

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING
TUESDAY, MARCH 24, 2026**

SUPERVISORS PRESENT:

Danielle A. Duckett, Chairman
Michael Twersky, Vice Chair
Janine Martin
Andrea Brockway
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
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 7:05pm 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 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

Ms. Duckett provided background on the Gwynedd/Penllyn School property at Ingersoll Park, explaining that the township acquired the white house by the baseball fields in June 2020. She noted that while the building appeared residential, it originally was one of five schoolhouses in the Lower Gwynedd School District and was an integrated school in the late 19th and early 20th centuries. The Historic Advisory Committee studied the property and in August 2023 hosted an open house for the community to see it in its current condition. Ms. Duckett explained that preserving the structure would cost approximately \$2.3 million, leading the Township to explore alternative ways to preserve the

school's history. The township engaged Alloy 5 to develop concepts for memorializing the site without keeping the actual structure while preserving meaningful elements for future generations.

Bekah Rusnock and Zach Hawk from Alloy 5 presented conceptual renderings for the memorial playground at Wister Road and Old Penllyn Pike. Ms. Rusnock noted the existing building no longer resembled a schoolhouse, with additions and modifications that stripped away its educational character. In their concept, the building's footprint would be preserved as foundation walls containing a playground area with a play structure and other equipment designed to evoke the property's schoolhouse legacy. The concept also envisions a memorial walking path connecting throughout the site, with markers telling the story of the people and community the school served. The markers include a "looking glass into the past" a plexiglass panel showing what the schoolhouse once looked like, along with QR codes linking to additional historical information.

Alloy5's presentation emphasized the need for community assistance collecting artifacts, documents, and photos from the school's history. Ms. Rusnock noted they had already obtained some materials, including a diploma, but required more historical information to create meaningful memorial markers.

The BOS thanked Alloy 5 for the presentation. Ms. Martin expressed enthusiasm for the project as a "passion project," noting it would allow the Little League and families using Ingersoll Field to learn about the area's educational history before school segregation. She emphasized the importance of telling this story thoughtfully and accurately for future generations.

The presentation concluded with an invitation for public feedback through the township website through March 29, 2026. Carmina Taylor, participating online, sought clarification about when the school became segregated, emphasizing the importance of accurately depicting this transition in the memorial's story.

BUILDING AND ZONING

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

A public hearing was held for the adoption of the 2045 Comprehensive Plan. A court reporter was present to transcribe the hearing. The notes of testimony are available upon request.

Consider Resolution #2026-07 adopting the 2045 Comprehensive Plan

After extensive discussion, the Board voted to continue the public hearing to June 23, 2026, allowing time to revise the plan based on community feedback. The revision process will involve collaboration between Township staff, the County planning commission, and the Township Planning Commission before returning to the board. Ms. Duckett made a motion, seconded by Ms. Brockway, to continue the hearing. Motion passed 5-0.

Consider approval of Ordinance #553 amending zoning ordinance regulations and zoning map boundaries for the Lower Pike Overlay District

A public hearing had been conducted on December 9, 2025 to consider an application for a zoning ordinance map and text amendment. The BOS considered Ordinance #553 (corrected from #552 as listed on the agenda) amending the zoning ordinance to extend the Lower Pike Overlay District along one side of Bethlehem Pike from the Spring House Intersection to Route 309.

Jonathan Calpas, 100 Hillcrest Lane, questioned whether the development proposed in the following agenda item could proceed without approval of this zoning amendment. Staff confirmed that without the overlay district extension, the proposed development could not be built as presented. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve Ordinance #553 amending the zoning ordinance and zoning map boundaries for the Lower Pike Overlay District. Motion passed 5-0.

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

A public hearing was held and transcribed by a court reporter. Transcripts are available upon request. Chairwoman Duckett made a motion directing the solicitor to prepare a written decision incorporating all conditions for the meeting on April 28, 2026. Mr. Twersky seconded the motion. Motion passed 5-0.

Review the Zoning Hearing Board application for 1348 Sunneytown Pike (Whitefield subdivision of the Owens-Evans property) and determine action to be taken, if any

Mr. Twersky recused himself due to a conflict of interest as his law firm represents the applicant. Ms. Brockway also recused herself as she resides in the affected neighborhood.

Dan Lyons, attorney for the applicant, presented the application for Whitefield subdivision, explaining the reduction from 13 to 10 lots (9 new plus 1 existing). The Zoning Hearing Board application seeks two variances: reducing the front yard setback from 150 feet to 75 feet for lots 4 and 5 facing Sunneytown Pike and permitting off-site wetlands mitigation where on-site mitigation is required. Mr. Lyons argued the 150-foot highway setback requirement creates impossible building envelopes when combined with minimum lot sizes, existing wetlands, and historic structures on the property. He noted all neighboring properties along this corridor were developed with 75-foot setbacks, making the 150-foot requirement inconsistent with the established neighborhood character. Regarding wetlands, Lyons explained that DEP regulations permit and sometimes encourage off-site mitigation, creating contradiction with the Township's on-site zoning requirement.

