Lower Gwynedd Report

SPRING 2026

IN THIS ISSUE

Social Media 3
Lower Gwynedd Township Directory 4
Lower Gwynedd Board of Supervisors 4
Community Resources and Contacts 5
Lower Gwynedd Police 6-9
Building and Zoning 10-12
Public Works 13,14
Parks And Recreation 15-17
ReadyMontco 18
Trash and Recycling 18,19
Tax Collector 20
Small Animals and Deer 20
Local Spotlight 21
Awards and Recognition 21
Retirements 21

1130 N. Bethlehem Pike, P.O. Box 625, Spring House, PA 19477
Phone: 215-646-5302 • Fax: 215-646-3357 • www.lowergwynedd.org

- Pharmacy staff dedicated to your health and wellness
- We accept most medicare Part D Plans
- Courteous service by people who know your name

Village Pharmacy at Springhouse

215-646-1691

1121 N. Bethlehem Pike
Spring House, PA 19477
www.villagepharmacyatspringhouse.com

Family Owned and Operated Since 1992

Real Patients.
Real Smiles.

We create exceptional smiles every day!

STELZERDENTAL
AESTHETIC AND GENERAL DENTISTRY

Your Smile Starts Today!

With our FREE Smile Consultation

Call Today 215-646-5777

WWW.STELZERDENTAL.COM

1108 N. Bethlehem Pike, Suite 2
Lower Gwynedd, PA 19002
(Across from the Spring House Village Shopping Center)

- Patient friendly financing
- Complete care for the entire family
- Cosmetic Dentistry
- Dental Implants
- In-office & At-home Teeth Whitening options

Arpeggio
B.Y.O.B.

ANTON B.
Urban
FUNERAL HOME, INC.

Peter "Skip" Urban, Supervisor, Lower Gwynedd Resident
Peter A. Urban, Jr., Funeral Director, Upper Dublin Resident

Honor a Life Well Lived

1111 South Bethlehem Pike Ambler, PA
215-646-8556 UrbanFuneralHome.com

SPRING HOUSE
WINDOW & DOOR

908 North Bethlehem Pike
Spring House, Pa 19477-0244

215.283.9000

- The area's premier dealer for over 30 years
- We have our own factory trained installers
- We offer a lifetime warranty on installation
- Free "no pressure" in-home estimates

Mention this ad and receive a coupon, worth up to $500 off your next purchase!
Expiration 6/30/2026

www.GoSpringHouse.com

PA LIC# 6172

MARVIN Windows and Doors Built around you
THERMA-TRU DOORS
SUNRISE WINDOWS The Difference is Clear

LGOBA

LOWER GWYNEDD BUSINESS ASSOCIATION

Power Your Business through the Lower Gwynedd Business Association

JOIN TODAY

WWW.LOWERGWYNEDDBIZ.COM

Lower Gwynedd Township

Connect with Us!

Feel free to reach out to us for further information!

Find us on...

Lower Gwynedd Township

@lowergwyneddtwp

Sign Up for Email Alerts

https://www.lowergwynedd.org/my-account/

(215) 646-5302

www.lowergwynedd.org

contactus@lowergwynedd.org

1130 North Bethlehem Pike
Spring House, PA 19477

Nelson & Campbell Auto Tags

Quality Customer Service Since 1992

Full-Service Tag Agency

• Instant Registration • Instant Drivers License Renewals
• Instant Vehicle Title Transfers • Leave With Your Documents

www.NelsonAndCampbellAutoTags.com

215-542-9501

909 N. Bethlehem Pike
Spring House, PA 19477
Next to the Sprint House Post Office

PennDOT
Authorized On-Line Agent
Complete Notary Services

State & Service
Fees Apply

THANK YOU!

Lower Gwynedd Township gratefully acknowledges the generosity and support of the businesses and individuals who have placed advertisements in our newsletter. This newsletter has been designed and printed at no cost to you, our residents. We encourage you to patronize these businesses as they play a vital role in the economic stability of our community.

LOWER GWYNEDD TOWNSHIP

1130 N. Bethlehem Pike, P. O. Box 625 | Spring House, PA 19477 | www.lowergwynedd.org

Administration
Phone: (215) 646-5302 | Fax: (215) 646-3557

Police
Emergency: 911 | Phone: (215) 646-5303

BOARD OF SUPERVISORS
Danielle A. Duckett, *Chair*
Michael Twersky, *Vice-Chair*
Jimmy Chong Andrea Brockway Janine Martin

Lower Gwynedd Township Staff

Township Manager: Mimi Gleason
Assistant Manager: Jamie Worman
Office Manager: Michelle Farzetta
Finance Director: Melinda Haldeman
Zoning Officer: Jamie Worman
Building Inspection/Plan Review: Arro Consulting
Program Director: Morgan High
Parks Superintendent: Mitch Kulp
Police Chief: Paul Kenny
Public Works Director: Fred Zollers
Solicitor: Neil Stein, Esq., Kaplan Stewart
Engineer: Gilmore and Associates
Traffic Engineer: Bowman Company
Earned Income/Business Tax Collector: Berkheimer Associates
Real Estate Tax Collector: Natalie Cormier

LOWER GWYNEDD TOWNSHIP MEETING SCHEDULE

All meetings to be held in the administrative office at 1130 N. Bethlehem Pike, Springhouse

PLEASE NOTE: Generally meetings are as follows except when holidays conflict:

Board of Supervisors (7:00 pm)..... 2nd and 4th Tuesday
Zoning Hearing Board (6:00 pm)..... 2nd Thursday
Planning Commission (7:00 pm) ..... 3rd Wednesday
Park & Recreation (6:00 pm) ..... 3rd Tuesday
Environmental Advisory Council (7:00 pm) ..... 2nd Wednesday
Human Relations Commission (7:00 pm) ..... 1st Thursday of the even numbered months

Deadline for Submissions:

Zoning Hearing Board
30 days prior to scheduled meeting

Planning Commission
30 days prior to scheduled meeting

Upcoming Holidays/Township Closed

April 3rd – Good Friday
May 25th – Memorial Day
June 19th – Juneteenth
July 3rd – Independence Day
September 7th – Labor Day

LOWER GWYNEDD BOARD OF SUPERVISORS

Danielle Duckett, Chair

Mike Twersky, Vice Chair

Andrea Brockway

Janine Martin

Jimmy Chong

COMMUNITY RESOURCES AND CONTACTS

Community Information

Lower Gwynedd Township
1130 N. Bethlehem Pike
Spring House, PA 19477
215-646-5302
www.lowergwynedd.org

Wissahickon Valley Public Library
Blue Bell Branch
650 W. Skippack Pike
Blue Bell, Pa 19422
215-643-1320
www.wvpl.org

Wissahickon Valley Public Library
Ambler Branch
209 Race Street
Ambler, PA 19002
215-646-1072
www.wvpl.org

