

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING  
TUESDAY, JANUARY 27, 2026**

**SUPERVISORS:**

Danielle A. Duckett, Chairman  
Michael Twersky, Vice Chair - absent  
Janine Martin  
Jimmy Chong  
Andera Brockway

**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 Dixon, Traffic Engineer, Bowman Company  
Melinda Haldeman, Finance Director  
John Farrell- Project Manager/EMC – via zoom

**Call to Order and Pledge of Allegiance**

The Chair called the hybrid meeting to order at 7:09pm 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 December 16, 2025, and prior to tonight's meeting to discuss matters of emergency services, potential litigation related to agreements, real estate related to the planned Public Works garage, and personnel appointments.

**PRESENTATION: Environmental Advisory Council's Going Green Awards**

Maureen Nunn from the Environmental Advisory Council (EAC) spoke about the Going Green Awards, emphasizing that the awards are not intended to recognize perfection, but instead celebrating sustainability within the Township. The Conservation Award went to Renee Messant for her Native Plant Landscaping that welcomes wildlife. Deanne Moyer Morris received the Community Outreach Award for her work creating the Walk, Bike and Roll to School Event. She put this program together through sponsorships withing the community. The Going Green Award went to the Wissahickon High School Outdoor Educational Club for their Pollinator Gardens. The students raised the money themselves to make this project happen.

### PUBLIC COMMENTS

There were no comments from the public.

### BUILDING AND ZONING

**Consider authorization to initiate the adoption process, including advertisement of a legal notice for a public hearing, of the Lower Gwynedd Township Comprehensive Plan – a plan that will guide future land use through 2045; and announcement of Town Hall on Thursday, February 19<sup>th</sup>, 7:00 pm at Gwynedd Mercy University to receive community feedback**

The 2045 Comprehensive Land Use Plan is ready for the 45-day public review period and adoption process. The Plan will provide a guide for growth and development within Lower Gwynedd Township for the next 20 years. Staff are seeking authorization to move forward with the public review period, as required by the PA Municipalities Planning code. There will also be a Towns Hall on February 19<sup>th</sup> for the community to provide feedback on this plan. Ms. Duckett made a motion, seconded by Ms. Martin, to initiate the adoption process for the Comprehensive Plan. Motion passed 4-0.

#### **Presentation of 4-lot subdivision plan for 1521 and 1524 Cedar Hill Road**

Susan Rice, P.E. of STA Engineering, presented a 4-lot subdivision on Cedar Hill Road on behalf of her client Tisman Group, LLC. The existing structures will be demolished and then the parcels will be subdivided into four new building lots. The main discussion centered around two key items: moving the open space from the rear to the front of the properties, and the type of trail along Cedar Hill Road, paved or natural. The Board expressed a preference for a paved trail due to snow removal requirements and maintenance concerns. The proposal includes five waiver requests, including sidewalk requirements, driveway aprons, curbing, and stormwater pipe diameters. The BOS had questions about how the open space would be maintained and accessed by the public, with concerns about potential conflicts between homeowners and public use. Ms. Rice will take the Board’s feedback to her client and discuss how to address the ordinance requirements and potentially revise the plan to include a trail within the open space area.

#### **Consider Resolution #2026-06 acceptance of deed of dedication for sewer improvements from the Hunt Seat Drive subdivision**

A deed of dedication has been prepared setting forth acceptance of the sanitary sewer facilities installed as part of the Hunt Seat Drive Subdivision. Gilmore has confirmed that sewer improvements have been installed, inspected and found to be acceptable and ready for dedication. The final as-built of the sewer system has also been received. Ms. Duckett made a motion, seconded by Mr. Chong, to approve Resolution #2026-06 accepting the Deed of Dedication for the Hunt Seat Drive Subdivision sewer improvements. Motion passed 4-0

### GENERAL BUSINESS

#### **Discuss proposed agreement to create a consortium to implement the Water Quality Improvement Plan for the Wissahickon watershed**

Lower Gwynedd is one of 13 municipalities that participate in the Wissahickon Clean Watershed Partnership (WCWP). In 2023 the BOS agreed that a consortium would be the best structure to support the implementation of the Water Quality Improvement Plan (WQIP). This would allow the

municipalities implement projects jointly, share costs and pollutant reduction credits, and pursue grant funding. The WCWP is asking all participating municipalities to review language to be included in the future consortium agreement. Ms. Gleason mentioned that staff has concerns related to the cost, location of the projects, long-term obligations, and the possibility of completing projects on our own.

