

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING
TUESDAY, OCTOBER 8, 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
Chad Dixon, 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

No Announcements or Presentations.

PUBLIC COMMENTS

No comments from the public.

BUILDING AND ZONING

Discussion of proposed zoning ordinance amendment for the MF-3 district to add regulations for mixed-use development

BET investments have expressed their interest in redeveloping the property at 321-323 Norristown Road. Staff have been working to put together a zoning ordinance amendment that will reflect the vision of the township and allow the opportunity for redevelopment. Mike

Markman, from BET investments, commented on the section related to workforce housing. The amendment states that an evaluation will take place after 10 years related to units dedicated to workforce housing. Mr. Markman stated that if the number had to increase then it would become problematic. After some discussion it was decided to change the wording to read that after 10 years, we would revisit the workforce housing in the development.

The next steps will be for this to go in front of the Planning Commission for review. A public hearing would then be held on November 26 at the BOS Meeting.

Ms. McNeely had some questions and concerns about the front yard setback, as she feels it is too small. Mr. Markman explained that there is already reduced visibility due to the hill, as well as restrictions they are working on with Old York Road Country Club. BET is still working on the plans, but the apartments will be in the rear of the property. The configuration for the retail is still being decided, but there must be visibility. Ms. Duckett made a motion, seconded by Ms. Martin, to move forward with the proposed MF-3 proposed text/ map amendment and starting the required review process and authorize advertisement when ready. Motion passed 3-1. (Ayes- Duckett, Martin, Chong; Nays- McNeely; Twersky- recused)

GENERAL BUSINESS

2025 Budget – overview of budget format revisions with a focus on the draft budget for the Public Works Department

Staff have completed an extensive review of the chart of accounts. During this review we found that some department categories were redundant or unnecessary. It is staff's recommendation that a significant reorganization occur for clarity. Ms. Haldeman reviewed the accounts for the BOS explaining those that have been renamed and merged. She provided a copy of the General Fund Department Expense Categories both prior and current, indicating the changes. She explained that these changes will make it easier to analyze the data. This will make reading the budget easier and you will be able to see the departments as a whole.

Consider and possibly approve an amendment to Title Eight: Other Public Services, replacing Section 1084, Municipal Waste Collection and Recycling, for consistency with the Northern Montgomery County Recycling Commission intermunicipal agreement

The Northern Montgomery County Recycling Commission (NMCRC) has recommended the adoption of a new Municipal Waste Collection and Recycling Ordinance to represent the NMCRC as it is related to individual recycling programs and to remain compliant with PADEP current criteria under Act 101, Ordinance #548 addresses these recommendations. The advertisement for this was approved at the September 24, 2024 BOS meeting. Ms. Duckett made a motion, seconded by Mr. Twersky, to adopt Ordinance #548 amending Chapter 1084 Municipal Waste Collection and Recycling Ordinance. Motion passed 5-0.

Consider approval of the Northern Montgomery County Recycling Commission Intermunicipal Agreement

Ordinance #548 will also serve as approval of the amended Intermunicipal Agreement (IMA) that permits a change in the allocation of the recycling grant funding to member municipalities to a

performance-based system. Ms. Duckett made a motion, seconded by Mr. Twersky to approve the IMA revising the allocation process for grant funding. Motion passed 5-0.

Consider Bowman proposal for design of improvements to the traffic signals on Welsh Road at Evans Road and at Darden Drive (Gwynedd Crossing shopping center) in the amount of \$41,000 plus reimbursable out of pocket expenses, 80% of which is funded by the PA Green Light Go Grant (GLG)

Mr. Dixon provided a proposal for two traffic signal improvements at two signalized intersections. These intersections are located at Welsh and Evans Road, as well as Welsh and Darden Drive. The upgrades will include replacing existing wireless radio communication equipment, installation of a new base mounted controller assembly, upgrading existing loop detections with video detection and dilemma zone radar detection and upgrading existing controller timer unit. The GLG will cover 80% of the cost. The whole process will take approximately 9-12 months. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the proposal for improvements to the traffic signals at the Welsh Road and Darden Drive and Welsh Road and Evans Road. Motion passed 5-0.