Wissahickon Schools

www.wsdweb.org
Lower Gwynedd Elementary
215-619-8100

Blue Bell Elementary
215-619-8102

Shady Grove Elementary
215-619-8106

Wissahickon Middle School
215-619-8110

Wissahickon High School
215-619-8112

Tax Collector Information

Real Estate, School, and County
Natalie Cormier, Tax Collector
P.O. Box 3042
Ambler, Pa 19002
Office Location - 428 Knight Road
Lower Gwynedd, PA 19002
267-460-1891
taxcollector@lowergwynedd.org

Earned Income, Local Services Tax,
Business Privilege & Mercantile Taxes
Berkheimer Tax Administrator
Bridgeport Borough Hall
63 West 4th Street
Bridgeport, Pa 19405
1-800-360-8989
www.hab-inc.com

Emergency and EMS

Police (non-emergency)
1130 N. Bethlehem Pike
Spring House, Pa 19477
215-646-5303
www.lowergwynedd.org/departments/police-department/

Wissahickon Fire Company
1130 N. Bethlehem Pike
Spring House, Pa 19477
245 Race Street
Ambler, Pa 19002
215-646-1266
www.station7.org

North Penn Volunteer Fire Company
141 S. Main Street
North Wales, PA 19454
215-699-4337
www.northpennfire.com

Community Ambulance Assoc. of Ambler
1414 E. Butler Ave
Ambler, PA 19002
215-643-6517
https://amblerambulance.org/

Utility Providers

PECO Customer Care
1-800-494-4000
www.peco.com
PECO (outage)
1-800-841-4141

North Wales Water Authority
215-699-4836
www.nwwater.com

Ambler Water
215-646-1000
www.boroughofambler.com

Lower Gwynedd Sewer Billing
Bucks County Water and Sewer
215-343-2538
www.bcwsa.net

Comcast Xfinity Customer Service
1-800-Xfinity
www.xfinity.com
Verizon Residential Customer Service
1-800-Verizon
www.verizon.com

Republic Services
215-723-0400
www.republicservices.com

PENNDOT
215-345-6060
Report a pothole 1-800-FIXROAD
www.penndot.pa.gov

Horsham Water Authority
215-672-8011
www.horshamwater-sewer.com

County, State and Federal Offices

Congresswoman Madeline Dean
115 E. Glenside Ave #1
Glenside, PA 19038
215-884-4300
www.dean.house.gov/offices

PA Senator Maria Collett
1035 Virginia Drive Suite 201
Fort Washington, PA 19034
215-368-1429
www.senatorcollett.com

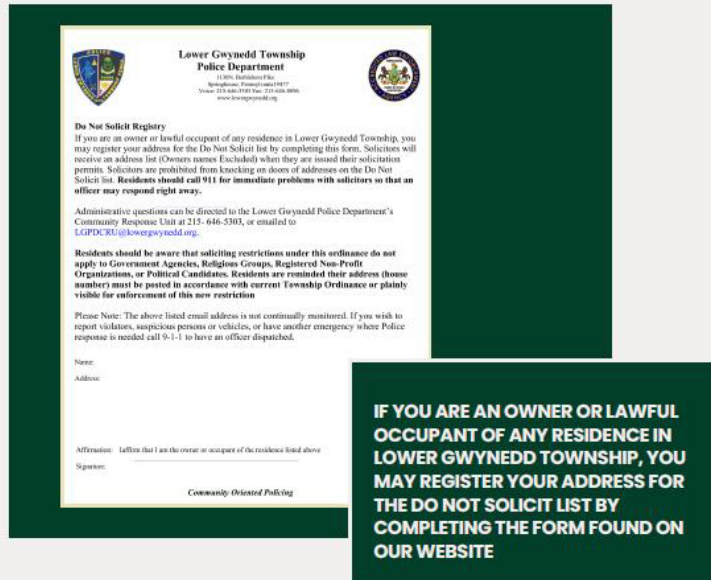
PA Representative Liz Hanbidge
1098 W. Skippack Pike
Blue Bell, PA 19422
610-277-3230
www.pahouse.com/Hanbidge/

Montgomery County
P.O. Box 311
Norristown, PA 19401
610-278-3000
www.montgomerycountypa.gov

LOWER GWYNEDD POLICE

DO NOT SOLICIT LIST

crimewatch.net/us/pa/montgomery/lower-gwynedd-twp-pd



Lower Gwynedd Township
Police Department

Do Not Solicit Registry

If you are an owner or lawful occupant of any residence in Lower Gwynedd Township, you may register your address for the Do Not Solicit list by completing this form. Solicitors will receive an address list (Owners names Excluded) when they are issued their solicitation permits. Solicitors are prohibited from knocking on doors of addresses on the Do Not Solicit list. **Residents should call 911 for immediate problems with solicitors so that an officer may respond right away.**

Administrative questions can be directed to the Lower Gwynedd Police Department's Community Response Unit at 215- 646-5303, or emailed to LGPDCRU@lowergwynedd.org.

Residents should be aware that soliciting restrictions under this ordinance do not apply to Government Agencies, Religious Groups, Registered Non-Profit Organizations, or Political Candidates. Residents are reminded their address (house number) must be posted in accordance with current Township Ordinance or plainly visible for enforcement of this new restriction

Please Note: The above listed email address is not continually monitored. If you wish to report violators, suspicious persons or vehicles, or have another emergency where Police response is needed call 9-1-1 to have an officer dispatched.

Name:

Address:

Affirmation: I affirm that I am the owner or occupant of the residence listed above

Signature:

Community Oriented Policing

IF YOU ARE AN OWNER OR LAWFUL OCCUPANT OF ANY RESIDENCE IN LOWER GWYNEDD TOWNSHIP, YOU MAY REGISTER YOUR ADDRESS FOR THE DO NOT SOLICIT LIST BY COMPLETING THE FORM FOUND ON OUR WEBSITE

SOLICITOR PERMIT

All solicitors are required to complete an application with the Lower Gwynedd Police Department in order to solicit within Lower Gwynedd Township. Solicitors must have this permit in their possession at an times while soliciting.

For questions or concerns, please call 215-646-5303.

E-BIKE SAFETY

Know The Rules. Ride Safely. Protect Our Community.

WHAT IS AN E-BIKE?

According to PA Vehicle Code (75 Pa. C.S. 8102), an e-bike is:

- Under 100 lbs
- Has 2-3 wheels
- Motor not exceeding 750W
- Operable pedals
- Max speed of 20 mph using motor only
- Not a mobility device for persons with disabilities

KEY SAFETY GUIDELINES

- Practice braking & turning
- Extra weight and speed affect stopping distance
- Wear visible/reflective gear
- Stay to the Right, Pass Left
- Signal your turns
- Use a bell when passing
- Yield to pedestrians
- Helmets required for riders under 12

WHERE CAN YOU RIDE?

