

**LOWER GWYNEDD TOWNSHIP  
PLANNING COMMISSION  
MEETING AGENDA  
June 17, 2026  
Public Meeting**

**To join the meeting via Zoom:**

<https://us02web.zoom.us/j/85642486504?pwd=W06atxWkFdj2ExdQ7tUTTha2XnJ68b.1>

**Call #: 1-646-876-9923**

**Meeting ID: 856 4248 6504**

**Passcode: 958489**

1. Call To Order 7:00 p.m.
  
2. Review Minutes for Approval from May 20, 2026
  
3. **Land Development:**
  - a. **1217 N. Bethlehem Pike - Three townhomes** **#26-08LD**  
Hallmark Homes - Spring House Court, LLC.
  
4. **Subdivision:**
  - a. **1348 Sunneytown Pike - 8-lot subdivision** **#26-09SUBD**  
Whitefield Homes LLC.

**Adjournment**

**2026 Planning Commission Members:**

Craig Melograno  
Rich Valiga  
Danielle Porreca  
Maureen Nunn  
Craig Adams  
Michael Mrozinski  
Bob Sawyer

**LOWER GWYNEDD TOWNSHIP  
PLANNING COMMISSION  
Minutes of May 20, 2026**

**Present:** Craig Melograno, Chairman  
Rich Valiga, Vice-Chair  
Danielle Porreca  
Michael Mrozinski  
Craig Adams  
Robert Sawyer

Mimi Gleason, Township Manager  
Jamie Worman, Asst. Township Manager  
Ed Brown, Gilmore & Associates  
Chad Dixson, Bowman

**Absent:** Maureen Nunn

**Call to Order:**

The meeting of the Lower Gwynedd Township Planning Commission was called to order at 7:00 PM.

**Approval of Minutes: April 15, 2026**

A motion was made by Mr. Adams and seconded by Ms. Porreca to approve the minutes of the Lower Gwynedd Township Planning Commission from the meeting of April 15, 2026. The motion carried unanimously.

**Waiver of Land Development:**

#26-07WLD

**Rise Up Towers LLC. – Proposed cell towers**

900 N. Bethlehem Pike (Andy's Diner) and 401 Gwynedd Ave. (Penllyn Woods)

Township Assistant Manager, Ms. Jamie Worman presented a memo regarding Rise Up Towers LLC's request for a waiver of land development for two proposed cell tower locations: 900 North Bethlehem Pike (Andy's Diner) and 401 Gwynedd Ave. (Penllyn Woods Park, in the storage area near the community building). She noted that this application has been in progress for an extended period, and that the township recently amended the relevant ordinance earlier in the year. While the ordinance technically requires land development, the physical disturbance at each site is minimal. Township staff supported the waiver, with both sites proceeding through grading and building permit processes instead.

Mr. Brown stated that Gilmore & Associates reviewed both plan sets and noted that most comments were minor. There were two substantive issues identified: a zoning comment referencing a maximum 6-foot fence height was noted to be incorrect, as the telecommunications overlay district permits fences up to 8 feet; and the Andy's Diner plan depicted an outdated site layout that does not reflect current conditions,

including an easement that passes through an overhang of the existing structure, which will require modification.

The PC confirmed that while the two applications involve separate plan sets, separate grading plans, and will result in separate building permits, they are being constructed simultaneously and were reviewed together for convenience. One parcel is township-owned, and the other is privately held. The PC found little basis for extensive deliberation given the limited scope of disturbance at both sites.

A motion was made by Mr. Adams and seconded by Ms. Porreca to recommend approval of the waiver of land development for both applications (900 N. Bethlehem Pike and 401 Gwynedd Ave) to the Board of Supervisors (BOS) based on the following condition:

1. The applicant is to comply with township staff and Gilmore’s review letter dated May 15, 2026.

**The motion passed with a 6-0 vote.**



**Rezone/Text/Map Amendment & Conditional Use**  
**321 Norristown Rd.**  
**BT 309, LLC**

**#26-06RZ/CU**

Applicants’ counsel Ms. Christen Pionzio of Hamburg, Rubin, Mullen, Maxwell & Lupin appeared on behalf of BET Investments, accompanied by the applicant's representative, traffic engineer, civil engineer, and architect. She opened by noting that since the prior month's meeting, the team worked extensively with township staff, revised the proposed ordinance, and reached a position acceptable to the applicant. She advised the PC that the conditional use application and declaration would need to be separately amended and would return at a future meeting; accordingly, the focus of the evening's discussion was limited to the text amendment and map/rezoning amendment.

Ms. Pionzio summarized the key changes reflected in the revised ordinance redline:

- Additional conditional use master plan standards were added at the suggestion of the Montgomery County Planning Commission.
- Drive-through facilities were removed from the permitted bank/financial use.
- Transportation impact study and post-construction transportation impact study requirements were substantially expanded with detailed procedural provisions, including revision triggers and a post-development study protocol.
- Side yard setback increased from 50 feet to 75 feet to mirror the MF-3 standard, as recommended by staff.
- Density was reduced from a base of 10 du/acre (with a bonus to 11.5) to a base of 9.5 du/acre with a workforce housing bonus of 1.5, yielding a maximum of 11 du/acre – a reduction of 14 units from the prior proposal.
- Workforce housing was newly defined as units available only to individuals employed at least 40 hours per week.
- Off-street parking and loading standards were added.

- Outdoor display provisions were clarified to permit Sprouts-style seasonal displays on sidewalks, while prohibiting merchandise for sale in those areas.
- Special conveyancing language was clarified and updated, borrowing from Upper Dublin Township's ordinance, to clearly allow financing and conveyancing to single-purpose entities within the site.

### **Transportation Impact Study Discussion**

The PC reviewed the newly added transportation impact study provisions in detail. Mr. Melograno highlighted a key provision under which the BOS may require a revised study if the development size or type is modified, the opening year is significantly delayed, or proposed mitigations are found to be unimplementable.

The PC also discussed the post-development traffic study requirement, which is triggered when requested by the township after the retail and apartment buildings reach an aggregate occupancy rate of 75%. The study must be submitted at the applicant's sole cost. A critical provision requires that if actual site trip generation exceeds the approved traffic impact study estimate by 10% or more, a revised traffic analysis must be completed for the site access and adjacent signalized intersections, with scope determined by the township traffic engineer.

The applicant's traffic engineer, Mr. Matt Hammond from Traffic Planning and Design (TPD) proposed two textual clarifications to the post-development study section: (1) adding the word "traffic" to clarify that the requesting party is the township traffic engineer; and (2) restructuring the sequencing within the post-development study provisions so that the 90-day deadline to prepare and submit plans to PennDOT runs from the date of agreement on recommended improvements between the township and PennDOT – rather than from mere completion of the study – to account for PennDOT's review turnaround time. Township staff agreed with both clarifications, with the further specification that the agreement should be between the township and PennDOT only, excluding the applicant from that determination.

Mr. Valiga sought clarification on the purpose of the post-development study, asking whether it could be used to limit further development on the property. The traffic engineer confirmed it is intended solely to evaluate whether additional roadway improvements are needed, not to restrict the extent of approved development. He also noted that in his experience, post-development studies have consistently shown that projected trip generation equaled or exceeded actual generation, meaning the initial studies have been conservative.

A resident, Eric Bruno, of Redstone Lane, questioned whether the study's scope adequately accounted for congestion on Bethlehem Pike north and south of the 5 Points intersection. Township Traffic Engineer, Mr. Chad Dixson, clarified that all legs and traffic volumes at the 5 Points intersection are fully included in the study, and that the scope – which exceeds PennDOT's minimum requirements – was specifically expanded at the township's request to include the McKean Road and 5 Points intersections. Mr. Hammond further confirmed that the study accounts for existing traffic, projected background growth, and other anticipated nearby developments.

### **Front Yard and Side Yard Setbacks**

A brief discussion addressed a setback provision applicable to lots adjacent to Route 309. Because Route 309 is a right-of-way, it is technically classified as a front yard under the ordinance, resulting in a 50-foot setback on that frontage – rather than the 75-foot side yard setback applicable to the other side of the property. The PC accepted the explanation that this distinction is a technical consequence of how the ordinance classifies frontages, not a substantive departure from the intent.

### **Building Height**

The PC identified a redundancy in the building height provisions. Item 3 stated that for buildings with a front yard setback of less than 200 feet, the maximum height is 35 feet and 2 stories – applicable to retail and restaurant uses near Norristown Road. Item 4 separately stated that for all other buildings and structures, the maximum height shall be 35 feet and 2 stories. Since the apartment and office buildings at the rear of the site are addressed separately under other height provisions, Item 4 was found to be duplicative of Item 3. The PC agreed to retain Item 3 and strike Item 4.

### **Parking Structure Orientation**

The PC reviewed a provision stating that the exposed portion of any parking structure shall face "only the internal portion of the mixed-use development or Route 309." Mr. Melograno noted that the use of the word "or" could theoretically permit the parking structure to face Norristown Road, if that could be characterized as facing the internal portion of the development. The PC agreed the word "or" should be changed to "and" so that the parking structure must face both the internal portion of the development and Route 309, consistent with the site plan as currently drawn and ensuring it cannot be oriented toward adjacent residential properties.