Stacy Kent Wyckoff, 1008 Evans Road represented affected neighbors who have engaged attorney Eric Fry. She requested opposition to both variances. She expressed concerns about overcrowding, environmental impacts, and wildlife habitat destruction, particularly noting her property's proximity to the proposed new road accessing the development. Kathryn Horn, 1013 Evans Road, resides across from the proposed ingress/egress. She stated legal opposition to the road placement for safety reasons.

In response to a Board question about the location of the off-site wetlands mitigation, Chris Puzinas, the civil engineer from Whitefield, explained that DEP now prefers off-site wetlands mitigation to occur

within the same drainage basin because individual lot mitigation often degrades over time without proper monitoring but that covers a large area beyond Lower Gwynedd's and even Montgomery County's borders.

The BOS discussed both variances. Regarding setbacks, members noted the Township ordinance clearly requires 150 feet. For wetlands mitigation, uncertainty about the location of off-site mitigation, potentially being outside the Township or even Montgomery County raised additional concerns about local environmental benefits.

Ms. Duckett moved to send the solicitor to defend the Township ordinance regarding both the setback requirements and wetlands mitigation requirements for the 1348 Sunneytown Pike Whitefield subdivision application. Ms. Martin seconded. Motion passed 3-0.

PUBLIC COMMENT

Linda Callegari, 1600 Claudia Way, asked about an ongoing problem with traffic on Route 63 backing up, prompting drivers to use local roads as cut-through routes, particularly affecting the Gwynedd Knoll neighborhood with its six access points. Ms. Callegari described morning backups extending past Oxford Park and requested coordination with neighboring townships to address traffic signal timing, like previous multi-municipal efforts. Police Chief Kenny confirmed this has been a 25-year problem, noting various attempted solutions including directional stop signs and restrictions. Ms. Callegari acknowledged enforcement limitations while also pointing out safety concerns with children waiting for buses and pedestrians sharing streets with cars in a neighborhood designed 35 years ago without sidewalks.

Mr. Chong, a Gwynedd Knoll resident, acknowledged the problem and noted some improvement following police enforcement efforts. He described personal observations of speeding and cut-through traffic, agreeing with neighbors' suggestions about potential road closures but noting disagreement within the neighborhood about limiting access routes.

Chad Dixon from Bowman stated there is current work being done on traffic signal equipment upgrades at the Darden and Evans Road intersections to improve efficiency along Welsh Road, which may provide some relief. Chief Kenny said there needs to be a balance of traffic flow, neighborhood safety, and access needs. The Chief agreed to focus renewed attention on speed monitoring in the Gwynedd Knoll area.

GENERAL BUSINESS

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.

Mr. Zollers and Gilmore have recommended James D. Morrissey, Inc, for the milling and paving portion of the road program in the amount of \$913,739.05. Staff noted that bids came in lower than cost estimates based on last year's prices. Ms. Duckett made a motion, seconded by Mr. Chong, to award the contract for concrete, milling and paving to James D. Morrissey. Motion passed 5-0.

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.

Mr. Zollers and Gilmore are recommending Asphalt Maintenance Solutions be awarded the bid for ultra-thin bond wearing course for \$77,826. Ms. Duckett made a motion, seconded by Mr. Twersky, to award the contract for the ultra-thin bonded wearing course to Asphalt Maintenance Solutions. Motion passed 5-0.

Financial report – February 2025

Ms. Haldeman provided the BOS with the finance report for February of 2026 in the meeting packet. There were no questions or comments.

Approval of invoice Report for March 24, 2026

The BOS received the invoice report for checks dated March 24, 2026, totaling \$246,933.36. There were no questions or comments. Ms. Duckett made a motion, seconded by Mr. Chong, to approve the invoices dated March 24, 2026. Motion passed 5-0.

Approval of minutes – March 10, 2026, Meeting

The BOS received the minutes from the March 10, 2026 meeting. There were no questions or comments. Ms. Duckett made a motion, seconded by Ms. Martin, to approve the minutes. Motion passed 5-0.

SUPERVISOR LIAISON REPORTS

The BOS received a summary from the Park and Recreation Board and the Environmental Advisory Council. There were no questions or comments from the board.

STAFF UPDATES

There were no updates from staff.

SUPERVISORS COMMENTS

The BOS thanked everyone for attending the meeting. Ms. Martin mentioned that the Spring Fort Admirals, an American Legion team that plays ball at Pen-Ambler Park, donated a batting cage to the Township to be used at that park. Anyone, including Lower Gwynedd Little League, can use it.

Adjournment

Ms. Duckett made a motion, seconded by Mr. Chong, to adjourn the meeting at 11:10pm. Motion passed 5-0.

Respectfully submitted,

Michelle Farzetta

Michelle Farzetta
Office Manger