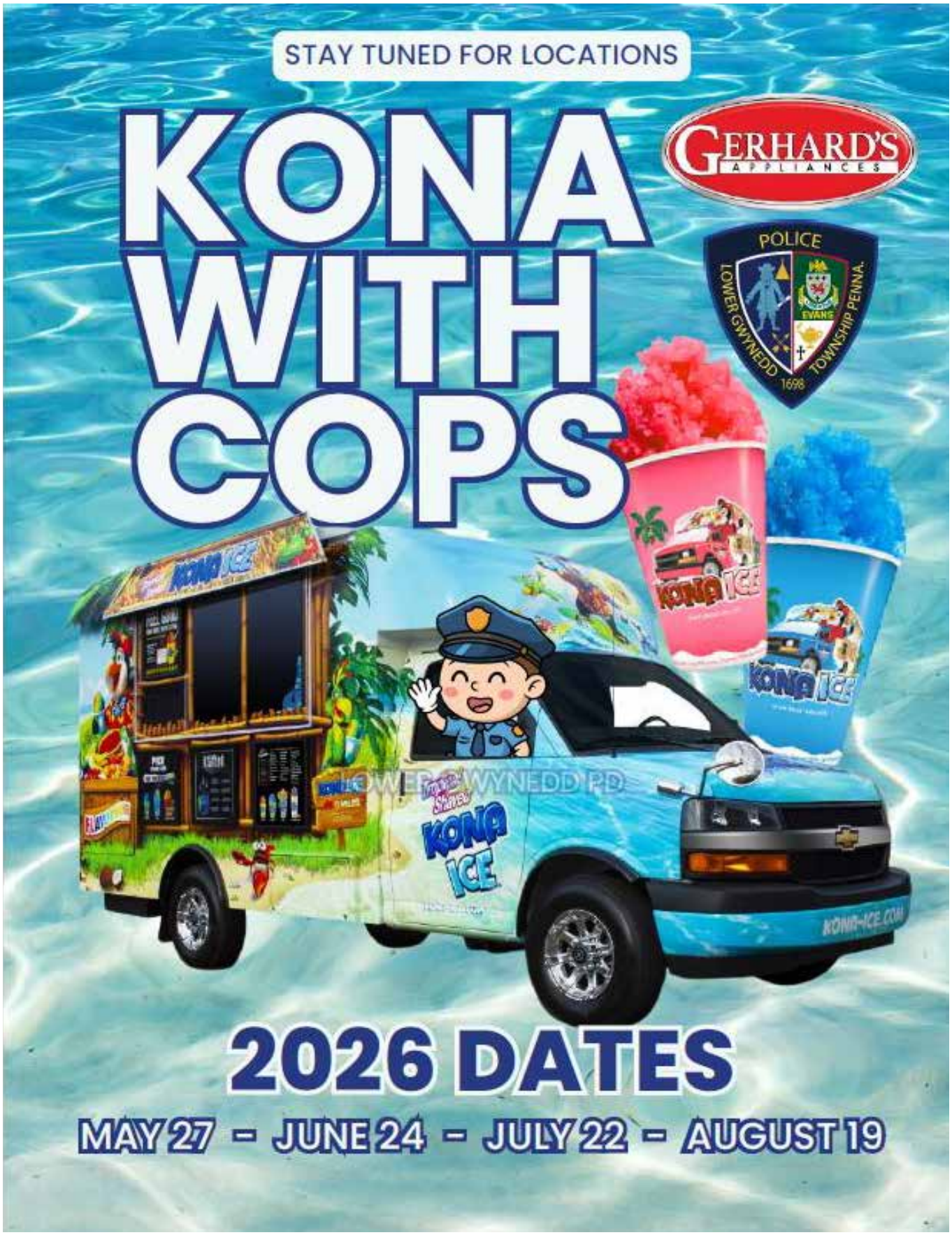
- Roadways & Bike Lanes: Allowed where bicycles are allowed
- State Parks/ Forests: Allowed on bike permitted trails, pedaling required on non motorized trails; throttle alone NOT permitted
- Local Areas: Check nunicipal/park rules before iding as they can have their own rules

IMPORTANT PA LAWS & RESTRCITIONS

- Must be 16+ to operate E-bike
- No riding on business-district sidewalks
- No headphones/earbuds while riding
- Riders must obey ALL traffic signals and laws
- Violations may result in fines $10-$300)

E Scooters are not permitted on ANY Roadway within the Commonwealth of Pennsylvania

DONATE
FILL A COP CAR
LOWER GWYNEDD CRU & THE SPRING HOUSE GIANT ENOURAGE YOU TO JOIN OUR COMMUNITY DRIVE! DONATE FOOD AND ESSENTIALS FOR THE MATTIE DIXON CUPBOARD
MATTIE N. DIXON
COMMUNITY
neighbors helping neighbors
CUPBOARD
GIANT
POLICE
LOWER GWYNEDD TOWNSHIP PENNA.
EVANS
1698
LOWER GWYNEDD PD
MARCH 28, 2026
10 AM-1 PM
1121 N. BETHLEHEM PIKE


STAY TUNED FOR LOCATIONS
KONA WITH COPS
GERHARD'S APPLIANCES
POLICE
LOWER GWYNEDD TOWNSHIP PENNA.
EVANS
1698
KONA ICE
LOWER GWYNEDD PD
KONA ICE
KONA-ICE.COM
2026 DATES
MAY 27 - JUNE 24 - JULY 22 - AUGUST 19

JOIN THE CRU
SEE - TOUCH - EXPLORE - HONK
TOUCH A TRUCK
LOCATION TBD
MAY 16 2026
11 AM-2 PM
POLICE
LOWER GWYNEDD TOWNSHIP PENNA.
EVANS
1698
SENSORY FRIENDLY (NO NOISE) HOUR FROM 11 AM-12 PM FOR ADULTS/CHILDREN WITH SPECIAL NEEDS

BUILDING AND ZONING

Subdivision & Land Development Update:

Development in the Township is always something that stirs up interest in the community. Property owners have a right to explore the opportunity to develop their parcels if they choose and they come to the Township requesting consideration of these various proposals. Township Officials are charged with ensuring proposals meet all procedural and code requirements for subdivision/land development, zoning, rezoning, and similar processes. Projects are discussed at Planning Commission meetings and Board of Supervisors meetings, all of which are open to the public, The community is encouraged to join the conversation by attending the meetings in person or virtually.

Currently the following subdivisions and land developments are under construction:

- **J&J CEAS Lab**-J&J is constructing a 42,000 square foot addition to Building 15 on the Spring House Campus. The project also includes the addition of a service parking lot, utility pads, a generator, subsurface utilities, and sidewalks/trails. The building will include lab space and mechanical support.
- **Spring House Estates**- ACTs Retirement Community is constructing two separate building additions, installing additional parking stalls, and reconstructing the entrance/drop-off area. They are also adding amenities to their campus including an improved courtyard area, walkways, site lighting and landscaping, and modifying an existing stormwater basin.
- **Gwynedd Estates**-ACTs Retirement Community is constructing a new two-story 39-unit assisted living facility on their campus.
- **Johns Lane Subdivision**-A residential subdivision on Johns Lane is under construction. This project includes five new single-family residential dwellings.

