

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING
TUESDAY, SEPTEMBER 9, 2025**

SUPERVISORS PRESENT:

Danielle A. Duckett, Chair
Michael Twersky, Vice Chair
Janine Martin
Tessie McNeely
Jimmy Chong

STAFF:

Mimi Gleason, Township Manager
Jamie Worman, Assistant Township Manager
Michelle Farzetta, Office Manager
Neil Stein, Esq., Solicitor
Paul Kenny, Police Chief
Fred Zollers, Director Public Works

Call to Order and Pledge of Allegiance

The Chair called the hybrid meeting to order at 7:05pm 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 prior to tonight's meeting to discuss matters of potential litigation related to code enforcement and matters of real estate related to parks.

Fall Fest is on Saturday, September 13th, noon to 6 pm, on Houston Road by Wissahickon High School.

PUBLIC COMMENT

Margaret Fillinger, 1020 Tintern Drive, spoke at a previous meeting related to an unhoused man who is living behind the Giant Food Store in the woods, and said he is back. She has safety concerns for women using the trail. The BOS noted that while the individual has housing options available, he has not shown interest in seeking assistance. Ms. Fillinger would like him to have shelter for the winter. She asked if the township could do something to assist him with shelter and possibly a social worker. The BOS replied that they cannot force him to get help; he must be open to receiving help. Chief Kenny agreed to investigate whether the individual has permission to camp on the property and will look into the situation further.

BUILDING AND ZONING

Presentation of a 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; and potential consideration of authorization to initiate the process, including authorization to advertise a legal notice, to amend zoning ordinance regulations needed for the development and to amend zoning map boundaries for the Lower Pike Overlay District

Pete Penna presented his revised sketch plans for Gwynedd Point Village, a potential residential townhome development at the triangle located between Cedar Hill Road and Bethlehem Pike. A zoning amendment would be needed as the current zoning is residential A-1, which does not permit townhomes. Mr. Penna would like to extend the current Lower Pike Overlay District from the Spring House intersection to 309 through this zoning map amendment. Mr. Penna currently has an agreement of sale with properties on Cedar Hill Road, as well as Spring House Nursery. Fifty-two townhomes are proposed with 60 overflow parking spaces on 9.5 acres of land. The homes would be part of an HOA that would be responsible for trash and street maintenance. A traffic study would need to be conducted if the project moves forward.

Several residents spoke at the meeting with concerns about additional traffic on Bethlehem Pike, as well as the need for a traffic light at Cedar Hill and Bethlehem Pike. The BOS stated any decisions regarding a traffic light would have to come from PennDOT.

Cary Levinson, 1204 Cedar Hill Road, while in favor of the project has some concerns regarding density and green space. He also had questions as a section of the triangle has nothing shown on the plan in Mr. Penna's presentation. Mr. Penna replied that the current plan is for that area to be used as green space and a detention basin. Mr. Levinson also said he knew nothing about this proposed project until a neighbor said something to him. He inquired about Mr. Penna's experience developing property, whether he would build the homes, and if not who the builder would be. Mr. Penna does not have an answer to who would build the homes right now, as this project is at such an early stage.

Diane Williams, 1050 Tintern Drive, has concerns about the aesthetic look of the community, as this will be the entrance to Lower Gwynedd Township.

The BOS told Mr. Penna that the township has been holding less formal interactive meetings with residents that are beneficial for receiving public feedback when new developments are proposed. Mr. Penna said he would be happy to hold a meeting at Fairland Village, which he owns. However, he would like to move this process along, as there are families waiting to move and get on with their lives. Therefore, he would like to get the map amendment submitted to start this process.

Tara and Sean Bevivino, 1213 Cedar Hill, are one of the houses that are under an agreement of sale. They would like to move on with their family. They feel this development will be a nice improvement to the community. It will add sidewalk and green space.

Ms. McNeely mentioned that these homes are priced at a higher income level. She challenged Mr. Penna to look at the possibility of building homes in the \$400-\$500 thousand price range for couples looking for starter homes. She also asked Mr. Penna to look at sustainability when building these homes. Ms. Martin would like the neighbors to have a chance to speak. Having a community meeting will make it easier to answer community questions.

Ms. Duckett asked if the BOS would like to consider advertisement for the zoning amendment or wait until after the community meeting. Ms. McNeely and Ms. Martin both preferred to wait until after the community meeting. Mr. Chong and Mr. Twersky did not have a preference either way. Ms. Duckett decided that it would be best to wait until the September 30th BOS meeting to make any considerations. This will allow time for the community meeting to occur.

GENERAL BUSINESS

Approval of invoice Report for September 9, 2025

The BOS received the invoice report for checks dated September 9, 2025, totaling \$139,537.64. There were no questions or comments. Ms. Duckett made a motion, seconded by Ms. Martin, to approve the invoices dated September 9, 2025. Motion passed 5-0.

Approval of minutes - August 26, 2025

The BOS received the meeting minutes from the August 26, 2025, BOS meeting. There were no questions or comments. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the minutes. Motion passed 5-0.

SUPERVISOR LIAISON REPORTS

There were no Liaison Reports provided.

STAFF UPDATES

Ms. Gleason mentioned that another round of RACP grant funding is opened with a quick turnaround due date of September 23rd. We will be applying for the new Public Works garage.

SUPERVISORS COMMENTS

All the supervisors encouraged residents to attend Fall Fest on Saturday. They also thanked all staff and volunteers who have helped to make this event possible.

Respectfully submitted,

Michelle Farzetta

Michelle Farzetta
Office Manger