### **Site Lighting**

The PC reviewed a provision permitting exterior lighting fixtures to exceed the standard 14-foot maximum height – up to 25 feet – when set back at least 300 feet from adjacent residential properties and 200 feet from adjacent non-residential properties. Mr. Brown explained that taller fixtures in central parking areas provide more uniform coverage with fewer standards, reducing visual clutter compared to a proliferation of shorter poles. Additional language regarding lighting plan standards, prepared by the township engineer and previously circulated, was accepted and confirmed for inclusion.

### **School District Impact**

Several residents raised questions about the projected impact on the Wissahickon School District. Ms. Pionzio noted that a fiscal impact and tax revenue analysis had been submitted with the original application and is available on the township website. The study, based on the Rutgers study specific to Pennsylvania, projected approximately 16 school-age children from the development, based on the predominantly 1- and 2-bedroom unit mix. Township Assistant Manager, Ms. Jamie Worman confirmed that the township communicated directly with Wissahickon School District representative Mr. Tim Bricker, who indicated that the school district's experience with similar developments was consistent with BET's projections.

Township Manager, Ms. Mimi Gleason noted that the combination of unit size (1 and 2 bedrooms) and anticipated rent levels (approximately \$2,500-\$3,000/month) strongly suggests the resident profile will skew toward retirees and working professionals rather than families with school-age children. BET's representative further noted that an analogous development in Upper Dublin Township projected 26 students for 400 units and ultimately saw fewer than 19. The fiscal analysis projected a net annual revenue surplus to the school district of \$651,000 from the development. Residents requested confirmation that the school district's review was substantive and not merely cursory, which staff indicated it would follow up on.

### **Density and Workforce Housing**

The PC addressed the proposed density and workforce housing bonus. The base density of 9.5 units/acre may be increased by 1.5 units/acre – to a maximum of 11 units/acre if the applicant provides workforce housing constituting at least 10% of total units. Workforce housing units are reserved for households earning approximately \$80,000-\$100,000 annually, with monthly rents capped at 30% of the area's median household income. The applicant confirmed that these units are offered at cost, with no profit margin, and that the additional market-rate units generated by the bonus help offset the cost of shared amenities throughout the development.

Residents questioned whether the workforce housing bonus was proportionally balanced, noting that the 1.5 units/acre bonus represents a 15.7% increase over the base, while the workforce housing obligation is only 10% of total units. The Chair explained that approximately three-quarters of the bonus density is consumed by the workforce housing units themselves, with only approximately 8 additional market-rate units accruing to the developer. Applicants' counsel declined to remove or restructure the workforce housing component, characterizing it as a central and non-negotiable element of the ordinance.

A resident asked why the baseline density was not set at 8 units/acre, consistent with the Hunt Club Apartments – currently the highest-density residential development in the township. Ms. Pionzio responded that Hunt Club was developed in the 1970's and 1980's, and that contemporary mid-rise apartment development standards generally call for densities of 11-15 units/acre. She referenced prior presentations to the BOS regarding the township's fair share housing obligations under state law.

Residents also raised questions regarding virtual meeting access. Staff acknowledged that the Zoom link had not been included on the printed agenda but was posted on the website for meeting access. Staff committed to including it on future agendas. A recording of the meeting will be available on the township website.

The PC confirmed that the conditional use application and declaration are not part of the current action and will be addressed at a future meeting following amendment of those submissions.

A motion was made by Ms. Porreca and seconded by Mr. Mrozinski to recommend approval of the zoning map and text amendment with the following conditions:

1. The applicant's traffic engineer's minor text clarifications to the transportation impact study section, with the post-development study agreement language to reference the township and PennDOT only be added;
2. Deletion of building height on Item 4 and retention of Item 3;
3. Change of "or" to "and" in the parking structure orientation provision;
4. Inclusion of lighting plan language as requested by the township engineer

**The motion passed with a 6-0 vote.**

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:30 P.M.

Respectfully submitted,  
Patty Furber, Secretary



May 15, 2026

Lower Gwynedd Township  
Board of Supervisors  
1130 N Bethlehem Pike  
Spring House, PA 19477

**Attn: Mimi Gleason, Township Manager**

**Subj: Spring House Court – WAIVER REQUESTS  
TMP #39-00-01684-00-5  
Lower Gwynedd Township, Montgomery County  
STA Project #6646**

Dear Mimi:

The following waivers were previously granted by the Board of Supervisors on March 10, 2020, in Resolution No. 2020-07. The current applicant is seeking an updated approval for the land development and the following waivers.

1. §1230.16 – Which requires a separate application for a preliminary and final submission. **(A waiver is requested to allow one submission for Preliminary and Final approval given the minor scope of the project.)**
2. §1230.16(c)(2)(3)&(4) – Which requires that all existing features within 200 feet of the property boundary be depicted on the plan. **(A partial waiver is requested of this requirement. The applicant will agree to provide any additional information requested by Gilmore & Associates, Inc. during the course of the review process.)**
3. §1230.37(c) & §1230.61(a) – Which requires curb along all existing roads abutting a land development. **(A waiver is requested of the requirement to provide curb along Bethlehem Pike, S.R. 0309, because Bethlehem Pike is a state road and will be subject to State requirements.)**
4. §1230.38 – Which requires the maximum curb cut or driveway width at the street line to be a maximum of 20 feet. **(A waiver is requested to allow a driveway width of 22 feet. The Township fire marshal reviewed the plan and found the widths to be acceptable and the driveway is intended to serve a multi-family use.)**
5. §1230.45 (a) – Which requires sidewalk along existing streets and pedestrian trails in all subdivisions and land developments in locations as determined by the Board of Supervisors. **(A waiver is requested of the requirement to provide sidewalk along Bethlehem Pike, a state road. Sidewalk does not exist parallel to Bethlehem Pike in the vicinity of this project.)**

**Mimi Gleason, Township Manager**

**May 15, 2026**

**Page 2**

6. §1241.401(n) – Which requires a minimum pipe size of 18-inch diameter for storm sewer pipes. **(A waiver is requested to allow the rain garden outlet pipes to be 12-inch diameter in order to prevent clogging.)**

I believe this is a complete list of waiver requests. However, if additional requests become necessary through the plan review process, those requests will also be submitted in writing.

Respectfully submitted,



Susan A. Rice, P.E.  
S.T.A. Engineering, Inc.

Cc: James J. Hersh, P.E., Gilmore & Associates, Inc.  
Chad Dixson, AICP, PP, McMahon Associates, Inc.  
Hallmark Homes-Spring House Court LLC, applicant



# ROCKWELL ASSOCIATES

URBAN FORESTRY, NATURAL RESOURCE & LANDSCAPE CONSULTANTS

Via Email delivery

**JOHN ROCKWELL HOSBACH JR.**

Urban Forester  
Registered Consulting Arborist #483  
ISA Certified Arborist PD-0372

610-731-7969

john@rockwellurbanforestry.com

To: **Mr. Tom Imperato**  
**Director – Land Acquisition**

**Hallmark Homes**

Date: **May 13<sup>th</sup>, 2026**

Reference: **1217 N Bethlehem Pike in Lower Gwynedd.**

## I. PURPOSE OF REPORT

At the request of the property owner, an arboricultural inspection and professional review were performed regarding the dead ash tree located at 1217 N. Bethlehem Pike in Lower Gwynedd Township, Pennsylvania.



The purpose of this report is to document the biological condition, causation of mortality, and arboricultural significance of the subject tree and to provide a scientific basis supporting exemption from compensatory mitigation requirements associated with its removal.

The subject tree had previously been designated for preservation within the proposed site and landscape framework. The preservation concept included planned integration of a tree well intended to support long-term retention of the specimen within the developed environment. However, prior to realization of the long-term preservation objective, the tree succumbed to Emerald Ash Borer infestation, resulting in complete mortality.



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Based upon the inspection findings, accepted arboricultural science, and the well-documented regional devastation of ash populations caused by Emerald Ash Borer (“EAB”), it is my professional opinion that the mortality of the subject tree was unavoidable and directly attributable to invasive insect infestation.

## **II. SUBJECT TREE DESCRIPTION**

The subject tree is an ash species (*Fraxinus* spp.) measuring approximately:

- 40 inches diameter at breast height (DBH)
- Approximately 50–60 feet in height

The tree presently exhibits complete mortality and is biologically non-viable.





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Galleries from EAB

Observed conditions include:

- 100% canopy mortality
- Total absence of live foliar tissue
- Extensive bark sloughing
- Advanced cambial deterioration
- Woodpecker feeding activity consistent with EAB infestation
- Progressive structural degradation
- Upper crown dieback and skeletal branching
- Insect-induced vascular destruction consistent with advanced ash decline

The observed conditions are entirely consistent with terminal-stage Emerald Ash Borer infestation and post-mortality deterioration.


### **III. EMERALD ASH BORER – SCIENTIFIC BACKGROUND**

Emerald Ash Borer Infestation is an invasive wood-boring beetle native to Asia that has caused catastrophic mortality to native ash populations throughout the eastern United States.



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The insect was first confirmed in Pennsylvania in 2007 and has since resulted in the death of millions of ash trees statewide. Mortality rates in unmanaged ash populations routinely approach 99–100% once infestation becomes established within a region.

Emerald Ash Borer attacks ash trees by depositing eggs within bark fissures. Following emergence, larvae tunnel beneath the bark within the cambial and phloem tissues, creating serpentine galleries that disrupt the transport of water and carbohydrates throughout the tree.

This vascular destruction results in progressive decline characterized by:

- Canopy thinning
- Branch dieback
- Epicormic sprouting
- Bark splitting
- Crown mortality
- Structural degradation
- Complete biological failure

The subject tree exhibits the classic symptoms associated with advanced EAB mortality.

