

LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, March 24, 2026, 7:00 p.m.



To join the meeting via Zoom:

<https://us02web.zoom.us/j/89342838575?pwd=zThhoCCAaQaUWYm3vPwcjkmall8m28.1>

Call #: 1-646-876-9923

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS AND PRESENTATIONS

The Board of Supervisors met in executive session on March 20, 2026 and prior to tonight's meeting to discuss matters of personnel, real estate related to the public works garage and a lease on Township property, and potential litigation.

There will be a special Board of Supervisors meeting on April 7, 2026 at 7:00 p.m. to hear a presentation and obtain community feedback about the resubmission of BET's proposed plan to redevelop the Spring House Corporate Center on Norristown Road & Route 309 with apartments and retail.

PRESENTATION: Proposed Gwynedd/Penllyn School Memorial Playground at Ingersoll Park

BUILDING AND ZONING

1. Public hearing to review and consider for adoption Lower Gwynedd's 2045 Comprehensive Land Use Plan, including a **presentation** by the Montgomery County Planning Commission
 - Consider Resolution 2026-07 adopting the 2045 Comprehensive Plan
2. Consider approval of Ordinance #552 amending zoning ordinance regulations and zoning map boundaries for the Lower Pike Overlay District
3. Public hearing to consider a conditional use application for a 48-unit townhouse redevelopment of Spring House Nursery and surrounding properties on Bethlehem Pike and Cedar Hill Road by Route 309 in the Lower Pike Overlay District
4. Review the Zoning Hearing Board application for 1348 Sumneytown Pike (Whitefield subdivision of the Owens-Evans property) and determine action to be taken, if any

PUBLIC COMMENTS

Citizen comments, concerns, questions

GENERAL BUSINESS

1. Consider awarding a contract for the concrete, milling and paving portion of the 2026 road paving program to James D. Morrissey, Inc. in the amount of \$913,739.05.
2. Consider awarding a contract for the ultra-thin bonded wearing course portion of the 2026 road paving program to Asphalt Maintenance Solutions, Inc. in the amount of \$77,826.
3. Financial report – February 2025
4. Approval of invoice report for March 10, 2026
5. Approval of minutes – February 24, 2026 meeting

SUPERVISOR LIAISON REPORTS

Questions about Volunteer Commission Meeting Highlights

STAFF UPDATES

Updates from staff on municipal activities and projects

SUPERVISORS COMMENTS

Comments or questions from the Board of Supervisors

Adjournment

UPCOMING MEETING DATES*

HUMAN RELATIONS COMMISSION	THURS	04/02/2026	7:00 P.M.
BOARD OF SUPERVISORS	TUES	04/14/2026	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	04/08/2026	7:00 P.M.
ZONING HEARING BOARD	THURS	04/16/2026	6:00 P.M.
PARKS AND RECREATION	TUES	04/21/2026	6:00 P.M.
PLANNING COMMISSION	WED	04/15/2026	7:00 P.M.

*Please check the Township website to confirm meeting dates and times.