Currently the following subdivisions and land developments are under review by the Planning Commission and Board of Supervisors (at the time of this publication):

- **Cedar Hill Road Subdivision**-The Tisman Group LLC proposes a 4-lot residential subdivision on Cedar Hill Road. The applicant proposes to consolidate 1512 and 1524 Cedar Hill Road into one lot totaling 7.76 acres and then subdivide the lot into four new single-family residential building lots. The existing homes will be demolished. The plan was approved by the Planning Commission in October of 2025 and was scheduled to present their plan to the Board of Supervisors at their meeting on January 27th, 2026.
- **Whitefield Subdivision**-Whitefield Homes LLC propose a 10-lot subdivision and residential development of the former Owen Evans Estate located at 1348 Sumneytown Pike. The plan proposes nine new single-family residential building lots and one existing lot that will maintain the existing home and barn. The new lots would be accessed by a cul-de-sac road off Evans Road. The plan proposes public water and sewer. The plans are currently under review and will likely be before the Planning Commission and Board of Supervisors sometime in February and/or March.
- **Foulkeways at Gwynedd**-Foulkeways is proposing an expansion to the existing fitness center building on their campus. The expansion includes removing portions of the existing building, including a canopy and walkway and adding a covered concrete walkway and new entry lobby. In addition, a portion of the existing asphalt trail would be replaced and reoriented to connect with the existing trail. This plan is under review and will likely be before the Planning Commission and Board of Supervisors sometime in February and/or March.

Other potential projects that will be the subject of upcoming discussions include:

- **Bethlehem Pike at Cedar Hill Redevelopment:** Possible redevelopment of the Spring House Nursery and surrounding parcels along the triangle between Bethlehem Pike, Cedar Hill Road, and Route 309, into a residential townhouse community. At the time of publication, the Board of Supervisors was considering amending the zoning ordinance to extend the Lower Pike Overlay District to include parcels along Bethlehem Pike, which would allow townhouses at this site. A conditional use application depicting a 49-unit townhouse/carriage house community is under review at the time of publication. A land development application will be required as well.
- **Ambler Yards Mixed Use Campus:** The Board of Supervisors approved an ordinance amendment that allows an apartment building and self-storage facility on mixed campuses in the F-Industrial District. The amendment allows an expected addition of a 43-unit apartment building at the corner of N. Spring Garden Street and Pen-Ambler Road and West Francis Avenue next to Ambler Yards and the addition of a self-storage facility within the Ambler Yards campus.
- **Spring House Corporate Center Redevelopment:** BET Investments is resuming their efforts to redevelop the Spring House Corporate Center property (Berkadia Site) located along Norristown Road. The developer seeks to have the property rezoned to permit a luxury apartment building, retail, and office space on the site, replacing one existing office building while keeping the other that is occupied by Berkadia. At the time of publication, BET had indicated intent to resubmit plans, but had not yet done so.

NEW BUILDING INSPECTOR

Please join us in welcoming Alex Pientak, BCO, of ARRO Consulting LLC, as the new Building Inspector for Lower Gwynedd Township! We're excited to have Alex join the Building & Zoning Department as our designated inspector and plan examiner for both commercial and residential permit applications. In accordance with Resolution 2023-20, which requires a review and selection process every five years for professional consultants that the Township uses on a regular basis, the Board of Supervisors appointed a new third-party inspection agency to provide plan reviews and inspections, effective January 1, 2026.

ARRO Consulting, Inc. was selected after submitting a strong proposal that showed their ability to provide a full range of services. These services include residential and commercial plan reviews and inspections, zoning inspections, code-enforcement support when needed, and assistance with developing a fire inspection program. ARRO's experience and resources will help improve the efficiency and effectiveness of the Township's building inspection process.

BUILDING AND ZONING

Comprehensive Plan Update

The Lower Gwynedd Township Comprehensive Plan has entered the final stage of its public review period. This phase officially began on January 27, 2026, when the Board of Supervisors authorized the required public review prior to adoption of the plan. The draft plan was shared with neighboring municipalities, the Wissahickon School District, and made available on the Township website for residents to review at their convenience.

To encourage community engagement during this important phase, the Township hosted a public "Town Hall" at Gwynedd Mercy University in February, providing residents with an opportunity to learn more about the plan and share feedback ahead of the upcoming public hearing and anticipated adoption.

The Comprehensive Plan is a long-range land use planning document that will guide growth and development in Lower Gwynedd Township through the year 2045. Over the course of its preparation, the Township has gathered input through steering committee meetings with residents and businesses and public outreach efforts, while applying established planning principles to shape a shared community vision. A key focus area is revitalization and support for existing commercial areas. Future updates to the zoning ordinance are anticipated for commercial areas designated in the plan, primarily on Bethlehem Pike, as the Township moves from plan adoption to implementation. The plan does not propose land use changes for any residential neighborhoods, as preservation of our neighborhoods is another key focus area.

The plan examines a wide range of topics, including housing, demographic trends, infrastructure, transportation, and existing land use. Because this plan will shape the Township's future for decades to come, it is essential that it reflects the collective vision and goals of the community.

To view a summary slideshow with additional information and details regarding the comprehensive plan please visit our website.

Zoning Changes Along Bethlehem Pike

As the Township completes its Comprehensive Plan update, we're shifting into implementation mode. Most of that effort will focus on the zoning ordinance and identifying changes needed to achieve goals in the plan.

Because it has been quite some time since commercial districts in the zoning ordinance were updated, property owners wound up starting the implementation process in advance by requesting changes to the zoning of their properties. Last year, Lower Gwynedd had an unusual number of these requests, as owners sought to add permitted uses in an effort to turn around struggling sites or keep their sites competitive in today's economy. In late 2025, the Board of Supervisors approved a zoning ordinance amendment that allows apartments and self-storage at Ambler Yards and considered another amendment to allow townhouses at Spring House Nursery and surrounding properties (with a decision expected after publication). At the end of the year, BET Investments also indicated they intend to return with their request to rezone the Spring House Corporate Center to allow apartments, which would replace one of the two existing office buildings on the site, as well as retail and restaurants near their Norristown Road frontage. At the time of publication, they had not yet submitted any plans. All of these requests are applications that the Township is obligated to consider, although not necessarily approve. The challenge is to evaluate whether the requested changes are in the interest of the larger community overall, and going forward, consistent with the new Comprehensive Plan.

With the bulk of that heavy workload behind us, the Township is now ready to start working on implementing the priority goal in the Comprehensive Plan: revitalizing the Bethlehem Pike commercial corridor. Following adoption of the Comprehensive Plan this spring, the Township will start gathering information needed to update the zoning for Bethlehem Pike and exploring other ways we can make a meaningful impact on this corridor. Throughout the comprehensive planning process, we heard consistently through surveys, open houses, and conversations that residents and other stakeholders also see revitalizing Bethlehem Pike is a top priority. So please help us! We want your ideas – what kind of business, retail, restaurant, entertainment, or other uses do you want to see there? What changes would make Bethlehem Pike feel more inviting? What challenges do you think need to be addressed first?

