

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING  
TUESDAY, APRIL 28, 2026**

**SUPERVISORS:**

Danielle A. Duckett, Chairman  
Michael Twersky, Vice Chair  
Janine Martin  
Jimmy Chong  
Andrea Brockway

**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 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 potential litigation related to zoning, code enforcement and emergency services, real estate related to the public works facility, personnel related to the police department, and meeting logistics.

Congratulations to Sergeant Gerry Hunt for graduating from the Northwestern School of Police Staff and Command Class 626. Northwestern is a competitive and intensive leadership and management education program.

Congratulations to Sergeant William "Townie" Henry for receiving the Optimist Club of Lower Montco's 2026 Respect for Law Award, given to those who render outstanding service in the area of law enforcement. The award will be presented at the Optimist Club's May 11<sup>th</sup> meeting.

**BUILDING AND ZONING**

**Consider approval of the Decision and Order for Gwynedd Point's conditional use application for a 48-unit townhouse redevelopment of Spring House Nursery and surrounding properties**

A public hearing was held on March 24, 2026, for a conditional use application for the 48-unit townhouse redevelopment known as Gwynedd Point. A court reporter was present to transcribe the BOS decision. The notes of testimony are available upon request. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the Decision and Order for Gwynedd Point. Motion passed 5-0.

**Presentation of revisions for 1512 & 1524 Cedar Hill Road 4-lot Subdivision and consideration of Resolution #2026-09 for approval**

Susan Rice of STA Engineering presented the revised subdivision plan for 1512 and 1524 Cedar Hill Road. Ms. Rice explained that the revised plan addressed comments raised in the Township Engineer's review letter dated April 10th. Most notably, upon further review of the applicable ordinances, the applicant determined that the lots are large enough to develop under the A-1 zoning district standards, which do not require open space. Accordingly, the revised plan no longer includes open space.

The BOS raised questions regarding the proposed paved trail along the front of the property. Ms. Rice confirmed the trail would be asphalt, six feet wide, as opposed to a concrete sidewalk. Mr. Hersh clarified that, from a functional standpoint, the distinction between a paved trail and a concrete sidewalk is primarily one of material, and that the trail would not immediately connect to existing sidewalk infrastructure, though it would eventually tie into the broader pedestrian pathway vision for Cedar Hill Road.

Ms. Duckett inquired about the tree replacement requirements. Ms. Rice confirmed that the plan would comply with the Township's tree replacement ordinance without requesting a waiver, and that the applicant intended to replace the 274 caliper inches of trees to be removed. The BOS and Mr. Hersh noted that an earlier version of the plan had referenced evergreen trees for the replacement calculation, which was clarified to be an error – the applicant confirmed that flowering, deciduous trees would be used for replacement, not evergreens. Mr. Hersh noted this clarification was sufficient.

The stormwater management provisions were questioned. Mr. Hersh confirmed that while there would be no curbing along the road, a swale with inlets would capture runoff and direct it into the on-site drainage system, consistent with the planned vision for Cedar Hill Road improvements.

Ms. Duckett made a motion, seconded by Mr. Chong, to approve Resolution #2026-09, granting conditional preliminary/final approval for the Cedar Hill Road Subdivision. Motion passed 5-0.

**Presentation: Amendment to the 1616 School House Road subdivision plan to allow for additional tree disturbance on the new lot at 1622 Gypsy Hill Road**

Susan Rice presented an amendment to the previously approved 1616 School House Road subdivision plan. She explained that the subject lot – a formerly vacant parcel created as part of a two-lot subdivision approved in 2024 – has since been sold to a new applicant who is now proposing to construct a house. The proposed house is larger than originally anticipated in the

approved plan, requiring a greater area of disturbance and the removal of more trees than previously accounted for.

