

LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS REGULAR PUBLIC MEETING

Tuesday, July 28, 2026, 7:00 p.m.

To join the meeting via Zoom:

<https://us02web.zoom.us/j/82572655942?pwd=09JMNafDHF17U5Z3z8k3hO66aif5bm.1>

Call #: 1-646-876-9923



CALL TO ORDER AND PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS AND PRESENTATIONS

The Board of Supervisors met in executive session on July 14, 2026, and prior to tonight's meeting to discuss matters of real estate related to the Public Works garage and parks; potential litigation related to code enforcement, zoning, and emergency management.

Congratulations to the Kiwanis Club of Ambler on 100 years of service and another successful July Carnival and Fireworks

There is one more summer concert, this time for the kids. *Go with YOYO* is performing on Sunday, August 30th at 10:30 am. Come out and enjoy music, games, and fun at Pen-Ambler Park.

Commendations for exemplary work by Lower Gwynedd Township police officers

PRESENTATION by Frank Eells from the firm Michael Baker International on Montgomery County's Plan for the 2029 Penllyn Pike bridge replacement

PUBLIC COMMENTS

Citizen comments, concerns, questions for items not on the agenda
(Comments on agenda items will be taken when those items are discussed by the Board)

BUILDING AND ZONING

1. Consider approval of Ordinance #557 rezoning 321 Norristown Road (Spring House Corporate Center) from D-1 to MF-3
2. Presentation and consideration of Resolution 2026-16 approving the Spring House Court land development plan for 3 new townhomes at 1217 N. Bethlehem Pike (next to Trewellyn Reserve)
3. Consider Resolution 2026-17 granting a tree waiver for the new house at 1112 Wissahickon Ave. and amending the approval resolution for the 1110 Wissahickon Ave. subdivision plan
4. Consider declaring portions of the zoning ordinance invalid, and authorizing staff to prepare a resolution identifying the invalid portions (regarding data centers) within 30 days.

GENERAL BUSINESS

1. Consider awarding the bid for Penllyn Pike/Trewellyn Avenue intersection improvements to Lenni Electric Corporation for \$395,663.94
2. Consider approval of McCormick House abatement contract
3. Consider approval of Gilmore proposal for a risk assessment costing \$25,000 to complete administrative requirements for the completed environmental remediation of Pen-Ambler Park
4. Consider approval of easement agreements for the Welsh Road signal project with the following property owners:
 - a. FTP Hunt Club, LP (Hunt Club Apartments)
 - b. Montgomery Crossing Associates LP (Gwynedd Crossing Shopping Center)
 - c. Peco Energy Company
5. Financial Report for June 2026
6. Approval of invoice report for July 28, 2026
7. Approval of minutes for the meeting of June 23, 2026

SUPERVISOR LIAISON REPORTS

Questions about Volunteer Commission Meeting Highlights

STAFF UPDATES

Updates from staff on municipal activities and projects

SUPERVISORS COMMENTS

Comments or questions from the Board of Supervisors

ADJOURNMENT

UPCOMING MEETING DATES*

HUMAN RELATIONS COMMISSION	THURS	08/06/2026	7:00 P.M.
BOARD OF SUPERVISORS	TUES	08/25/2026	7:00 P.M.
ENVIRONMENTAL ADVISORY COUNCIL	WED	08/12/2026	7:00 P.M.
ZONING HEARING BOARD	THURS	08/13/2026	6:00 P.M.
PARKS AND RECREATION	TUES	09/15/2026	6:00 P.M.
PLANNING COMMISSION	WED	08/19/2026	7:00 P.M.

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