From a regional forestry perspective, the widespread collapse of mature ash populations throughout southeastern Pennsylvania is considered one of the most significant invasive forest pest events in modern urban forestry history.

#### **IV. SITE HISTORY AND PRESERVATION INTENT**

Based upon available information, the subject ash tree was identified for preservation as part of the site development and landscape framework. The proposed preservation design included installation of a tree well intended to maintain the tree within the developed landscape setting.

However, prior to or during implementation of the long-term preservation framework, the subject tree succumbed to Emerald Ash Borer infestation, resulting in complete mortality.



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It is important to recognize that Emerald Ash Borer has caused catastrophic and widespread mortality of ash species throughout southeastern Pennsylvania and the northeastern United States, regardless of preservation intent or landscape integration measures.

While preservation planning and tree protection measures may reduce construction-related impacts and assist in maintaining viable trees during development, such systems cannot prevent systemic vascular destruction caused by invasive insect infestation.

Accordingly, the mortality of the subject tree is attributable to invasive pest infestation rather than failure of preservation planning, site design, or avoidable disturbance.

### **V. ARBORICULTURAL ANALYSIS**

From an arboricultural and urban forestry perspective, the subject tree should be classified as a dead and non-viable specimen resulting from invasive insect mortality.

Several important factors support exemption from compensatory mitigation requirements associated with removal of the tree.

#### **A. Mortality Was Caused by Invasive Insect Infestation**

The death of the subject tree is directly attributable to Emerald Ash Borer infestation, which has devastated ash populations throughout Pennsylvania and the surrounding region.

#### **B. Preservation Was Incorporated Into the Site Framework**

The subject tree had been designated for preservation within the proposed landscape framework, including planned incorporation of a tree well system intended to support long-term retention of the specimen.

This demonstrates clear preservation intent rather than removal for convenience or development preference.



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### **C. The Tree Is Biologically Dead**

The subject ash tree exhibits complete mortality with no reasonable expectation of recovery.

Ash trees impacted by advanced EAB infestation experience irreversible vascular failure resulting in total canopy collapse and progressive structural degradation.

### **D. Structural Integrity and Hazard Potential**

Dead ash trees rapidly lose structural integrity following mortality. The species becomes increasingly brittle over time and is susceptible to:

- Major limb failure
- Stem fracture
- Progressive decay
- Whole-tree failure

These conditions create elevated risk potential, particularly within developed environments and areas associated with pedestrian or vehicular occupancy.

### **E. Regional Arboricultural Standards Support Removal**

Current arboricultural and urban forestry standards throughout Pennsylvania routinely support removal of dead EAB-killed ash trees due to public safety concerns and irreversible biological decline.

The removal of dead ash specimens under these circumstances is widely recognized as standard and necessary management practice.

## **VI. PROFESSIONAL OPINION REGARDING MITIGATION**

Based upon the inspection findings, accepted arboricultural science, regional Emerald Ash Borer mortality trends, and the documented preservation intent associated with the subject tree, it is my professional opinion that removal of the subject tree should not trigger compensatory mitigation requirements.



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The tree constitutes a dead specimen resulting from a regional invasive insect mortality event that was largely unavoidable within the broader ecological context affecting ash populations throughout Pennsylvania.

Furthermore, the subject tree had been designated for preservation within the proposed landscape framework, including planned integration of a tree well system intended to support long-term retention of the specimen within the developed environment.

The mortality of this tree does not represent avoidable tree loss, but rather the consequence of a scientifically recognized invasive pest epidemic that has resulted in widespread ash mortality across the Commonwealth.

As such, requiring compensatory mitigation for the removal of a completely dead EAB-killed ash tree would not accurately reflect the biological realities associated with Emerald Ash Borer infestation nor the accepted standards presently utilized within municipal arboriculture and urban forestry management.

### **VII. CONCLUSION**

The subject 40-inch ash tree located at 1217 N. Bethlehem Pike has experienced complete mortality due to Emerald Ash Borer infestation.

The observed canopy failure, bark deterioration, vascular collapse, and overall condition are fully consistent with advanced EAB-induced decline and terminal ash mortality.

The tree was originally designated for preservation within the proposed landscape design, including planned integration of a tree well system intended to support long-term retention of the specimen within the developed environment.

However, Emerald Ash Borer infestation resulted in irreversible decline and ultimate mortality prior to realization of the long-term preservation objective.




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The death of this tree reflects the widespread invasive species catastrophe presently affecting ash populations throughout Pennsylvania and should not be interpreted as elective removal, avoidable loss, or failure of preservation planning.

The specimen is biologically dead, structurally compromised, and unsuitable for long-term retention.

Accordingly, it is my professional arboricultural opinion that removal of the subject tree should be considered exempt from compensatory mitigation requirements due to:

- Complete biological mortality
- Emerald Ash Borer infestation
- Regional invasive species impacts
- Existing preservation intent
- Public safety and structural concerns associated with dead ash trees

Respectfully Submitted,



JOHN ROCKWELL HOBACH JR., ACF, RCA, CUCF  
URBAN FORESTER | PRINCIPAL



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

June 12, 2026

File No. 26-00607

Mimi Gleason, Township Manager  
Lower Gwynedd Township  
1130 N Bethlehem Pike  
P.O. Box 625  
Spring House, PA 19477

Reference: Preliminary/Final Application Land Development – Review 1  
Spring House Court - 1217 N. Bethlehem Pike  
TMP #39-00-01684-00-5

Dear Ms. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. performed a review of the preliminary/final submission for land development for the above-referenced project. Upon review we offer the following comments for consideration by the Lower Gwynedd Township Board of Supervisors:

I. Submission

- A. Preliminary/Final Land Development Plans, consisting of 1 through 13 of 13, dated October 1, 2019, last revised May 15, 2026, as prepared by S.T.A. Engineering, Inc. for Sparango Construction Co.
- B. Post Construction Stormwater Management Plan Narrative, dated October 1, 2019, last revised May 15, 2020, as prepared by S.T.A. Engineering, Inc. for Sparango Construction Co.
- C. Arborist Report, consisting of 1 through 8 of 8, dated May 13, 2026, as prepared by Rockwell Associates.
- D. Waiver Request Letter, dated May 15, 2020, as prepared by S.T.A. Engineering, Inc. for Sparango Construction Co.

II. Project Description

The subject tract (TMP# 39-00-00412-00-8) is a 1.32-acre parcel, located on the west side of Bethlehem Pike, (S.R. 2018) between Tintern Drive and Fairland Drive in the E-2 Residential Zoning District. The site is currently a vacant lot with some trees and brush area.

The Applicant proposes the construction of three townhomes with a common private driveway, with the remainder of the site to be left as open space. The stormwater facilities shown on the plans are proposed to be maintained by an established homeowner's association. All proposed lots will be served by both public water and sewer.

III. Reference Documentation

- A. Lower Gwynedd Township Zoning Hearing Board Decision on March 14, 2026 granting the Applicant a variance to allow the project on a parcel that is less than the 20 acre minimum required by Ordinance.

#### IV. Review Comments

##### A. Zoning Ordinance

We defer all comments with respect to the Lower Gwynedd Township Zoning Ordinance to the Township's Zoning Officer. We note that on May 14, 2026, The Lower Gwynedd Township Zoning Hearing Board granted the Applicant a variance from Section 1269A.03(a) requiring a lot area of 20 acres for development.

##### B. Waivers Requested

Pursuant to §1230.09, the Township Board of Supervisors may grant a waiver of the requirements of one or more provisions of this ordinance provided the Applicant proves undue hardship. All waivers shall be formally requested from the Township and shall be in writing and shall accompany and be part of the application for development. The Record Plan shall list the waivers, applicable section numbers, and the date granted as applicable, including any conditions.

The following waiver requests are noted on the waiver request letter provided in this submission.

1. §1230.16 – A waiver is requested to allow one submission for Preliminary and Final approval. **We have no objection to this request given the scale of the project.**
2. §1230.16(c)(2)(3)&(4) – A partial waiver is requested from the requirement that all existing features within 200 feet of the property boundary be depicted on the plan, contingent upon the Applicant providing any additional information necessary during the review process. **We have no objection to this request contingent upon the commitment of cooperation between the applicant and this office.**
3. §1230.37(c) & §1230.61 – A waiver is requested from the requirement to provide curb along Bethlehem Pike (S.R. 0309). **We have no objection to this request provided that the Township Traffic Engineer concurs and PennDOT does not see the need for curb in this area.**
4. §1230.38 – A waiver is requested to allow a curb cut for driveway width at the street line to be a maximum of twenty-two (22) feet wide. **We have no objection to this request.**
5. §1230.45 – A waiver is requested from the requirement to provide sidewalk Bethlehem Pike (S.R. 0309). **We note that the Applicant did receive this waiver request during the original approval of the plans; however, since that time the Township developed a Sidewalk & Trails Strategic Plan, which contemplates sidewalk along Bethlehem Pike in this area. We do note that the Applicant is proposing a trail connection from their property to the adjacent Middle Trewellyn Trail.**
6. §1241.401(n) – A waiver is requested to permit a minimum pipe size of 12 inches for the rain garden outlet pipe. **We have no objection to this waiver request provided that the proposed pipes have sufficient capacity to convey the 100-year storm flow.**