We will kick off the Bethlehem Pike revitalization process with an open house on June 9, 2026. Watch for more information about the open house in our e-newsletter (sign up if you don't already get it!) and on social media.

Stormwater Management Flood Mitigation

Stormwater runoff pollution is a threat to our local waterways. Runoff happens when rain or melting snow flows over hard surfaces like roads, sidewalks, and driveways. Because these surfaces do not absorb water, the runoff collects trash, chemicals, and other pollutants and quickly enters storm drains. From there, it often flows directly into the streams and rivers we use for swimming, fishing, and drinking water.

Stormwater runoff volume, along with groundwater, can be a threat to properties when it reaches flood levels. During heavy rain, anyone who has had water in their basement, or even too close to their house for comfort, understands this threat all too well.

Reducing the amount of stormwater flowing into streams is an important part of managing flooding and protecting water quality. Flood mitigation helps lower flood volumes, reduce damage to roads and utilities, and protect homes and other property. Flood studies are a necessary part of this work because they provide data needed to understand how water moves, identify problem areas, determine flood levels, and plan solutions.

Lower Gwynedd Township received a grant from the PA Department of Community and Economic Development Flood Mitigation

BUILDING AND ZONING

Program to conduct a flood study in the Penllyn area. Two streams, Penllyn Creek and Willow Run, flow through the neighborhood and into Wissahickon Creek. Penllyn Village is one of the Township's oldest neighborhoods and includes about 170 single-family homes.

The flood study will identify current flooding conditions in an area of the Penllyn neighborhood that experiences flooding several times each year. Once the base flood elevations are established, the goal of the study is to identify improvements that can be implemented within the watershed to reduce the frequency and severity of flood events in the area.

Houston Creek Flood Study Update

In 2023, Lower Gwynedd Township completed the grant-funded Houston Creek Stormwater Study. This study focused on an area from the Wissahickon School District (WSD) properties to the Ambler Yards Business Campus. The study examined several problem areas, including the existing dam on the WSD property, and a section of the creek between Brookside Avenue and Marion Avenue from Knight Road to North Spring Garden Street. This area frequently experiences flooding during heavy storms.

Since completing the study, the Township has begun work on two of the studies' recommendations. First, the Public Works Department, under the direction of the Township Engineer, regraded the roadway at the intersection of Knight Road and Francis Avenue to improve drainage. The Township continues to monitor this intersection to see if more improvements are needed, such as adding stormwater inlets, piping, or additional regrading.

The second project, scheduled to be completed this year, involves replacing a driveway bridge that currently blocks water flow in the creek. The existing culvert is too small to safely carry stormwater, causing water to back up onto Brookside Avenue and flood the roadway. This project will replace the bridge with a larger box culvert, allowing water to flow more freely. This improvement will reduce how often and how severely Brookside Avenue floods. This bridge replacement project is funded through a MONTCO 2040 Implementation Grant.

PUBLIC WORKS

Old Bethlehem Pike Bridge Replacement & Streambank Restoration Update

Construction of the Old Bethlehem Pike Bridge Replacement and Streambank Restoration projects began in January 2026. The start of construction was delayed due to utility relocation work, but the project officially moved forward in the first week of the new year.

The bridge project involves replacing the existing culvert bridge on Old Bethlehem Pike, the road located behind the Township building. Engineering inspections showed that the old bridge was no longer structurally safe, which led to a weight limit that prevented large vehicles from using it. The existing stone arch bridge is now being replaced with a pre-cast concrete culvert, designed to meet modern safety standards.

At the same time, the Township is completing a streambank restoration project in the same area. This project focuses on repairing severely eroded streambanks along Willow Run, a small stream that flows into Wissahickon Creek. About 300 feet of streambank on both sides of the stream is being restored, including 100 feet upstream and 200 feet downstream of the bridge.

The stream runs through land owned by Lower Gwynedd Township and S. Paone Incorporated. Over time, suburban development has caused problems in the Wissahickon Creek watershed, including fast-moving floodwater, pollution, erosion, and loss of wildlife habitat. This restoration project will help stabilize the streambanks, reduce erosion, improve water quality, and restore the stream to a more natural and healthy condition. It will also help prevent sediment and pollutants from washing into the creek in the future.

The bridge and streambank projects are funded through separate grants. The bridge replacement is partially funded by a PA Department of Community and Economic Development (DCED) Local Shares Account Grant. The streambank restoration is funded through DCED's Watershed Restoration and Protection Program and Montgomery County ARPA funds, secured through the Wissahickon Clean Water Partnership. Both projects are expected to be completed by the time this newsletter reaches residents.

PUBLIC WORKS

Public Works Garage Update

The Township has continued to move forward with plans for a new facility for the Public Works Department. Public Works is responsible for repairing and plowing roads, maintaining sanitary sewer and stormwater systems, taking care of parks and trails, cleaning up after storms, maintaining vehicles, and many other services. Although they maintain critical aspects of the Township, their facilities for storing and maintaining equipment are inefficient, overcrowded, and outdated – and because of limited space, spread out among five different locations.

In late 2025, the Township hired two firms that will be critical to move the project forward. Boyle Construction, a construction management firm that will serve as the owner's representative for the project, brings technical expertise to review design documents for constructability, cost-effectiveness, and compliance with regulatory requirements, helping to prevent costly changes later. They also facilitate coordination between the Township, design professionals, and other stakeholders to keep the project aligned with budget and schedule goals.

The second critical piece was the selection of Alloy5 as the architect for the project. Their responsibilities include the full design of the building and surrounding property, including schematic designs, construction documentation, assistance with bidding and negotiation, construction administration, and various documentation and coordination services throughout the life of the project. Alloy5 brings a team of engineers to support their work, including mechanical, electrical, and plumbing experts.

The final team member to complete the design will be a civil engineer to plan the site work for the project. An RFP was released in January.

With the team assembled, the design process is ready to begin and will continue through 2026. Updates will be presented at Board of Supervisor meetings, as well as at community discussions specifically about the project.

Lower Gwynedd is also pleased to announce that in December, the Township received a $750,000 Local Share Account grant from the Pennsylvania Department of Community & Economic Development. When combined with the $1,325,000 received from the Redevelopment Assistance Capital Program, funding for the new Public Works facility is being supplemented with over $2,000,000 in grants.

To learn more about the project, please visit https://lowergwynedd.org/information/public-works-building/.

Road Paving Update

McKean Road, Walnut Farm Road, and Lorien Drive were scheduled to be paved in 2025. Unfortunately, due to an unforeseen problem with the contractor, these roads were not paved. Lower Gwynedd Township intends to rebid this paving work, along with the roads scheduled for paving in 2026, in the winter and have paving completed as soon as possible in 2026. If you have any questions about paving or would like to report any issues with Township-owned roads, please contact Director of Public Works Fred Zollers at fzollers@lowergwynedd.org.