Award bid for traffic signal pole replacement at Bethlehem Pike and Dager Road to Armour & Sons, Inc. in the amount of \$67,840.00

Bowman, our Traffic Engineer, reviewed the bids received on September 30th for the Traffic Signal Pole Replacement at Bethlehem Pike and Dager Road. Two bids were received, with the lowest bidder being Armour and Sons Electric, Inc in the amount of \$67,840.00. Ms. Duckett made a motion, seconded by Mr. Twersky to award the Traffic Signal Pole Replacement to Armour and Sons. Motion passed 5-0.

Consider AMO Environmental Decisions proposal to complete Act 2 process for remediation of Pen-Ambler Park, including PA DEP approval of the final report and release from liability, in the amount of \$18,512

The township has been working with AMO to execute an Environmental Covenant at Pen-Ambler Park. As the property is being used for recreational purposes, an Act 2 clearance is required and an Environmental Covenant has to be recorded. AMO has performed the necessary testing and analysis resulting in a list of remediations to be implemented to receive approval for the covenant. These remediations are complete and a draft report was provided to the BOS. This report must now be finalized and submitted to PADEP. Upon completion of the work and approval from PADEP Mr. Stein will prepare and record an Environmental Covenant. This will then complete the project. Ms. Duckett made a motion, seconded by Mr. Twersky to approve the revised work and the additional expense in the amount of \$18,512.00.

Consider updated police department policy, General Order 1.5, Selection, Hiring and Training of Police Personnel

Chief Kenny stated that we are cleaning up two policies and making them into one. We have been working with our labor attorney to merge these policies together and amending the ordinance. Any changes to the policy moving forward will be brought to the BOS for approval. Chief Kenny stated that we want to make sure to get well rounded candidates. Informal

interviews would be conducted with the top 40 candidates, then formal interviews would be conducted with the 15 candidates from that group. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the updated police hiring policy. Motion passed 5-0.

Consider authorizing the advertisement of an ordinance amending Sections 244.01, (police hiring) and 244.03 (background investigations) in Chapter 244, Township Police, of the Lower Gwynedd Township Code, to avoid conflicts with General Order 1.5 above if approved Proposed Ordinance #549 will amend the hiring policies of the Police Department. Mr. Twersky wanted to confirm that it will be stated somewhere that any changes to the policy would need to go in front of the BOS for approval. Chief Kenny replied that the policy will be posted. Ms. Duckett made a motion, seconded by Mr. Chong, to approve the advertisement of Ordinance #549 amending the hiring policies for the Township Police. Motion passed 5-0.

Approval of invoice report

The BOS received the Invoice Report for checks dated October 8, 2024, totaling \$146,591.06. There were no questions or comments. Ms. Duckett made a motion, seconded by Ms. Martin, to approve the invoices dated October 8, 2024. Motion passed 5-0.

Approval of minutes - September 24, 2024

The BOS received the minutes from September 24, 2024, BOS meeting. There were no questions or comments. Ms. Duckett made a motion, seconded by Mr. Twersky to approve the September 24, 2024, minutes. Motion passed 5-0.

SUPERVISOR LIAISON REPORTS

There were no Liaison Reports to review.

STAFF UPDATES

Ms. Gleason mentioned that the Tree Giveaway was this past Saturday. The weather was beautiful, and the event was very successful.

SUPERVISORS COMMENTS

All the supervisors thanked the staff for all that they do daily. Ms. Duckett thanked the EAC for putting together the Tree Giveaway. She also mentioned that the ribbon cutting event for the Bethlehem Pedestrian Bridges was successful.

Adjournment Time:

Ms. Duckett made a motion to adjourn the meeting at 8:00pm, seconded by Mr. Twersky. Motion passed 5-0.

Respectfully Submitted,

Michelle Farzetta
Michelle Farzetta

Office Manager