##### A. Subdivision and Land Development Ordinance

We offer the following comments with respect to the current Lower Gwynedd Township Subdivision and Land Development Ordinance:

1. §1230.15 – The Applicant is responsible for all required approvals, permits, etc. (e.g., Montgomery County Conservation District, PennDOT HOP, Fire Marshal, PADEP, etc.)
2. §1230.16(b) – The Applicant shall address the following general plan issues:

- a. We note that the proposed plan meets the parking requirements of the zoning ordinance, however, the applicant may consider additional parking to allow for guest spaces within the community.
  - b. The Applicant should consider adjusting the location of the trail connection to the access drive. In the event that a car is parked in the space currently adjacent to the trail connection, then the trail will be blocked. The Applicant should consider moving the trail connection east of its current location to avoid the proposed parking space.
  - c. We note that the Land Development Plan references the waivers granted on March 10, 2020 pursuant to resolution No. 2020-07. The plans shall be updated to reference any updated approvals to requested waivers with any applicable conditions.
  - d. The plans shall be revised to provide details of the sign panel in the front yard to ensure it meets all zoning requirements.
  - e. Note 17 within the Land Development Plan (sheet 1 of 13), shall be revised to indicate the setting of monuments by a licensed surveyor.
  - f. The locations of all roof drains shall be added to the plans to ensure proper discharge of the proposed BMPs.
  - g. The north arrows on the Plan and Profile of Sanitary Sewer (sheet 12 of 13) shall be moved out of the profile view and into the respective plan views.
  - h. The plans shall be revised to provide more spot elevations in the parking areas to ensure all requirements are met.
  - i. We note that “No Parking” signs, R8-3 have been provided for the access drive. The plans shall be revised to include the sign detail to the plans
3. §1230.33 – It appears that the limit of disturbance is roughly 0.9 acres. If any plan revisions require the disturbance to be increased to greater than the 1-acre threshold, then the Applicant will be required to obtain an NPDES and Erosion & Sediment Control permit from the Montgomery County Conservation District.
  4. §1230.40(a)(1).B – We defer the calculation of any applicable Act 209 fees to the Township Traffic Engineer.
  5. §1230.41 – The following comments are related to all Landscaping and Lighting requirements.
    - a. §1230.58 – This section requires the developer to install streetlights along Bethlehem Pike at the discretion of the Board. We defer to the Board of Supervisors to determine whether additional streetlights are warranted for this project.
    - b. In accordance with Lower Gwynedd Township Ordinance No. 496, at least 75% of the plantings proposed as part of a subdivision and land development shall be native. We recommend that the Planting Schedule be revised to denote species that are native, so that compliance with this Ordinance can be demonstrated.
    - c. The plans shall be revised to show the lighting contours and foot-candles for all the existing lights located in front of the building to ensure that the parking lot is sufficiently lit and no light is carried off of the property.

- d. The height of the light poles shall not exceed 14-feet. The light pole detail shall be revised to include the height.
6. §1230.46(e)(10) – The dead-end parking area and the driveway for Unit 3 appear to lack the required sufficient area for backing and turning movements. We defer to the Township Traffic Engineer to determine whether this dead-end parking spot and the Unit 3 driveway will impact the internal traffic of the site.
7. §1230.46(e)(15) & (16) – Every off-street parking area shall include sufficient stacking space to accommodate entering and exiting vehicles without overflowing into adjacent streets or service roadways. We defer to the Township Traffic Engineer to determine whether the short internal access area prior to the curbed island will impact on the internal traffic of the site or traffic on Bethlehem Pike.
8. §1230.62 – The Applicant shall obtain a “will serve” letter from the water supplier. A copy of the letter shall be provided to the Township. Additionally, the plans shall be submitted to the water supplier for review/approval.
9. §1230.63 – The Applicant shall address the following issues in regard to the proposed sanitary sewer design:
  - a. The Applicant shall include the existing and proposed sanitary sewer laterals and connections on the plans. In addition, the size, slope, materials, lengths, inverts, etc. should be shown for all existing and proposed sanitary sewers.
10. §1230.63(c) – The Applicant should confirm with PA DEP whether or not planning is required. Additionally, the Applicant should verify how many EDU’s are currently allocated to the site, and if more are needed. Calculations should be provided for review.

B. Stormwater Management Ordinance

We offer the following comments with respect to the current Lower Gwynedd Township Stormwater Management Ordinance (SWMO) (Adopted May 2017):

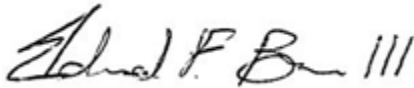
1. §1241.301(b)(2)V – The following note shall be placed on all plans which propose permanent BMPs: The BMP facilities shown on these plans are a basic and perpetual part of the stormwater management system for the proposed site located in Lower Gwynedd Township, Montgomery County, and as such are to be protected and preserved in accordance with the approved plans by the owners, their successors and assigns of these lands. Lower Gwynedd Township and/or its agents reserve the right and privilege to enter upon these lands from time to time for the inspection of said facilities in order to determine that the structural and design integrity is being maintained and the proper operation and maintenance of the facility is being conducted.
2. §1241.301(b)(2)W – The plans shall include a statement, signed by the applicant, acknowledging that any revision to the approved drainage plan must be approved by the Township, and that a revised erosion and sediment control plan must be submitted to the Township and Montgomery County Conservation District for approval, if applicable.
3. §1241.301(b)(2)X – The PCSM Plan (sheet 7 of 13) shall include the following signature block for the Design Engineer: I, (Design Engineer), on this date (date of signature); hereby certify that this drainage plan meets all requirements of the Department of Environmental Protection's (DEP's) regulations and this Ordinance.

4. In accordance with Lower Gwynedd Township Resolution 2005-16, the Applicant is required to pay a Stormwater Management Facility fee in the amount of \$500 per 1000 cubic feet of storage volume within the proposed BMP's. Based on 2,555 CF of proposed storage, we calculate the fee to be \$1,277.5.
5. The Applicant will be required to enter into a Stormwater Ownership & Maintenance Agreement with the Township for the proposed on-site stormwater improvements. The documents will be prepared by the Township Solicitor and should be executed prior to the plans being recorded.

In order to expedite the review process of the resubmission of the plan, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Additional review comments not referenced in this letter may be made upon review of the revised plan submission.

If you have any questions regarding the above, please contact this office.

Sincerely,



Edward F. Brown, P.E.  
Project Manager  
Gilmore & Associates, Inc.

EB/sl

cc: Jamie Worman, Assistant Township Manager  
Patty Sexton-Furber, Building Codes Administrator  
Neil A. Stein, Esq., Kaplin Stewart  
Al Comly, Township Fire Marshal  
Susan Rice, P.E., STA Engineering, Inc  
Chad Dixon, AICP, PP, McMahon Associates, Inc.  
Hallmark Homes, Applicant  
James Hersh, P.E., Vice President, Gilmore & Associates, Inc.



June 12, 2026

Ms. Mimi Gleason  
Township Manager  
Lower Gwynedd Township  
1130 N. Bethlehem Pike  
Spring House, PA 19477

RE: **Traffic Review – Preliminary/Final Land Development Plans**  
1217 North Bethlehem Pike (S.R. 2018)  
Lower Gwynedd Township, Montgomery County, PA  
Project No. 314087-01-025

Dear Mimi,

Per your request, Bowman Consulting Group (Bowman) has completed our traffic review for the proposed development to be located at 1217 North Bethlehem Pike (S.R. 2018) in Lower Gwynedd Township, Montgomery County, PA. It is our understanding that the proposed development will consist of 3 townhouse units. Access to the proposed development will be provided via a full-movement driveway along North Bethlehem Pike (S.R. 2018).

The following documents were reviewed in preparation of our comments:

- Preliminary/Final Land Development Plans – Springhouse Court, prepared by S.T.A. Engineering, Inc., last revised May 15, 2026.
- Waiver Request Letter – Springhouse Court, prepared by S.T.A. Engineering, Inc., dated May 15, 2026.

It should be noted that this development was previously approved by the Township in 2020, however, the applicant allowed the land development approval to expire. Therefore, the applicant is requesting a new land development approval for the proposed development. Based on our review of the documents listed above, Bowman offers the following comments for consideration by the Township and action by the applicant.

1. The applicant was previously granted a waiver from the following traffic-related Subdivision and Land Development Ordinance sections on March 10, 2020 as noted in Township Resolution 2020-07. The applicant is seeking an updated approval for the waivers listed below as part of the current land development application:
  - Section 1230.37(c) and Section 1230.61(a) – requiring curbing to be provided along the North Bethlehem Pike (S.R. 2018) site frontage.
  - Section 1230.38 – requiring a maximum curb cut of 20 feet for the proposed driveway along North Bethlehem Pike (S.R. 2018).
  - Section 1230.45(a) – requiring sidewalk to be provided along the North Bethlehem Pike (S.R. 2018) site frontage.