Little League Field Improvements

Work continues on the new building at the Little Leage Field at Ingersoll Park. The new snack stand, restrooms and press box is on schedule to be completed in the spring.

Ingersoll snack stand under construction

HISTORIC MARKER PROGRAM UPDATE

As our nation celebrates its 250th anniversary this year, we are reminded that Gwynedd (present day Upper Gwynedd and Lower Gwynedd) was founded in 1698 by William Penn himself, well before the United States' own Independence Day. Lower Gwynedd's roots run deep, and our Historic Marker Program is one way that the Township is able to honor and share the stories of our past.

To date, six markers have been approved, each recognizing important places and stories from Lower Gwynedd's rich history:

- Gwynedd Corners
- Penllyn Village
- Spring House Village
- Bethlehem Baptist Church
- Penllyn School
- Gwynedd Friends Meeting

These markers will help share the history of significant sites throughout the Township and serve as a point of pride and education for residents and visitors alike. The markers have been designed and ordered for casting. Watch for details about the unveiling of the markers later this year.

Residents who own (or know of) a property of historic significance are encouraged to apply for a marker. Applications and program details, including the text of the approved markers, are available on the Township website.

JOHN E. LUSKIN & SON
PLUMBING & HEATING
Water Heaters • Sump Pumps • Boilers
Water Treatment & Purification
Third Generation Family Owned!
Best of AMBLER 2024
281 East Butler Avenue • Ambler, PA
Office: 215-643-1188 • Fax: 215-643-0758
LuskinPlumbing.com
Sewer & Drain Cleaning
Video Pipeline Inspection
High Pressure Water Jetting
Water & Sewer Line Repair/Replacement

Summer Concert Series

Get ready for summer nights filled with music and fun! The Summer Concert Series is back with live bands, food and drink vendors, face painting, Kona Ice, and more. Grab a blanket or chair and enjoy an evening of great music!

New Program Director, Morgan High

The Township is excited to welcome our new Program Director, Morgan High, who joined the team on January 26, 2026. Before coming to the Township, Morgan served as the Senior Sales Manager for The Franklin Institute's Events & Catering Department. She is a graduate of Johnson & Wales University and currently resides in Lower Gwynedd Township with her husband and three children.

LOWER GWYNEDD PICKLEBALL & TENNIS SUMMER CAMPS

Universal Rackets is excited to bring Lower Gwynedd Junior Summer Pickleball and Tennis Camps! During the program, campers will learn the strokes and rules of pickleball/tennis in a fun, upbeat environment. Students will drill, play fun and instructional games, and have the opportunity for some friendly competition. Campers should bring their own paddle/racket, a filled water bottle and wear comfortable athletic clothes and sneakers.

9:00-11:00a

(Monday-Thursday)

Session 1 PICKLEBALL: June 29th-July 2nd

Session 1 TENNIS: July 13th-July 16th

Session 2 PICKLEBALL: August 10th-August 13th

Session 2 TENNIS: August 17th-August 20th

Universal Rackets

5.0 ★★★★★ 121 Google reviews

SCAN ME / SCAN ME / SCAN ME / SCAN ME / SCAN ME / SCAN ME

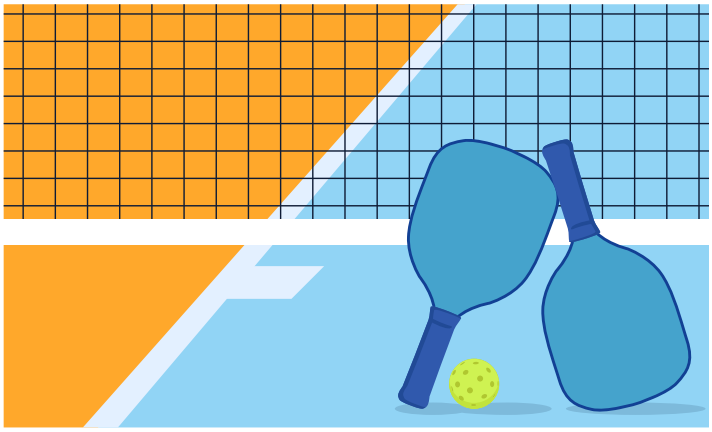
Register at
www.gwyneddtennispickleball.com

1428 Welsh Rd, North
Wales, PA 19454

Limited slots available.
Juniors 7-14

CONTACT US:

484-263-0960
info@universalrackets.com



LOWER GWYNEDD PICKLEBALL CLINICS

Saturday Pickleball Clinics

Spring 1: March 14th-April 11th
9:00-10:00a Junior All Levels Clinic
10:00-11:30a Adult Advanced Beginner Clinic
11:30-1:00p Adult Beginner Clinic
1:00-2:30p Adult Intermediate & Up

Spring 2: April 25th-May 234d
9:00-10:30a Adult Advanced Beginner Clinic
10:30-12:00p Adult Beginner Clinic
12:00-1:30p Adult Intermediate & Up
1:30-2:30p Junior All Levels Clinic

Monday Pickleball Clinics

Spring 1: March 30th-April 27th
4:30-6:00p Beginner/Intermediate Clinic
6:00-7:30p Intermediate Plus Clinic

Spring 2: May 11th-June 15th
(skip 5/25)
5:00-6:30p Beginner/Intermediate Clinic
6:30-8:00p Intermediate Plus Clinic

Universal Rackets

5.0 ★★★★★ 121 Google reviews

SCAN ME / SCAN ME / SCAN ME / SCAN ME / SCAN ME / SCAN ME

Register at
www.gwyneddtennispickleball.com

1428 Welsh Rd, North
Wales, PA 19454

Limited slots available. Adults 18+,
Juniors 7-14
Instruction from PPR certified pros

CONTACT US:

484-263-0960
info@universalrackets.com

BIRD WALKS 2026

TUES, MARCH 10, 8:30 AM
WENTZ RUN PARK, BLUE BELL

TUES, APRIL 14, 8:30 AM
FORT WASHINGTON STATE PARK

THURS, MAY 14, 8:30 AM
GWYNEDD PRESERVE, UPPER GWYNEDD

TUES, JUNE 16, 8:30 AM
PENLLYN WOODS

https://www.lowergwynedd.org/government/environmental-advisory-council/events/

READYMONTCO

Emergencies happen from time to time in Lower Gwynedd. To stay prepared, residents, businesses, and visitors can take proactive steps to receive direct communication from the Township. Local emergencies may include traffic incidents, road closures, winter weather problems, flooding, or other severe weather threats. Before, during, and after emergencies, Township officials work to distribute accurate information, along with steps the Township is taking to mitigate or respond to the problem.

To receive these communications, please sign up for the following services. They may each be accessed from the Township website, www.lowergwynedd.org.