The 2024 approval required replacement of the equivalent of 130 replacement trees. Following the engagement of arborist John Hosbach, Rockwell Associates – whose findings were independently reviewed and confirmed by the Gilmore’s arborist, Valerie Liggett – the total caliper inches requiring replacement was recalculated at 162 caliper inches across 61 trees proposed for removal, equating to 54 replacement trees. The applicant proposed to physically plant 17 of the required 54 replacement trees on-site, with the remaining 37 addressed through a fee-in-lieu waiver.

The BOS engaged in extensive discussion on several points of concern related to this plan. The concerns were as follows:

**Tree count reconciliation.** The BOS needed clarification as to how the replacement obligation had decreased from 130 trees, under the 2024 approval, to 54. Mr. Hersh explained that the original subdivision estimate was approximate, as no formal arborist study had been conducted at that time and the disturbed area was estimated to ensure some level of tree replacement was captured before the lot was sold. The current arborist assessment found that a significant number of the trees were already dead or dying, which accounts for the reduction in the required replacement count.

**Condition of trees.** The BOS questioned whether the tree mortality was attributable to overcrowding or other causes. The arborist report indicated that the decline resulted from a lack of proactive maintenance since approximately 2021, and noted possible site stress, soil compaction, drought, or construction disturbance as contributing factors. The BOS noted that "site stress" and "overcrowding" are not synonymous and requested greater clarity from the arborist on this point.

**Clarity of plans.** The BOS found the submitted plans difficult to interpret, as the symbology used to distinguish trees from the 2024 approved plan versus the current proposal was confusing. Dead and dying trees, additional trees to be removed, and previously approved removals were not clearly differentiated. The BOS requested that an updated, clearly annotated plan be prepared that provides a direct comparison between the 2024 approved area of disturbance and the newly proposed disturbance area, along with a tabulation of tree counts and caliper inches at each stage.

**Fee-in-lieu justification.** Mr. Stein stated that a fee-in-lieu waiver is generally appropriate only where trees cannot physically be planted on-site. Mr. Twersky raised concern that the fee-in-lieu approach does not meaningfully replace the trees on the lot, particularly given the wooded character of the neighborhood and the concerns that had been raised when the subdivision was first approved. Mr. Hersh indicated that a further review of the landscaping plan by Ms. Liggett and Mr. Hosbach could help determine whether additional on-site planting is feasible, particularly along the left side of the lot.

**Character of the lot and community impact.** Ms. Martin acknowledged the photos in the packet showing the currently wooded lot and expressed concern that the scope of proposed removal would significantly and adversely alter the character of the cul-de-sac, a concern that had also been present when the original subdivision was considered in 2024.

The BOS concluded that the matter was not ready for approval and directed the applicant to return with the following:

1. A revised, clearly legible plan comparing the 2024 approved disturbance to the current proposal, including a tabulated summary of tree counts and caliper inches.
2. Clarification from the arborist regarding the basis for the reduction in required replacement trees.
3. A determination from the Township's reviewers on whether additional on-site tree planting is feasible.

The two remaining waivers (relating to sidewalks and streetlights, consistent with the 2024 approval) were not a point of contention and were expected to carry forward without objection.

**Review the Zoning Hearing Board applications for the May 14th hearing and determine action to be taken, if any**

The BOS reviewed the pending Zoning Hearing Board applications scheduled for the May 14, 2026, hearing. Three applications were discussed as follows:

