

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING
TUESDAY, JULY 23, 2024**

SUPERVISORS:

Danielle A. Duckett, Chairman
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
Fred Zollers, Director Public Works
Paul Kenny, Police Chief
Jim Hersh, Township Engineer, Gilmore
Brian Jones, Traffic Engineer, Bowman Company
Melinda Haldeman – Finance Director
John Farrell – Project Manager/Emergency Management Coordinator

Call to Order and Pledge of Allegiance

The Chair called the hybrid meeting to order at 7:04pm 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 met in executive session prior to tonight's meeting to discuss matters of real estate, potential litigation, and personnel.

There will be a Board of Supervisors meeting on Monday, July 29, 2024, at 6:00 pm at the Township Building and via zoom in conjunction with a public auction at the Ingersoll House property.

PUBLIC COMMENTS

There were no comments from the public.

BUILDING AND ZONING

Consideration of Resolution 2024-21 approving a 2-lot subdivision plan for 1616 Schoolhouse Lane (#24-03SUBD)

At the May 28, 2024, BOS Meeting there was a presentation regarding a minor subdivision at 1616 School House Lane. During the presentation there was a discussion regarding tree removal on the newly created lot. A landscape plan was provided with a tree removal assessment based on the potential limit of disturbance. The potential tree removal will be 130 trees (389 caliper inches).

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The township has consistently estimated the cost of tree replacement at \$300 a tree, resulting in a fee in lieu of \$39,000. Christen Pionzio of HRMML, attended on behalf of her clients. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve Resolution #2024-21 granting conditional approval of the 2-lot subdivision plan at 1616 School House Lane. Motion passed 5-0.

Authorization to initiate a zoning ordinance amendment process, including advertising the legal notice, to update regulations regarding small cell wireless facilities in rights-of-way

Staff is seeking authorization to initiate the ordinance amendment process for an amendment to the township code that will add new definitions and provisions governing the installation of small wireless facilities in public street right of ways and municipal poles in accordance with Act 50 of 2021, the Small Wireless Facilities Deployment Act. Ms. Duckett made a motion, seconded by Mr. Chong, to start the authorization process. Motion passed 5-0.

GENERAL BUSINESS

Consideration of submission of a letter of support for the Petition of the Boroughs of Carlisle, Hatboro, Lansdowne, Media, Narberth, State College, and Swarthmore to the PA Public Utility Commission for the issuance of a Declaratory Order

Bill Sabey from the Community Choice Aggregation (CCA) for PA Working Group was present to request that the BOS consider providing a letter of support. Mr. Sabey explained that he contacted municipalities asking for letters of support for a petition before the PA Public Utility Commission. This petition is a declaratory order in favor of boroughs authorizing implementation of CCA. Mr. Sabey explained that the CCA is looking to give residents of boroughs the ability to purchase who provides them with their electricity. Ms. Duckett explained that we are a Second-Class Township, so this would not be applicable to us. Mr. Sabey explained that any letters of support or comments from a governmental body would be helpful with this initiative. Ms. McNeely mentioned that the EAC has given support as this program is part of the Ready 100 initiative, therefore a letter of support should be provided. Mr. Twersky pointed out that the program appears to enroll everyone, unless a resident opts out. People could get enrolled in something they are not expecting. Mr. Sabey replied that the residents have 30 days to opt out. The borough would be in full control with built-in protection. Ms. Martin asked for a copy of the petition and the template for the support letter. After more discussion the BOS felt they needed more time to review the information as they had just received the information a few days prior to the meeting. Mr. Twersky made a motion, seconded by Mr. Chong, to table the consideration of a support letter. Motion passed 5-0.