- ReadyMontco - The official source for notifications about emergencies, severe weather, crime alerts and disasters in Montgomery County. Receive time-sensitive messages wherever you specify on your home phone, mobile phone, business phone, email address, text messages, and more. ReadyMontco also offers the opportunity to identify any special needs that may apply to your family in case of an emergency. To sign up, please visit https://www.montgomerycountypa.gov/3311/ReadyMontco. This link is also available on the Township website, under the "Emergency Services" department.
- Lower Gwynedd Township Website – www.lowergwynedd.org – Emergency notifications are posted on the website, and residents may sign up to have new postings sent as emails.
- Facebook - @lowergwynedd
- Instagram - @lowergwyneddtwp

TRASH AND RECYCLING

New Trash & Recycling Collection Contract

Lower Gwynedd entered a new contract with Republic Services for trash collection and recycling on November 1, 2025. The prior 5-year contract expired on October 31, 2025. The new contract, while still the low bid, does have increased costs. The standard service for year one is $117 per quarter while the low volume service or senior citizen discounted service is $93 per quarter. If you would like to arrange for the senior citizen discount or the low volume discount, please call Republic Services directly at 215-723-0400 and be sure to say you are under the Lower Gwynedd contract.

- **The new contract continues twice per-week service for trash and once per week service for recycling on Mondays and Thursdays**
- **Quarterly billing:**
  - **Year one- $117.00 per quarter**
  - **Year two- $125.19 per quarter**
  - **Year three-$133.95 per quarter**
- **Low volume option available - includes a smaller receptacle at a reduced price starting at $93 per quarter for year one**
- **Senior citizen discount available**

Spring Leaf/Yard Waste Collection Dates:

Through Lower Gwynedd's contract, Republic Services provides curbside leaf and yard waste collection throughout the spring and fall. The contract provides for eight collections dates, two in the Spring and six in the Fall. The confirmed dates for this Spring are Saturdays, April 11th and May 9th, 2026. All leaf and yard waste must be put in biodegradable bags and placed curbside by 6am on the day of pick-up. There is a limit of eight bags per pick-up.

Montgomery County Recycling

Montgomery County also offers public waste collection events. Every year, Montgomery County hosts household hazardous waste collection events by appointment only. At the time of this publication the event dates have not yet been released. Please refer to the link below to see if the dates are available yet. For additional information or to schedule an appointment visit www.MontcoPARecycles.org or call the recycling hotline at 610-278-3618.

Recycling Required in Lower Gwynedd Township

REMINDER: Recycling in Lower Gwynedd Township is required for all residential properties, commercial entities, and hospitality establishments (including restaurants and taverns). Community events attended by 200 people or more are required to provide recycling containers. If you didn't receive from Republic Services a list of acceptable recycling items, save the list below. Please check our website for additional information on what can and can't be recycled at www.lowergwynedd.org/information/trash-recycling/. Additionally, cardboard and paper can be recycled behind the Wissahickon School District Administrative Offices located at 601 Knight Road. Please make sure you are placing it in the designated dumpster.

WHAT CAN YOU RECYCLE?

ACCEPTABLE

PLASTICS : RECYCLE PLASTICS #1, #2 AND #5. LOOK ON THE BOTTOM OF CONTAINERS FOR THE NUMBER INSIDE THE RECYCLING ARROWS.

METAL CANS: RECYCLE ALL FOOD AND BEVERAGE METAL CANS–STEEL, TIN, BI-METAL AND ALUMINUM.

CARDBOARD, NEWSPAPER & MAGAZINES RECYCLE NEWSPAPER INSERTS, CATALOGS, PAPERBACK BOOKS, PHONE BOOKS AND BROCHURES.

PAPER FOOD CONTAINERS & CARTONS: RECYCLE JUICE BOXES, EGG, ICE CREAM AND MILK CARTONS, AND CEREAL AND PASTA BOXES.

PAPER: RECYCLE ENVELOPES, OFFICE PAPER, JUNK MAIL, GREETING CARDS AND FILE FOLDERS. SHREDDED PAPER SHOULD BE PUT IN A PAPER BAG.

UNACCEPTABLE

BATTERIES
BIO-HAZARDOUS WASTE
CABLES
CERAMICS
CLOTHES
CONSTRUCTION DEBRIS
DIAPERS
DISHES OR MIRRORS
EGG CARTONS
ELECTRONICS
FOOD OR LIQUID WASTE
GREASY FOOD CONTAINERS
HARDBACK BOOKS
HAZARDOUS WASTE
HOLIDAY DECORATIONS
HOSES
ICE CREAM CARTONS (WAX-COATED)
LIGHT BULBS
PLASTIC BAGS
PLASTIC FOOD WRAPPERS
PLASTIC STRAWS
PLASTIC WITHOUT NUMBERS
POLYSTYRENE FOAM
SCRAP METAL
SHOES
TISSUE
TO-GO LIDS
TOOLS
TOYS
YARD WASTE

Please make sure your recyclables are empty, clean and dry before placing them in your recycling cart.

Cut Here

FRIENDLY REMINDERS from the Tax Collector, Natalie Cormier

Visit www.lowergwyneddtax.org in order to:

- Download copies of your PAID tax bill
- Print your CURRENT tax bill
- Pay online
- Access important links and forms, like the Homestead form and PA Property tax/rent rebate

March 1st County/Township real estate tax bills will be mailed. April 30th is the last day for the 2% discount period. On the back of your bill will be extra in person hours.

If paying with a check from your bank's online bill pay, please send payment at least a week in advance of deadlines. The envelopes do not have a USPS postmark, and you run the risk of missing the deadline.

Interim tax bills are NOT sent to your mortgage company. If your mortgage company pays your real estate taxes, please forward interim tax bills. These are bills you may receive in addition to your two annual tax bills due to home renovations, etc.

If you have any questions or concerns, please reach Natalie by email at taxcollector@lowergwynedd.org or call 267-460-1891.

Tax Savings Program

Lower Gwynedd Township encourages residents to take advantage of available tax relief programs for 2026. Homeowners and renters may be eligible for significant savings and are strongly encouraged to apply.

Property Tax/Rent Rebate Program

The Property Tax/Rent Rebate Program supports homeowners and renters across Pennsylvania. This program provides a rebate ranging from $380 to $1,000 to eligible for older adults and people with disabilities age 18 and older.

To learn more about this program, eligibility and how to apply, please visit the PA Department of Revenue Website.

If the property is found eligible for the state program, you can also apply for the school district rebate program.

Homestead/Farmstead Tax Reduction: Apply Now

If your home in Lower Gwynedd Township is your primary residence, you are likely eligible for the Homestead Exemption, which can help reduce your Wissahickon School District real estate tax bill.

This program is available to homeowners who claim their Lower Gwynedd property as their primary residence. There are no age or income restrictions. The Board of Assessments will determine whether or not the property is eligible for a discount on Wissahickon School District real estate taxes.

The Application for Homestead & Farmstead Exclusion needs to be completed by March 1st and sent to the BOA in order to start saving this year. You do not need to re-apply each year.

Residents who have not yet applied are strongly encouraged to do so, as this program can result in meaningful annual tax savings.