**1509 Latch String Road.** The BOS discussed the history of this application at length. Ms. Worman explained that the applicant had previously appeared before the Zoning Hearing Board and, as a condition of approval for a pool house exceeding the permitted height, had agreed to record a deed restriction prohibiting the use of the structure as a second housekeeping unit, most notably by excluding kitchen facilities. Prior to recording that deed restriction, the applicant filed a new application, this time requesting both the height variance and a special exception to permit an in-law suite within the structure. The BOS debated whether to actively oppose the application. Several Supervisors expressed discomfort with the applicant's decision not to follow through on the previously agreed-upon deed restriction, viewing the new application as an attempt to re-litigate a matter already resolved. Others noted that the Township does not currently permit second dwelling units in single-family residential zoning districts as a matter of right, though a special exception is an available avenue. Mr. Stein noted that a special exception is a permitted use unless an objection demonstrates adverse effects on public health, safety, or welfare. Supervisors also acknowledged a broader policy discussion regarding multigenerational housing needs and the possibility of state legislative changes that would permit accessory dwelling units in all residential zones. After the discussion, the consensus of the BOS was not to actively oppose the application or direct Mr. Stein to appear, allowing the Zoning Hearing Board to evaluate the application on its merits.

**1217 North Bethlehem Pike.** Mr. Twersky raised this application for discussion, noting that the property – a 1.33-acre wooded lot – had received land development approval in 2020 for three

carriage-style homes off a single shared driveway access onto Bethlehem Pike. That approval has since lapsed, except for a Highway Occupancy Permit obtained from PennDOT for the Bethlehem Pike access point. The property has since been acquired by a new applicant who is now seeking to restore the prior approvals under new applications. Public notification will be made, with notices going to the newspaper, postings on the Township website, and by mail to adjoining property owners. The Township noted that the applicant had also reached out to the HOA for Trewellyn Estates regarding access, as had been discussed in 2020, but the HOA was not interested anymore. No formal action was taken by the Board on this item.

**1389 Lamplighter Court - Sports Court Special Exception.** The BOS reviewed an application for a special exception to permit installation of a sports/tennis court. Two issues were identified: (1) the proposed impervious coverage would exceed the 25% maximum by approximately 3.34%; and (2) the court would be located 15 feet from the rear property line, where a 25-foot setback is required under a revised ordinance adopted by the BOS in January 2026. Because the setback requirement is newly enacted and the Zoning Hearing Board may not yet have encountered an application under it, the Board agreed it was prudent to send Mr. Stein to appear and ensure the Board's intent behind the recently adopted ordinance was clearly represented.

Ms. Duckett made a motion, seconded by Ms. Brockway, to authorize Mr. Stein, Township Solicitor, to appear before the Zoning Hearing Board to defend the Township's zoning ordinance as it relates to the 1389 Lamplighter Court application. Motion passed 5-0.

### **PUBLIC COMMENT**

No members of the public came forward to address the Board on items not on the agenda.

### **GENERAL BUSINESS**

#### **Finance report for March 2026**

The Finance Report for March 2026 was included in the board packet. There were no questions from the Board. The Chair thanked the Finance Director for another thorough report.

#### **Approval of invoice report for April 28, 2026**

The BOS received the invoice report for checks dated April 28, 2026, totaling \$553,202.77. There were no questions or comments. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the invoices dated April 28, 2026. Motion passed 5-0.

#### **Approval of minutes for the meeting of April 14, 2026**

The BOS received the minutes from the April 14, 2026 meeting. There were no questions or comments. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the minutes. Motion passed 5-0.

### **SUPERVISOR LIAISON REPORTS**

The BOS received Liaison Reports for the Human Relations Commission, The Park and Recreation Board and the Environmental Advisory Council. There were no questions or comments.

### **STAFF UPDATES**

Staff noted that Old Bethlehem Pike has reopened. The Chair acknowledged this as a significant update and extended thanks on behalf of the Township engineer and public works staff.

### **SUPERVISORS COMMENTS**

Mr. Chong announced that the Wissahickon Asian Cultural Fair will take place on Saturday, May 16th, at Wissahickon High School from 1:00 to 4:00 PM, and encouraged community members to attend.

No additional comments were offered by other Board members.

### **Adjournment**

Ms. Duckett made a motion, seconded by Mr. Twersky, to adjourn the meeting at 8:05pm. Motion passed 5-0.

Respectfully Submitted,

*Michelle Farzetta*

Michelle Farzetta  
Office Manager