2. The width along the entire length of the proposed driveway should be labeled on the plans and meet requirements in **Section 1230.38(b)(6)** of the **Subdivision and Land Development Ordinance**.
3. It should be noted that 1208 –1224 North Bethlehem Pike (S.R. 2018), the property on the opposite side of North Bethlehem Pike (S.R. 2018) from this site recently received conditional use approval. As that project advances to land development, the applicant’s engineer must coordinate, as needed, all necessary improvements along its North Bethlehem Pike (S.R. 2018) site frontage with any proposed improvements being installed as part of the 1208 –1224 North Bethlehem Pike (S.R. 2018) application.
4. The plans should be revised to show the correct state route designation (S.R. 2018) for North Bethlehem Pike.
5. The “Stop” sign that is shown on Sheet 4 on the driveway approach to North Bethlehem Pike (S.R. 2018) should also be shown on Sheet 1.
6. The minimum edge of pavement radius of the proposed driveway should be 30 feet, in accordance with **Section 1230.39(a)** of the **Subdivision and Land Development Ordinance**. Our office defers to PennDOT on the appropriate radius. A waiver will be required for the proposed 25-foot radius proposed on the plans.
7. The Township Fire Marshal should review the plans for accessibility and circulation needs of emergency apparatus.
8. The applicant’s engineer should evaluate the parking space at the end of the site driveway to determine whether enough area is provided for a vehicle to back out of the driveway for Unit 3 if the parking space is occupied. An exhibit should be added to the plans.
9. The proposed development will be subject to the transportation impact fee of \$3,865 per “new” weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee. Based on information provided for Land Use Code 215 (Single-Family Attached Housing) in the Institute of Transportation Engineers publication, *Trip Generation, 12<sup>th</sup> Edition*, the proposed 3 townhouse units will generate approximately 2 “new” trips during the weekday afternoon peak hour, resulting in a transportation impact fee of \$7,730.
1. The applicant is requesting an extension of the existing Highway Occupancy Permit (HOP) that it received from PennDOT in 2020 since the proposed driveway along North Bethlehem Pike (S.R. 2018) was never constructed. Based on the information provided in the applicant’s submission package, the current HOP expires July 14, 2026. The Township and our office must be copied on all applications, plan submissions, and correspondence between the applicant and PennDOT and be invited to any and all meetings between these parties. Additional comments may be provided after review of any materials submitted during the HOP process.
2. Based on our review, the applicant should address the aforementioned comments and provide revised plans to the Township and our office for further review. The applicant's engineer must

provide a response letter that describes how each specific review comment has been addressed, where each can be found in the materials, as opposed to general responses.

If the Township has any questions, or requires further clarification, please contact me.

Sincerely,



Chad Dixson, AICP, PP  
Senior Project Manager

BMJ/MEE/CED

cc: Jamie Worman, Assistant Township Manager  
Patty Sexton-Furber, Building Codes Administrator  
James Hersh, P.E., Gilmore & Associates, Inc.  
Neil Stein, Esquire, Solicitor  
Al Comly, Township Fire Marshal  
Mirlene SaintVal, P.E., PennDOT  
Nidhi Mehra, PennDOT  
John Gallagher, P.E., PennDOT  
Susan Rice, P.E., S.T.A. Engineering, Inc. (Applicant's Engineer)



## Office of the Fire Marshal

1130 N. Bethlehem Pike--P.O.Box 625--Spring House, PA 19477-0625--(215) 646-5302--FAX (215) 646-3357

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### REVIEW MEMORANDUM

TO: Patty Furber, Mimi Gleason, Jamie Worman  
FROM: Al Comly  
DATE: June 12, 2026

**RE: SPRING HOUSE COURT  
1215-1217-12-19 BETHLEHEM PIKE  
PRELIMINARY LAND DEVELOPMENT PLANS**

I have reviewed the submittal circulated for the above property as prepared by STA Engineering, Inc, dated 5-15-2026. This submittal contains 13 sheets (see Drawing Sheet Index at the end of these comments)

**General** I last reviewed a submittal for this project submittal dated 2020. The plan is relatively similar to the previous plans, with the same addresses and the agreement that Spring House Court was acceptable for the on-site access drive.

**Comments** I note the following as concerns:

1. Cartway for access drive (Spring House Court) width is 20 feet at the intersection with Bethlehem Pike, then reduces to 18 feet in width at the front edge of Building 1 (1215), then to 10 feet in width in front of Building 2 (1217). The drive terminates with what appears to be a parking space ((although no indication of such on the drawing). Apparatus access plan is shown on Sheet 11 of 13 is a reasonable interpretation access. However, access driveway must be posted There is minimal overflow parking shown in this development—there appears to be one space in front of the building and the previously cited one space at the termination of the driveway.
2. Plan show one No Parking sign for the development (R8-3). It is recommended that more be shown with the posting: “No Parking by Order of Fire Marshal” to allow enforcement by LGPD if necessary
3. These units should be equipped with Automatic Sprinklers installed in accordance with NFPA Standard 13R multiple unit developments. Additionally the separation walls between the units should be constructed of minimum 6” solid concrete masonry units (CMU) with no penetrations through the wall to maintain the required

separation. It is further noted that access is limited on two sides of the proposed structure.

4. Closest fire hydrant is located across Bethlehem Pike from the access drive. The closest fire hydrant on the same side of Bethlehem Pike is approximately 200 feet from the intersection of the proposed Spring House Court and Bethlehem Pike (at Tintern Drive).
5. Street name and numbers are acceptable.

## **END OF COMMENTS**

### **DRAWING SHEET INDEX**

All originally issued 10-1-2019, revised  
5-15-2026

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	Cover Sheet
1 of 13	Land Development Plan
2 of 13	Existing Features/ Demolition Plan
3 of 13	Aerial Photo Plan
4 of 13	Construction Improvement Plan & Detail Sheet
5 of 13	Erosion & Sediment Control Plan
6 of 13	Erosion & Sediment Control Detail Sheet
7 of 13	PCSM Plan
8 of 13	Landscape Plan
9 of 13	Construction Detail Sheet
10 of 13	Plan and Profile Bethlehem Pike S.R, 0309
11 of 13	PENNDOT Detail Sheet
12 of 13	Plan and Profile Sanitary Sewer
13 of 13	Maintenance and Protection of Traffic Plan

May 15, 2026  
Via Hand-Delivery & Newforma

Lower Gwynedd Township  
Building & Zoning Department  
1130 N. Bethlehem Pike  
Spring House, PA 19477

Attention: Jamie Worman  
Director of Building & Zoning

Re: **1<sup>st</sup> Prelim LD Plan Township Submission**  
Proposed 8-Lot Single-Family Development  
1348 Sumneytown Pike, Ambler, PA 19002  
L. Gwynedd Township, Montgomery County  
TPN 39-00-04054-00-2  
PAA250079.00

Dear Jamie:

Regarding the above-referenced project, the following is a list of requested waivers, including justifications, for the Lower Gwynedd Township Board of Supervisors' consideration.

1. A waiver from §1230.37(c) and 1230.61 of the Lower Gwynedd Township Subdivision & Land Development Ordinance to exempt the development from needing to provide curb, roadway widening, and ultimate right-of-way dedication along Evans Road.

**The existing conditions along Evans Road does not include curbing and the installation of isolated segments would not be meaningful. Additionally, roadway widening along Evans Road is not warranted, as the existing roadway adequately accommodates current traffic volumes and the proposed development is not expected to significantly impact traffic flow. Widening would not provide a measurable benefit to capacity or safety and would result in unnecessary disturbance to the surrounding area. Curbing and roadway improvements are being proposed along Sumneytown Pike, representing a more appropriate and effective location for these improvements.**

2. A waiver from §123045(a) of the Lower Gwynedd Township Subdivision & Land Development Ordinance to exempt the development from needing to provide sidewalk along Evans Road.

**The development proposes a sidewalk along Sumneytown Pike at the primary site access location. A waiver is requested for the installation of sidewalk along Evans Road. A sidewalk in this location would terminate abruptly, which could encourage pedestrian use in an area without continuous infrastructure and create potential safety concerns.**

3. A waiver from §1230.48(c) of the Lower Gwynedd Township Subdivision & Land Development Ordinance to permit limited alteration of wetland areas for essential roadway and driveway crossings and site improvements.

**The proposed development preserves wetlands to the greatest extent practicable; however, minimal disturbance is unavoidable to provide safe and functional access to the site. For driveway crossings that intersect wetland areas, culverts have been incorporated beneath these crossings to maintain hydrologic connectivity and minimize impacts. All work within wetland areas will follow best management practices, including erosion and sediment controls, to protect water quality and restore disturbed areas.**

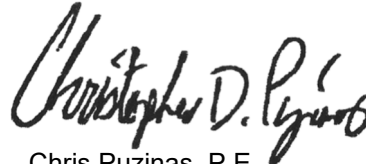
4. A waiver from §1241.401(n) of the Lower Gwynedd Township Stormwater Management Ordinance to allow roof drainage piping and stormwater piping associated with yard drains to be less than 18" in diameter.

**This waiver is requested because the roof drain piping and stormwater pipes connected to small yard drains will not meet the minimum diameter requirements. Supporting calculations will be provided to demonstrate that these smaller pipes have sufficient capacity to convey the 100-year storm flow and comply with the conveyance standards outlined in the Lower Gwynedd Township Stormwater Management Ordinance.**

Should you have any questions or require additional information, please contact our office.

Sincerely,

**BOHLER, LLC**



Chris Puzinas, P.E.  
Sr. Project Manager



June 12, 2026

File No. 23-07034

Mimi Gleason, Township Manager  
Lower Gwynedd Township  
1130 N. Bethlehem Pike  
PO Box 625  
Spring House, PA 19477

Reference: 1348 Sumneytown Road  
Whitefield Homes, LLC  
Preliminary Land Development Review

Dear Ms. Gleason:

Pursuant to your request, Gilmore & Associates, Inc. performed a review of the preliminary subdivision and land development submission for the above-referenced project. Upon review we offer the following comments for consideration by the Lower Gwynedd Township Board of Supervisors:

I. Submission

- A. Preliminary Land Development plan, consisting of sheets 1 through 29 of 29, dated May 15, 2026, as prepared by Bohler Engineering, Inc.
- B. General Project Description & Stormwater Management Calculations, dated May 15, 2026, as prepared by Bohler Engineering, Inc.
- C. Waiver Request Letter, dated May 15, 2026, as prepared by Bohler Engineering, Inc.