SMALL ANIMALS AND DEER

We often receive calls regarding dead animals in yards and along roadways. Where the animal is located and the type of animal determines who you should call.

PENNDOT will clear **deer** carcasses from state roads. These roads are…

Bethlehem Pike	Tennis Avenue	Gypsy Hill Road
Norristown Road	Dekalb Pike	Plymouth Road
Evans Road	Pen Ambler Road	Welsh Road

You can call PENNDOT at 610-275-2368 to report the deer or report it at customercare.penndot.gov The Pennsylvania Game Commission retrieves **deer** from all remaining township and county roads. You can call them at 610-926-3136. For assistance removing small critters in your yard, such as foxes, skunks, and raccoons, you will need to contact a private critter control business.

LOCAL SPOTLIGHT

Jonathan Deck joined the Wissahickon Fire Company as a volunteer firefighter in 2006, dedicating himself to serving his community with unwavering commitment. Over the years, he rose through the ranks, serving in key leadership roles, including lieutenant, battalion chief, assistant chief and currently deputy chief. He was being groomed to assume the role of Fire Chief at the next election. In addition to his operational duties, he was an active member of the Board of Trustees and proudly chaired the Ladder Truck Replacement Committee. Jonathan's leadership, courage and deep sense of service left a lasting impact on everyone who had the honor of serving beside him.

In October 2025, we lost Jonathan to an illness. He left us far too soon at the age of 35. Born in Abington, PA, Jonathan was the son of Sherri Deck of Ambler, and the late Tyler W. Deck.

Jonathan was a 2008 graduate of Delaware Valley Friends School and went on to earn his Bachelor of Science degree from Temple University in 2012, after attending the Pennsylvania College of Technology.

A talented landscape contractor and head of operations for Deck's Landscaping, Jonathan took great pride in his work. His skill, creativity and eye for natural beauty transformed countless outdoor spaces, leaving a legacy of craftmanship and care. Known for his infectious smile and kind spirit, Jonathan approached every project and every person with dedication and warmth.

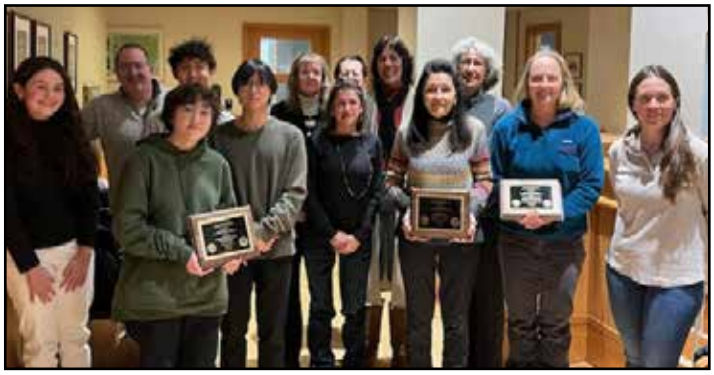
Outside his professional and volunteer commitments, Jonathan found true joy outdoors. He loved hunting and fishing and especially enjoyed training and competing in hunting dog events with his beloved Springer Spaniels, Winnie and Ruby—pursuits that reflected his deep connection to nature and the special bond with his dogs.

Above all else, Jonathan's greatest pride and joy was his family. He leaves behind his loving wife and high school sweetheart, Danielle, and their two young sons, Dawson and Tucker, who filled his life with immeasurable happiness. Being a dad was the role he cherished most – nurturing his boys' curiosity, encouraging their dreams, and filling their days with laughter.

The Wissahickon Fire Company has been profoundly saddened by the loss of Jonathan. His warmth, humor, and kindness lit up every room he entered. His presence was steady and strong, the kind that made people feel grounded, loved, and completely at ease. He gave selflessly, laughed wholeheartedly, and loved everything he had. He led by quiet example, through loyalty, compassion and unwavering devotion. Jonathan was the kind of man who uplifted his community, stood by his friends, and loved his family with all his heart. Though his time with us was far too short, the love he shared will live in the hearts of all who were fortunate to know him. We will miss him, but his impact on all of us will remain as a guiding light.

AWARDS AND RECOGNITION

The EAC established the Lower Gwynedd Going Green Award in 2023, to recognize environmental stewardship taking place throughout the township. The Board of Supervisors and Environmental Advisory Council presented the Going Green Award to Wissahickon High School, Outdoor Education Club for their Pollinator Garden. In addition, Deanne Moyer Morris received the Community Outreach award for the Walk, Bike, & Roll to School event. The Sustainable Land Use Award was presented to Irene "Renee" Messant for Native Plant Landscaping. The Environmental Advisory Council meets monthly at the Township Building and looks forward to seeking applications for the next Going Green Award.



RETIREMENTS

After 24 plus years as an Officer, we wish to congratulate **Officer Shannon Gallagher** on her retirement! Fortunately for Lower Gwynedd, Shannon already has started her next career as civilian staff for the police department. Congratulations Shannon on your retirement and welcome back!

Supervisor Tessie McNeely ended her term on December 31, 2025. Ms. McNeely served as Supervisor for the past 6 years. Township Supervisors and staff thank Ms. McNeely for her service and wish her the best in her future endeavors.

You don't have to be a tax expert.

That's our job.

- ✓ Business Advisory Services
- ✓ Tax Services: Business, Individual, Estate & Trust
- ✓ Bookkeeping Services: QuickBooks® Pro Advisors

MCCUSKER ASSOCIATES
CERTIFIED PUBLIC ACCOUNTANTS

Contact us for a free consultation

(215) 643-0100

421 N. Bethlehem Pike
Ambler, PA 19002
mccuskercpa.com

STUDIO / 1-BR LIVING AVAILABLE

LIFE, on a Scale of You.

Foulkeways
AT GWYNEDD
A Life Plan Community

215-283-7010 | foulkeways.org

Quaker-Inspired Values. Environmental Stewardship.

Valleygreen flowers & gifts

Weddings
Flowers
Plants
Gourmet Foods
Seasonal Planting
Prom Flowers

SAME DAY DELIVERY

215-628-3550
1013 N Bethlehem Pike, Lower Gwynedd, PA
valleygreenflowers.com valleygreenweddings.com

Make Your Home Your Favorite Place

Harth Builders can improve the beauty and comfort of every room in your home — both inside and out.

HARTH
DESIGN | BUILD | REMODEL

HarthBuilders.com | 215.654.0364
812 N. Bethlehem Pike
Lower Gwynedd, PA
PA #0249 | NJHIC #13VH13529700

Lower Gwynedd Township
Spring House, PA 19477
Phone: 215-646-5302
Fax: 215-646-3357
www.lowergwynedd.org

PRSRT STD
U.S. POSTAGE
PAID
HARRISBURG PA
PERMIT NO. 609

SPRING 2026

hometownpress

This Community Newsletter is produced for Lower Gwynedd Township
by **Hometown Press • 215.257.1500 •** All rights reserved®

To Place An Ad Call Rose Mary At **Hometown Press • 215-805-2121**