Ingersoll House (1145 Stone House Road)

a. Resolution #2024-22 Approving the addition of Ingersoll House to the Lower Gwynedd Township Historic Resource List

The Township HAC and BOS want to clarify the Ingersoll House and Barn's status as a protected historic resource. Currently the property is subject to the Township's Historic Resource Protection Standards, as it was preserved during the development of Spring House Farms. To make the protected status of the property clearer Resolution #2024-22 will add the property to the Historic Resource Map. Mr. Twersky inquired about what doing this would mean. Mr. Farrell explained that it would protect the façade of the building. It would allow additions, but it would have to be within the character of the building. Mr. Stein mentioned that general maintenance was not included. Ms. Duckett

made a motion, seconded by Ms. McNeely, to approve Resolution#2024-22 adding the Ingersoll House to the Lower Gwynedd Historic Resource List. Motion passed 4-1. (Ayes-Duckett, Martin, Chong, McNeely; Nay-Twersky)

b. Approval of a deed restriction that protects the property's existing structures against demolition and façade alteration in accordance with the Township Code

Mr. Stein has recommended a deed restriction be put in place to ensure that a future owner cannot remove the property from the map and to ensure the Protection Standards remain in place moving forward. All promotional material and websites for the auction have noted that the property is subject to the Township's Historic Resource Protection Standards. Ms. Duckett made a motion, seconded by Ms. McNeely, to approve the deed restriction. Motion passed 4-1. (Ayes-Duckett, Martin, Chong, McNeely; Nay- Twersky)

c. Approval of a permanent access easement to Old Bethlehem Pike

The property lines at the Ingersoll Property currently allow access only from Stone House Road. Both the realtor and the auctioneer for the property have suggested a permanent easement through the Township-owned open space that would allow access to the property from Old Bethlehem Pike. This will allow the new property owners the option to access the property. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the access easement to Old Bethlehem Pike. Motion passed 5-0.

d. Approval of a temporary access easement from Old Bethlehem Pike to Stone House Road during bridge reconstruction on Old Bethlehem Pike

A temporary access easement will be needed for Old Bethlehem Pike residents, as the auction is taking place before the Old Bethlehem Pike bridge replacement is complete. When the bridge is being installed there will be times when the houses at the southern end of Old Bethlehem Pike will only be able to access their properties by going through the Ingersoll properties front driveway. The Temporary easement will allow public access through the Ingersoll Property until the bridge construction is complete. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the temporary access easement. Motion passed 5-0.

Resolution #2024-23 Authorizing submission of a multimodal transportation fund grant application in the amount of \$290,372 for the Penllyn Station Trail

Township staff are seeking authorization to submit a grant application in the amount of \$290,372 to the Department of Community and Economic Development Multimodal Transportation Fund (MTF) for the Penllyn Train Station Trail Connection Project. This project is part of the Parks Master Plan. A \$250,000 grant was awarded to us through the MONTCO 2040 Implementation Program, which will be used as the match for the MTF. Resolution #2024-23 authorizes the grant application submission and designates Ms. Gleason and Ms. Worman as the signers for all paperwork related to this application. Ms. Duckett made a motion, seconded by Ms. Martin, to approve Resolution #2024-23 granting submission of the MTF grant application. Motion passed 5-0.

Resolution #2024-24 Authorization to resubmit a Local Shares Account Statewide Grant application in the amount of \$930,000 for Ingersoll Park

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Township Staff have prepared an application to the Department of Community and Economic Development Statewide Local Shares Account Grant Program in the amount of \$930,000 for improvements at Ingersoll Park. The improvements will include a picnic grove, memorial entry plaza, tot-lot, batting cage pavilion, pollinator garden, stormwater management facilities and an electrical conduit for future improvements. Should the township receive partial funding then the township will assume the remaining financial responsibility. There will also be a partnership with the Lower Gwynedd Little League. Resolution #2024-24 will authorize the submission of the grant application for the Ingersoll Park Improvements and designate Ms. Gleason and Ms. Worman as signatories on all documents. Ms. Duckett made a motion, seconded by Ms. Martin, to approve Resolution #2024-24. Motion passed 5-0.