II. General Information

The subject property consists of one parcel located within the A Residential Zoning District. The subject property is approximately 15.7 acres, currently containing a single-family dwelling, two (2) barns, a garage, and two (2) sheds.

The Applicant proposes to demolish all of the existing buildings and subdivide the property into 8 individual lots with 8 new single-family dwellings. Six (6) of the lots will take access from the proposed road, beginning at Sumneytown Pike and ending with a cul-de-sac. The remaining two (2) lots will be accessed from Evans Road. All proposed lots will be served by both public water and sewer. Additional improvements include curbing and sidewalk along the proposed street, landscaping, stormwater management and streetlights. The plans propose the installation of eight (8) underground basins to control the runoff from the added impervious surfaces areas.

II. Review Comments

A. Zoning Ordinance

We offer the following comments related to the Lower Gwynedd Township Zoning Ordinance.

1. §1298.17(c) – Upon proof that no reasonable engineering alternative exists, stormwater management facilities, utility crossings, public roads, private roads and driveway crossings may be permitted by conditional use. Any wetlands, active creeks, streams, watercourses, waters of

401 Plymouth Road | Suite 150 | Plymouth Meeting, PA 19462 | Phone: 610-489-4949 | Fax: 610-489-8447

the commonwealth, waters of the United States of America, wetlands buffers or riparian buffers permitted to be filled or otherwise destroyed by conditional use shall be replaced elsewhere on the site, in accordance with the applicable requirements of the Pennsylvania Department of Environmental Protection, so that the total predevelopment area shall not be reduced. The Applicant shall revise the plans to show that the proposed wetlands match the predevelopment wetland area. In addition, a signature block shall be included on the plan to note who performed the wetland delineation and when it was completed. We recommend that the required Conditional Use Application for wetland/wetland buffer impacts be submitted and reviewed by all applicable agencies prior to the preliminary subdivision application being acted on by the Township Planning Commission. Lastly, in consideration of the need for a conditional use submission, the Applicant shall obtain a jurisdictional determination from the Army Corps of Engineers regarding the delineated wetlands on the site.

B. Waivers Requested

The following waiver requests are noted on the Cover Sheet, Sheet 1.

1. §1230.37 & §1230.61 – A waiver from the requirement to provide widening, ultimate right-of way dedication, curbing and sidewalks along the Evans Road and Sumneytown Pike frontages. **We note that pedestrian facilities along Evans and Sumneytown Pike are contemplated in the Township’s Trail & Sidewalk Master Plan. As such, we recommend the Applicant discuss the potential for pedestrian upgrades in the area with the Board.**
2. §1230.45(a) – A waiver from the requirement to provide sidewalk along Evans Road. **We note that pedestrian facilities along Evans and Sumneytown Pike are contemplated in the Township’s Trail & Sidewalk Master Plan. As such, we recommend the Applicant discuss the potential for pedestrian upgrades in the area with the Board.**
3. §1230.48(c) – A waiver to permit a limited alteration of wetland areas for roadway and driveway crossings. **We note that the alteration of the wetland and wetland buffers areas will be subject of a conditional use application. The Applicant will be required to obtain conditional use approval for any disturbance within the wetlands and wetland buffers.**
4. §1241.401(n) – A waiver from the requirement to provide 18-inch minimum reinforced concrete pipe. **We have no objection to this waiver request provided that the proposed pipes have sufficient capacity to convey the 100-year storm flow.**

C. Subdivision and Land Development Ordinance

We offer the following comments with respect to the current Lower Gwynedd Township Subdivision and Land Development Ordinance:

1. §1230.15 – The Applicant is responsible for all required approvals, permits, etc. (e.g., Montgomery County Conservation District, PennDOT HOP, Fire Marshal, PADEP, etc.).
2. §1230.16(b) – The Applicant shall address the following general comments.
  - a. The plans shall be revised to show details of all proposed improvements including, but not limited to curb, stormwater inlets and manholes, yard inlets, landscaping, retaining walls, etc.
  - b. A note shall be added to the Record Plan and Post Construction Stormwater Management Plan, indicating the amount of impervious surface on each lot that the proposed stormwater BMP’s are designed to handle.

3. §1230.31 (c) – We note that the plans propose several retaining walls. In the event that any of the proposed retaining walls are greater than four (4) feet in height, the Applicant shall provide shop drawings and design calculations, signed and sealed by a registered engineer in the Commonwealth of Pennsylvania for the proposed retaining wall. Additionally, it is unclear whether culvert piping is proposed through the retaining walls for Lot 2 & 3 driveways. Culvert piping through these walls will be integral to the design to allow for the flow of water between wetland pockets to ensure the preserved wetlands do not dry up due to lack of runoff to & between wetland cells throughout the project.
4. §1237(i) – The plans shall be revised to correct the driveway paving detail to provide a minimum of 4 inches of Superpave material.
5. §1230.33 – The Applicant is required to obtain an NPDES and Erosion & Sediment Control permit from the Montgomery County Conservation District. The Township should be copied on all future correspondence with the Conservation District.
6. §1230.36 – The plans shall indicate whether the cul-de-sac road will be offered to the Township for dedication. We recommend the road remain private and an HOA be formed for the ownership and long-term maintenance. We would also recommend the HOA retain ownership & maintenance responsibilities for the underground stormwater basins and other stormwater conveyance facilities throughout the project.
7. §1230.40(a)(2) – We defer to the Township Traffic Engineer to determine whether a Traffic Impact Study is warranted for the project. The Traffic Impact Study and calculations of any applicable Act 209 fees shall be reviewed by the Township Traffic Engineer. We further defer to the Traffic Engineer for review of the plans related to the proposed cul-de-sac location off Sumneytown Pike and coordination with Montgomery County on the required HOP.
8. §1230.41(i) – Any trees, greater than six-inches (6”), to be removed as part of subdivision or land development, shall be replaced at a 1 to 1 caliper inch ratio. We note that the tree removal calculation is not provided on the plans. The applicant shall survey the area and identify all the caliper inch diameter of all trees to be removed, so that an accurate tree replacement count can be quantified.
9. §1230.42(a)(1) – Street trees shall be provided for all subdivisions at a frequency of at least two shade trees per 40 feet of street length. The plans shall be revised to show the proposed street tree locations. We note that the applicant does not currently propose any street trees along Evans Road or Sumneytown Pike. The plans shall be revised to include the street trees in these locations. Existing trees along Sumneytown & Evans may be utilized to count towards the requirement, but they must be identified and evaluated to determine if they meet the intent for street trees.
10. §1230.42(b) – The Applicant is required to plant three (3) shade trees per dwelling. If the Applicant intends to wait until such time as the application for the building permit plans, then the deferral from this section of the ordinance shall be added to the record plan. We note that this requirement is in addition to the previously identified tree replacement and the revised landscape plan shall clearly indicate trees which are intended to meet each Ordinance section.
11. §1230.43 – In accordance with Lower Gwynedd Township Ordinance No. 496, at least 75% of the plantings proposed as part of a subdivision and land development shall be native. A planting plan shall be provided at the time of the building permit plan and shall denote species which are native, so that compliance with this Ordinance can be demonstrated.

12. §1230.60(a) – Pedestrian trails are required in all subdivisions and land developments in locations as determined by the Board of Supervisors. In addition, sidewalks shall be provided along the property frontage of Evans & Sumneytown as well as both sides of the proposed cul-de-sac. The Applicant shall discuss the trail connections with the Board to determine acceptable locations and the plans shall be revised to provide the required sidewalks.
13. §1230.48(a) – The plans are required to protect a minimum of 70% of steep slopes between 15-25% and 80% of steep slopes greater than 25%. We note that the plans show the protection of 61% and 72% respectively of the existing steep slopes. We note that a waiver from this section has been shown on of the plans, but the Applicant will be required to provide a formal waiver request.
14. §1230.48(c) – Wetland areas shall not be altered, regraded, developed, filled, piped, diverted or built upon. We note that a waiver from this section has been shown on of the plans, but the Applicant will be required to provide a formal waiver request as well as receive Conditional Use approval from the BOS for disturbance within the wetlands and wetland buffers.
15. §1230.53(a)(1) – All applicants for residential subdivision approval for 10 or fewer single-family residential lots shall, concurrent with the submission of a final plan of subdivision, submit and tender to the Township a fixed park and recreation area fee of \$1,000 for each of the proposed dwelling units.
16. §1230.58 – This section requires the developer to install streetlights along all existing and proposed streets at the discretion of the Board. We note that the proposed plans do not include a lighting plan. We defer to the Board of Supervisors to determine whether additional street lighting on the existing adjacent streets or internal street are warranted for this project.
17. §1230.62 – The Applicant shall obtain a “will serve” letter from the water supplier. A copy of the letter shall be provided to the Township. Additionally, the plans shall be submitted to the water supplier for review/approval.
18. §1230.63(c) – The Applicant shall submit the necessary PADEP Planning Module application to the Township for review. We note that additional sanitary comments will be provided under a separate cover.
19. §1236.12(a) –The applicant for any new residential subdivision or land development shall be required to pay a recreation impact fee of \$500 per new dwelling unit.
20. The Applicant shall confirm whether a Phase 1 environmental assessment has been completed for the property. If so, the report shall be submitted to our office for review.
21. We recommend that the Applicant be required to provide disclosure statements to the buyers of each individual lot outlining easements, stormwater facilities, and the amount of future impervious surface that can be constructed on each lot.