Ms. Duckett said she is hesitant to enter into an agreement without more details regarding our role, completion of projects and cost to the municipality. Ms. Martin agreed and asked if we would lose control or have a say on the projects that are completed. What responsibilities will future boards have in the agreement? Ms. Gleason mentioned that Lower Gwynedd also has a higher cost obligation than most of the other municipalities. Mr. Chong mentioned that the agreement does not include a who, when, where or why anywhere in the document. The BOS asked for more information before moving forward.

**Consider approving a contribution toward the match for a multi-municipal PA DCNR grant to fund the Green Ribbon Trail Access & Safety Improvement Plan**

The Green Ribbon trail runs through several municipalities between Whitemarsh and Upper Gwynedd, with a significant portion located in Lower Gwynedd. A group of stakeholders have joined together to secure a grant through the PA Department of Conservation and Natural Resources (DCNR). This grant will be used to hire a company to create a plan that will improve safe access along the trail. Two of the crossings are in Lower Gwynedd. The group of stakeholders has already secured a grant through DCNR to fund the plan, but a match of \$35,000 is required. Lower Gwynedd is being asked to contribute \$5,000 towards the matching funds for the Safety Improvement Plan. Ms. Duckett made a motion, seconded by Ms. Brockway, to approve the \$5,000 contribution toward the match for the DCNR grant for the Green Ribbon Trail. Motion passed 4-0.

**Approval of Invoice Report for January 27, 2026**

The BOS received the invoice report for checks dated January 27, 2026, totaling \$359,342.94. There were no questions or comments. Ms. Duckett made a motion, seconded by Ms. Chong, to approve the invoices dated January 27, 2026. Motion passed 4-0.

**Approval of minutes - January 5, 2026, and January 13, 2026**

The BOS received the minutes from the January 5<sup>th</sup> and January 13<sup>th</sup> meetings. There were no questions or comments. Ms. Duckett made a motion, seconded by Ms. Martin, to approve the minutes. Motion passed 4-0.

**SUPERVISOR LIAISON REPORTS**

There were no liaison reports to review.

**STAFF UPDATES**

Mr. Zollers spoke about the cleanup from the snowstorm. The public works employees worked long hours during the storm. They are still working on cleaning up intersections and sidewalks and will continue to do so throughout the week. Ms. Duckett stated that she has a new appreciation for the work

they do after going for a ride on the plow. They are all dedicated and we are lucky to have them. Ms. Martin also said she has even greater appreciation for the work they do after her plow ride, noting as an example the opportunity she had to hear how much the drivers communicate back and forth on the radios.

Ms. Gleason mentioned that the new Program Director, Morgan High, started today. She also mentioned the Comprehensive Plan Town Hall that will happen on February 19th at 7pm at Gwynedd Mercy University.

### SUPERVISORS COMMENTS

Andrea Brockway echoed all the comments about the Public Works employees and their work during the snowstorm that she witnessed firsthand in her plow ride.

Ms. Martin also thanked Public Works and congratulated the recipients of the Going Green Awards. Ms. Martin also mentioned the Giving Tree event on February 7th. The Township and CRU are partnering together for a service project. They will be making sock rolls and distributing them in the area to this in need. A donation box is in the lobby. Ms. Martin also mentioned the seasonal event at Spring House Tavern on February 9th. Anyone interested can sign up online.

Mr. Chong also thanked public works. He commented also on the police review and the wonderful evaluation they received. It makes him proud to be a resident.

Ms. Duckett told everyone to stay safe and warm.

### Adjournment

Ms. Duckett made a motion, seconded by Ms. Brockway, to adjourn the meeting at 8:11pm. Motion passed 4-0.

Respectfully submitted,



Michelle Farzetta  
Office Manager