

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING  
TUESDAY, MARCH 26, 2024**

**SUPERVISORS:**

Danielle A. Duckett, Chairman  
Michael Twersky, Vice Chair  
Janine Martin -via zoom  
Tessie McNeely  
Jimmy Chong

**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  
Edward Brown, Township Engineer, Gilmore  
Chad Dixson, Traffic Engineer, Bowman Company  
Melinda Haldeman – Finance Director

**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 real estate and litigation.

**PUBLIC COMMENTS**

There were no comments from the public.

**BUILDING AND ZONING**

**Presentation of sketch plan for 321-323 Norristown Road (by the 309 interchange)**

Michael Markman, from BET Investments presented a sketch plan for possible redevelopment of the properties at 321-323 Norristown Road. BET Investments has developed several other properties in the local area. Mr. Markman provided photos of these properties that include shared local apartments with retail. The apartment areas include exercise rooms, conference rooms, game rooms, outdoor seating areas and a pool. The apartments are 1 or 2 bedrooms and/or studios.

The BOS had many questions regarding this possible project. Several Supervisors questioned affordable housing. The BOS feels that a development like this would attract residents just starting

out on their own. The average monthly rent would be around \$2400 per unit. This would be too much for a middle-income family. The BOS would like Mr. Markman to investigate ways to possibly make a portion of these units affordable. Other questions included interest in the retail areas, cell coverage, tree replacement and accessibility to the property via a bike and/or walking trail.

Mr. Markman said he is looking into ways to make the properties more affordable for middle income families, as we are not the first ones to ask this question. One idea is to make a portion of the units available to “work force” tenants at a reduced rent. He also mentioned that there are vendors that have expressed interest in the retail portion of the property. WIFI is provided for those living in the apartments. The tree replacement and trails are something that will be addressed if the project should move forward.

Mr. Twersky mentioned that his law firm represents BET Investments, therefore he will be recusing himself from all voting and decision making.

**Consideration of Resolution #2024-12 approving preliminary/final land development for Gwynedd Mercy University’s Frances M. Maguire Healthcare Innovation Center (#2303LD)**

Resolution #2024-12 grants conditional and final land development approval to Gwynedd Mercy University (GMU) for their Healthcare Innovation Center. This project was presented to the BOS at the February 27, 2024, BOS meeting. GMU has agreed to comply with review letters noted in the resolution. Ms. Duckett made a motion, seconded by Mr. Twersky to approve resolution #2024-12, land development approval for GMU’s health Innovation Center. Motion passed 4-0. Ms. Martin abstained.

**GENERAL BUSINESS**

**Resolution 2024-13 authorizing a grant application to the PA Department of Conservation and Natural Resources (DCNR) Community Conservation Partnership Program (C2P2) for a new playground at Oxford Park**

Staff are completing a DCNR C2P2 Grant application for Phase 1 of the Oxford Park Playground Improvements Project. The proposed improvements include a new playground, a gaga ball pit with benches, landscaping, and stormwater management facilities. The total estimated cost for the project is \$674,530. The total maximum grant amount typically awarded is \$250,000. Lower Gwynedd would be responsible for a match of \$424,530. Resolution #2024-13 will grant Ms. Worman authorization to sign the grant documents as required. Ms. Duckett made a motion, seconded by Mr. Chong to authorize submission of the DCNR C2P2 Grant application in the amount of \$250,000 for the Oxford Park Improvement project. Motion passed 4-0. Ms. Martin abstained.

**Consider amendments to Chapter 42 of the Township Code adding jake brake prohibitions on Sumneytown Pike and Route 202**

Ordinance 545 proposes an Engine Brake Retarder Prohibition on Dekalb Pike from School House Lane to Hancock Road and Sumneytown Pike from Swedesford Road to Dekalb Pike. After residents raised

concerns in recent years related to the noise created by engine brake retarders PennDOT, Montgomery County and the Township coordinated on the completion of the required traffic engineering study and determined brake retarders could be prohibited in these areas. Ms. Duckett made a motion, seconded by Ms. McNeely, to adopt Ordinance 545 prohibiting Engine Brake Retarders in the above-mentioned areas. Motion passed 4-0. Ms. Martin abstained.

**Review of Township Engineer’s Report - any questions for the Township Engineer?**

Mr. Brown provided the traffic Engineer’s report for March of 2024. There were no questions or comments.

**Review of Traffic Engineer’s Report - any questions for the Traffic Engineer?**

Mr. Dixon provided the traffic engineer’s report for March of 2024. There were no questions or comments.

**Review of financials YTD and Balance Sheet - February 2024**

The BOS received the financials for February 2024. There were no questions or comments.

**Approval of invoice report**

The BOS was provided with the invoice report for checks totaling \$746,638.11 dated March 26, 2024. There were no questions or comments. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the invoice warrant report. Motion passed 4-0. Ms. Martin abstained.

**Approval of minutes - March 12, 2024**

The BOS received the minutes from the March 12, 2024, BOS meeting. There were no questions or comments. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the meeting minutes from March 12, 2024. Motion passed 4-0. Ms. Martin abstained.

**SUPERVISOR LIAISON REPORTS**

The BOS received the March Boards and Commission reports for the Human Relations Commission, Planning Commission, Environmental Advisory Council, and the Parks and Recreation Board. There were no questions or comments.

**STAFF UPDATES**

Chief Kenny mentioned that Sergeant Mike Rogge will take his last ride on Friday, March 29<sup>th</sup>. Everyone is invited to attend. He also mentioned the officer Bobby King will be graduating that afternoon from the police academy. Officer King will be sworn in at the April 9<sup>th</sup> BOS meeting and Sergeant Rogge will be recognized for his years of service.

Ms. McNeely asked Chief Kenny for an update regarding the deer population. Chief Kenny provided some information on the policies on the Wissahickon Trails’ properties and surrounding municipalities.

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Lower Gwynedd has several larger properties with office buildings, schools, and universities where there would be no hunting permitted. Chief Kenny will provide her with more information.

Ms. Worman mentioned that the excavating has started for the road widening at the Spring House intersection.

### **SUPERVISORS COMMENTS**

Ms. McNeely had no comment.

Mr. Chong sent his thoughts out to the families and first responders of the bridge collapse in Baltimore Maryland.

Ms. Martin had no comment.

Mr. Twersky echoed Mr. Chong's comment.

Ms. Duckett also echoed Mr. Chong's comments and wished everyone a happy holiday weekend.

### **Adjournment Time:**

Ms. Duckett made a motion, seconded by Mr. Twersky, to adjourn the meeting at 8:03pm. Motion passed 5-0.

*Michelle Farzetta*