Resolution #2024-25 Revising the vesting period for defined contribution money purchase retirement plan for non-uniformed employees

Ms. Gleason stated that the retirement plan for all non-uniformed employees changed in 2014 to a money purchase plan. The vesting period at the time of adoption was intended to mirror the 10-year vesting period in the defined benefit pension plan. Consideration is now being made to have a vesting period designed for a defined contribution plan instead of a defined benefit plan by reducing the vesting period from 10 years to 5 years. Resolution #2024-25 will amend the Mission Square Retirement Governmental Money Purchase Plan vesting provisions. The contribution provisions of the money purchase plan will remain unchanged. Ms. Duckett made a motion, seconded by Ms. Martin, to approve the revision to the vesting period for defined contribution retirement plan for non-uniformed employees. Motion passed 5-0.

Township Engineer Report and Update - Bethlehem Pike pedestrian improvements almost done; Old Bethlehem Pike culvert update;

Mr. Hersh provided an update on the Bethlehem Pike Pedestrian Bridge project. He stated that the bridge has been set and will wrap up tomorrow. Sidewalk and ADA ramps will need to be installed yet. This should take about two weeks to complete. Mr. Hersh also gave an update on the Temporary Easement at the Ingersoll House property for the installation of the Old Bethlehem Pike Bridge. The bridge has been moved slightly due to a sewer line that is incased in concrete. There is also a gas line on the other side that PECO will need to relocate. This will be seen again at a future meeting.

Traffic Engineer Report and Update - Spring House intersection construction almost done

Mr. Jones provided an update regarding the Spring House Intersection project. The milling and paving are complete, and the traffic signal is almost complete. There will be some punch list items to address. These should be completed by the second week of August. Mr. Twersky had a question regarding signage for the left-hand turn signal and a resident, Richard Cameron, had questions regarding the pavement markings indicating the direction and traffic flow for each lane. Mr. Jones stated that he will bring these concerns up to PennDOT at their next meeting.

Finance Report - June 2024

The BOS received the Financial Report for June 2024. Ms. Martin had a question regarding the allocation of the ARPA funds. Ms. Gleason and Ms. Haldeman explained that all funds need to be spent by December 31, 2026, and obligated by December 31, 2024. All the funds have not yet been obligated; however, they will sit down in October and decide and figure out where to spend any funds not yet used.

Approval of invoice report

The BOS received the invoice report for checks dated 7/23/2024 totaling \$692,539.00. There were no questions or comments. Ms. Duckett made a motion, seconded by Ms. Martin, to approve the invoice report. Motion passed 5-0.

Approval of minutes - June 25, 2024

The BOS received the minutes from the June 25, 2024, supervisors meeting. There were no questions or comments. Ms. Duckett made a motion, seconded by Ms. Martin, to approve the June 25, 2024, meeting minutes. Motion passed 5-0.

SUPERVISOR LIAISON REPORTS

There were no reports provided.

STAFF UPDATES

Ms. Gleason mentioned that we have received great feedback regarding the summer concert series. The new location at Pen Ambler Park is working well.

SUPERVISORS COMMENTS

Ms. McNeely asked that the Supervisors educate themselves on the PUC for a future discussion. She also thanked Ms. Worman for obtaining the grants for the pollinator gardens.

Ms. Martin reminded everyone about the concert in the park tomorrow evening and told everyone that one was rescheduled for August. She thanked the Public Works staff for their help with the concert series.

Mr. Chong mentioned that the Montgomery County Comprehensive Plan committee is looking for public input. Please go online and complete the survey.

Mr. Twersky mentioned that we have a survey out for our Comprehensive plan, and we are looking for feedback too. Please go to our website and provide your feedback. He also thanked first responders for their assistance with the house fire the night before.

Ms. Duckett echoed everyone's comments and thanked staff for all that they have accomplished so far this year.

Adjournment

Ms. Duckett made a motion at 8:21pm to adjourn the meeting, seconded by Mr. Twersky. Motion passed 5-0.

Respectfully Submitted,
Michelle Farzetta
Michelle Farzetta
Office Manger