#### D. Stormwater Management Ordinance

We offer the following comments related to the current Lower Gwynedd Township Stormwater Management Ordinance:

1. §1241.301(b)(2)V – The following note shall be placed on all plans which propose permanent BMPs: The BMP facilities shown on these plans are a basic and perpetual part of the stormwater management system for the proposed site located in Lower Gwynedd Township, Montgomery County, and as such are to be protected and preserved in accordance with the approved plans

by the owners, their successors and assigns of these lands. Lower Gwynedd Township and/or its agents reserve the right and privilege to enter upon these lands from time to time for the inspection of said facilities in order to determine that the structural and design integrity is being maintained and the proper operation and maintenance of the facility is being conducted.

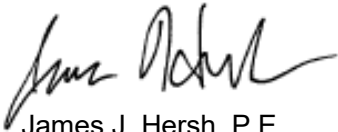
2. §1241.301(b)(2)W – The plans shall include a statement, signed by the applicant, acknowledging that any revision to the approved drainage plan must be approved by the Township, and that a revised erosion and sediment control plan must be submitted to the Township and Montgomery County Conservation District for approval, if applicable.
3. §1241.301(b)(2)X – The PCSM Plan (sheet 9 of 29) shall include the following signature block for the Design Engineer: I, (Design Engineer), on this date (date of signature); hereby certify that this drainage plan meets all requirements of the Department of Environmental Protection's (DEP's) regulations and this Ordinance.
4. §1241.401.j – Storage facilities shall completely drain both the volume control and rate control capacities over a period of time not less than 24 and not more than 72 hours from the end of the design storm. The Stormwater Management Report shall be revised to include these calculations.
5. §1241.401(O) – The ownership and maintenance of the storm sewer systems shall be specified on the plans.
6. §1241.401(p) – All proposed roadways shall be constructed with an underdrain system consisting of six-inch perforated pipe wrapped in a Class 1 geotextile material. Detail and locations for the underdrain shall be added to the plans.
7. §1241.401(r) & (s) – Pipe and inlet capacity calculations shall be provided to demonstrate the storm drain system can carry a 100-yr peak flow rate.
8. §1241.407 – We note that the conceptual stormwater management BMP's are underground infiltration basins. However, there appears to be no indication that the required infiltration rates or separation from limiting zones will be able to be satisfied. The Applicant shall perform testing in all locations for the proposed underground stormwater facilities. We request that the Township Engineer be notified 24 hours prior to the date of testing so that observation of the testing procedures may be coordinated.
9. Additional details shall be provided for the underground basins and outlet control structures so that the information in the pond reports can be confirmed with depicted areas on the plans. Including but not limited to: plan view layouts of each basin on the proposed lots, outlet control details, and plan view basin discharge locations.
10. The peak rate and volume reduction analysis in the stormwater narrative appear to only consider one point of interest; however, there are multiple points along the common property line with TMP# 39-00-01243-00-5 that should be analyzed to confirm that volume and rate reductions are being met and no increase in runoff will be directed to the adjacent properties as a result of development.
11. §1241.408(a) – For projects over 1 acre of disturbance the required volume calculations shall be completed using the design storm method. The calculation on page 2 of the stormwater narrative utilizes the simplified method, which is only for small projects under 1 acre. Additionally, the Applicant will be required to obtain the necessary NPDES permit from the Montgomery County Conservation District and Lower Gwynedd should be copied on all future correspondence with MCCD.

12. §1241.704 – The Applicant will be required to enter into a Stormwater Ownership & Maintenance Agreement with the Township for the proposed on-site stormwater improvements. The document will be prepared by the Township Solicitor and shall be executed prior to the plans being recorded. The PCSM Plan shall be revised to state the entity that will be responsible for the Ownership & Maintenance of each BMP.
13. In accordance with Lower Gwynedd Township Resolution 2005-16, the Applicant is required to pay a Stormwater Management Facility fee in the amount of \$500 per 1000 cubic feet of storage volume within the proposed BMP's. We note that due to the above comments, the stormwater designs may require revisions. As such, the fee will be calculated during prior to final approval.

To expedite the review process of the resubmission of the plan, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Additional review comments not referenced in this letter may be made upon review of the revised plan submission.

If you have any questions regarding the above, please contact this office.

Sincerely,



James J. Hersh, P.E.  
Vice President  
Gilmore & Associates, Inc.

EB/sl

cc: Jamie Worman, Assistant Township Manager  
Neil A Stein, Esq., Kaplin Stewart  
Patty Sexton-Furber, Building Codes Administrator  
Al Comly, Township Fire Marshal  
Chris Puzinas, P.E., Bohler Engineering.  
Chad Dixson, P.E., Bowman Consulting  
Edward Brown, P.E., Gilmore & Associates, Inc.

# Bowman

June 12, 2026

Ms. Mimi Gleason  
Township Manager  
Lower Gwynedd Township  
1130 N. Bethlehem Pike  
Spring House, PA 19477

RE: **Traffic Review – Preliminary Land Development Plans**  
1348 Sumneytown Pike – 8 Single-family Homes  
Lower Gwynedd Township, Montgomery County, PA  
Project No. 314087-01-021

Dear Mimi,

Per your request, Bowman Consulting Group (Bowman) has completed our traffic review for the proposed development to be located at 1348 Sumneytown Pike in Lower Gwynedd Township, Montgomery County, PA. It is our understanding that the proposed development will consist of 8 single-family homes. Access to lots 1 to 6 will be provided via individual driveway connections to a proposed cul-de-sac road along Sumneytown Pike while access to lots 7 and 8 will be provided via individual driveway connections to Evans Road (S.R. 2016).

The following documents were reviewed in preparation of our comments:

- Preliminary Land Development Plans – Whitefield Homes, LLC, prepared by Bohler Engineering, dated May 15, 2026.
- Waiver Request Letter – 1348 Sumneytown Pike, prepared by Bohler Engineering, dated May 15, 2026.

Based on our review of the documents listed above, Bowman offers the following comments for consideration by the Township and action by the applicant's team to address:

## **General**

1. The applicant's engineer must provide a response letter that describes how each specific review comment below has been addressed, where each can be found in the submitted materials, as opposed to general responses. This will aid in the detailed review and subsequent review timeframes.
2. Since Evans Road (S.R. 2016) is a State roadway and Sumneytown Pike is a County roadway, a Highway Occupancy Permit (HOP) from PennDOT will be required for any modifications to the site frontage within the legal right-of-way along Evans Road (S.R. 2016) and an HOP from Montgomery County will be required for any modifications to the site frontage within the legal right-of-way along Sumneytown Pike. The Township and our office must be copied on all applications, plan submissions, and correspondence between the applicant, PennDOT, and Montgomery County and be invited to any and all meetings between these parties.

## **Preliminary Land Development Plans**

3. Plans for the proposed development by the applicant originally proposed access via a local road connection to Forest Drive, and then subsequent applications and plans proposed a new local road creating a new intersection on Evans Road (S.R. 2016). This application and plan propose a new local road creating a new intersection on Sumneytown Pike (County) between the signalized intersections of

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**bowman.com**

Evans Road (S.R. 2016) and University Drive (Gwynedd Mercy). We recommend that the applicant submit a scoping application to the Montgomery County Department of Roads and Bridges during the preliminary land development review process to receive the County's preliminary comments on the location and design of the proposed new intersection on Sumneytown Pike.

4. The applicant is requesting a waiver from the following traffic-related Subdivision and Land Development Ordinance requirements:
  - Section 1230.37(c) – requiring additional cartway width along the Evans Road (S.R. 2016) site frontage.
  - Section 1230.45(a) – requiring sidewalk along the Evans Road (S.R. 2016) site frontage.
  - Section 1230.61 – requiring curbing along the Evans Road (S.R. 2016) site frontage.

It should be noted that the above waivers pertain to the Evans Road (S.R. 2016) site frontage. The applicant will be required to provide additional cartway width, curbing, and sidewalk along the Sumneytown Pike site frontage in order to meet ordinance requirements or will need to request a waiver from the respective ordinance sections pertaining to these requirements along Sumneytown Pike.

