into one parcel and the reason for adding verbiage pertaining to cross easements.

The P.C. recommends approval of the revised Zoning Map/Text Amendment to the Board of Supervisors.

The motion passed with a 6-0 vote.

Lower Gwynedd Township:

Proposed Zoning Ordinance Amendment 554

Ms. Jamie Worman, Director of Building & Zoning, was present to update the PC regarding the summary of changes to the draft ordinance. Ms. Worman explained to the PC about the revisions to the ordinance including some clean up items. She stated that Montgomery County Planning Commission's letter dated November 7, 2025, had recommendations and some of those would be incorporated. Ms. Worman stated that their recommendations regarding sports courts and junk will be addressed through a revision of the proposed ordinance. Specifically, the Solicitor will define the term "junk" and will revise section 1298.03 (3) "Private Sports Courts" to require a mandatory setback of 25' feet from all side and rear property lines. Ms. Worman stated that sports courts have been a big concern this year to the neighboring properties, so a Zoning Hearing Board application for a special exception will be required. She stated that by requiring a special exception, a notification will be sent to the neighboring properties, and conditions will be put on record. Mr. Melograno wanted to know about existing courts, if they would apply under the new ordinance. Mr. Hersh stated that if there was no increase in the footprint, they would not apply, only new courts.

The P.C. recommended adding the definition of "junk" to the revised ordinance. The board requested to review the ordinance once it has been revised.

The motion passed with a 6-0 vote.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:25 P.M.

Respectfully submitted,

Patty Furber, Secretary