5. The existing configuration of Sumneytown Pike in the vicinity of the site includes a westbound left-turn lane at Evans Road (S.R. 2016) and an eastbound left-turn lane at University Drive (Gwynedd Mercy). The spacing between the ends of the left-turn lanes is approximately 500 feet. The applicant should evaluate the feasibility of including widening along the Sumneytown Pike frontage with the construction of the new local road intersection to provide a consistent 3-lane cross section between the Evans Road (S.R. 2016) and University Drive (Gwynedd Mercy) intersections. A center left-turn lane area would assist in facilitating left-turn exiting and entering movements for the proposed new intersection on Sumneytown Pike.
6. Sight distance measurements for the driveways for lots 7 and 8 along Evans Road (S.R. 2016) must be shown on the plans as required in **Section 1230.38(a)(8)** of the **Subdivision and Land Development Ordinance**. The plans must include sight distance triangles and any vegetation trimming/removal that may be needed along the site frontage and adjacent properties to achieve and maintain the necessary sight lines must be identified on the plans. Future plans must clearly illustrate vegetation on adjacent properties in relation to the sight distance triangles.
7. It should be noted that since access to lots 1 to 6 will be provided via a local road, the design of the site access (local road classification) along Sumneytown Pike must be based upon the minimum intersection sight distance requirements from *A Policy on Geometric Design of Highways and Streets* published by the American Association of State Highway and Transportation Officials (AASHTO). The plans must include sight distance triangles and any vegetation trimming/removal that may be needed along the site frontage and adjacent properties to achieve and maintain the necessary sight lines must be identified on the plans. Future plans must clearly illustrate vegetation on adjacent properties in relation to the sight distance triangles.
8. Sight distance measurements noted in comment #7 must also be performed during the weekday school and weekday commuter peak hours for vehicles exiting the new local road access via a left-turn movement to Sumneytown Pike and indicate any restrictions to sight distance due to the queued vehicles extending to the west for the eastbound Sumneytown Pike traffic from the traffic signal at University Drive (Gwynedd Mercy).

9. The applicant must provide data and information pertaining to available gaps during the weekday school and weekday commuter peak hours for vehicles exiting the new local road access via the left-turn movement to westbound Sumneytown Pike.
10. The applicant must provide data pertaining to the weekday school and weekday commuter peak hour queues for the westbound Sumneytown Pike approach to Evans Road (S.R. 2016) and the eastbound approach of Sumneytown Pike at University Drive (Gwynedd Mercy) to determine whether peak hour queues will block exiting movements from the new proposed local road intersection on Sumneytown Pike.
11. The proposed new local road intersection on Sumneytown Pike is located within an existing designated school zone with flashing warning devices on Sumneytown Pike and requires a revision to the existing school zone permit plan (PennDOT Permit #S-1414). The applicant must submit a revised permit plan to the Township and PennDOT for review and comment to determine any improvements to the existing school zone flashers and signs and pavement markings that may be required as a result of the new intersection and any additional improvements along Sumneytown Pike.
12. Additional details for the proposed driveways to lots 1 to 8 must be added to the plans. The driveways must be designed in accordance with **Section 1230.38** of the **Subdivision and Land Development Ordinance**. The details should include the following:
  - Driveway tie-in radii.
  - Driveway grades.
  - Cross-slope grades of the roadway.
  - Location and distance of driveway grade breaks.
13. The plans must include a note referencing the required sight distances that must be maintained for the driveways for lots 1 to 8 along the proposed cul-de-sac road and Evans Road (S.R. 2016) in accordance with **Section 1230.38(a)(3)** of the **Subdivision and Land Development Ordinance**.
14. The driveway locations along the proposed cul-de-sac road are subject to the review and approval of the Township Fire Marshal as required in **Section 1230.38.(a)(9)** of the **Subdivision and Land Development Ordinance**.
15. The profile of the proposed road should include an ADA-compliant area for the proposed crosswalk, at approximate Station 0+21 to Station 0+29.
16. The proposed stormwater information (structure and pipe information) appears to be missing from the plan set.
17. The pavement section shown on Sheet 23 for the proposed road (both the typical section and the standard asphalt pavement) should be in accordance with **Section 1230.37(i)** of the **Subdivision and Land Development Ordinance**.
18. Turning templates should be provided demonstrating the ability of emergency vehicles, trash trucks, and delivery vehicles to maneuver into and out of the proposed cul-de-sac road at its intersection with Sumneytown Pike and along the entire length of the proposed cul-de-sac road.
19. The Township Fire Marshal should review the proposed development for the accessibility and circulation needs of emergency apparatus.

20. Based on review of the plans, it does not appear that the development proposes to provide an emergency access to a neighboring street. We defer to the Township Fire Marshal whether an emergency-only access to a neighboring street is needed for the development.
21. The designer should ensure that the dimensions provided on the typical cross-section on Sheet 23 accurately reflect the proposed design, particularly with the proposed sidewalk buffer width.
22. All proposed signs should be clearly labeled on the plans.
23. No Parking should be designated for one side of the proposed cul-de-sac road due to the proposed width of 26 to 28 feet. In addition, parking should be prohibited in the cul-de-sac. "No Parking" signs should be shown on the plans for one side of proposed cul-de-sac road and throughout the proposed cul-de-sac turnaround area.
24. A "No Outlet" sign should be shown on the western side of the proposed cul-de-sac road at its intersection with Sumneytown Pike facing Sumneytown Pike.
25. Additional comments regarding the design of the site access, the proposed cul-de-sac road, pedestrian/ADA facilities, and required improvements may follow when the scoping application and traffic information requested in this letter, HOP design plans, and revised land development plans are submitted to the Township.

If the Township has any questions, or requires further clarification, please contact me.

Sincerely,



Chad Dixon, AICP, PP  
Senior Project Manager

BMJ/MEE/CED

cc: Jamie Worman, Assistant Township Manager  
Patty Sexton-Furber, Building Codes Administrator  
James Hersh, P.E., Gilmore & Associates, Inc.  
Ed Brown, P.E., Gilmore & Associates, Inc.  
Neil Stein, Esquire, Solicitor  
Al Comly, Township Fire Marshal  
Mirlene SaintVal, P.E., PennDOT  
Nidhi Mehra, PennDOT  
John Gallagher, P.E., PennDOT  
Kevin Lewis, P.E., PennDOT  
Tom O'Brien, Montgomery County Roads and Bridges  
Jody Holton, AICP, VHB (Montgomery County Consultant)  
Chris Puzinas, P.E., Bohler Engineering (Applicant's Engineer)  
Matt Hammond, P.E., TPD, Inc. (Applicant's Traffic Engineer)



## Office of the Fire Marshal

1130 N. Bethlehem Pike--P.O.Box 625--Spring House, PA 19477-0625--(215) 646-5302--FAX (215) 646-3357

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### REVIEW MEMORANDUM

TO: Patty Furber, Mimi Gleason, Jamie Worman  
FROM: Al Comly  
DATE: June 12, 2026

**RE: WHITEFIELD HOMES, LLC  
1348 SUMNEYTOWN PIKE  
PRELIMINARY LAND DEVELOPMENT PLANS—REVISED**

I have reviewed the submittal circulated for the above property as prepared by Bohler Engineering, dated 5-15-2026. This submittal contains 29 sheets (see Drawing Sheet Index at the end of these comments)

**General** I last reviewed a submittal for this project submittal dated 12-2025. The plan has been significantly revised, now showing 8 residential sites. The existing residence on the site has been removed. Access to 6 of the 8 sites is now from a roadway that connects to Sumneytown Pike. The other 2 sites are accessed from Evans Road.

**Comments** I note the following as concerns:

1. The access shown on these plans to Lots 2, 3 and 4 indicates the need for a bridge-like structure. These would be designed to meet the PennDot standards for a 25,000 axle rating.
2. The cartway at 26 feet raises questions about the width—at a maximum, parking would only be possible on one side of the street. This would be accompanied with appropriate signage to allow enforcement. The cul-de-sac dimension is acceptable, assuming very controlled parking or no parking in the circle. Final plan will show “No Parking” sign detail and locations.
3. An additional fire hydrant would be necessary in the area of Lot 2 at the throat of the Cul De Sac.
4. Applicant will meet with Fire Marshal’s office regarding the street naming and the requirements for Lot numbering. These numbers shall be assigned to allow usage

during construction as well as once these units are occupied. Will this street be dedicated?

5. The Right of Way for Forest Drive extends to the site at Site #3. An Emergency Use only access at this point would be optimal—but it is noted that the affected area is wetlands.
6. It is noted that the existing residence on the stie is to be demolished as part of this proposed development. Use by the Township fire companies for training prior to the demolition would be desirable and appreciated.

## END OF COMMENTS

### DRAWING SHEET INDEX

All dated 5-15-2026

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C-101	1 of 29	Cover Sheet
C-102	2 of 29	General Notes & Legend
C-103	3 of 29	Jurisdictional Notes
C-201	4 of 29	Existing Conditions/ Demolition Plan
C-202	5 of 29	Natural Features Protection Plan
C-301	6 of 29	Site Plan
C-302	7 of 29	Site Aerial Plan
C-401	8 of 29	Grading Plan
C-402	9 of 29	Post Construction Stormwater Management Plan
C-403	10 of 29	Post Construction Stormwater Management Notes
C-405/ 406	11 &12 of 29	Post Construction Stormwater Mgmt Notes/ Details
C-501	13 of 29	Utility Plan
C-701	14 of 29	Proposed Roadway Plan & Profile
C-801	15 of 29	Erosion & Sediment Control Plan
C-802	16 of 29	Erosion & Sediment Control Notes & Details
C-803	17 of 29	Erosion & Sediment Control Notes & Details
C-804	18 of 29	Erosion & Sediment Control Notes & Details
C-805	19 of 29	Erosion & Sediment Control Notes & Details
C-806	20 of 29	Pre Development Drainage Area Map
C-807	21 of 29	Post Development Drainage Area Map
C-808	22 of 29	Inlet Drainage Area Map
C-901	23 of 29	Construction Details
C-902	24 of 29	Construction Details
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L-101	26 of 29	Landscape Plan
L-102	27 of 29	Landscape Noes & Details
L-201	28 of 29	Lighting Plan
L-202	29 of 29	Lighting Notes & Details