

**LOWER GWYNEDD TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING  
TUESDAY, JUNE 23, 2026**

**SUPERVISORS PRESENT:**

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

**STAFF:**

Mimi Gleason, Township Manager  
Jamie Worman, Assistant Township Manager  
Michelle Farzetta, Office Manager  
Neil Stein, Esq., Solicitor  
Paul Kenny, Police Chief  
Fred Zollers, Director Public Works  
Melinda Haldeman, Finance Director  
John Farrell, Project Manager/Emergency Management Coordinator  
Jim Hersh, Gilmore, Township Engineer  
Chad Dixon, Bowman, Township Traffic Engineer

**Call to Order and Pledge of Allegiance**

The Chair called the hybrid meeting to order at 7:07pm 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 real estate related to the Public Works garage and parks; potential litigation related to code enforcement, zoning, and emergency management.

Thank you to everyone who responded to the survey and/or joined us for the **Bethlehem Pike Revitalization kickoff event** on June 9<sup>th</sup>. More than 200 surveys were submitted and almost 40 residents and businesspeople attended the kickoff event to share their hopes for the revitalization of the Pike and ideas for updating the zoning and appeal of Bethlehem Pike. Stay tuned for next steps.

**Summer concerts:** Come out and enjoy music, food trucks and face painting at Pen-Ambler Park, from 5:30 – 7:00 pm:

- on **June 24<sup>th</sup>**, *Hindsight* will show off their fusion of music from every rock and pop era,
- on **July 22<sup>nd</sup>**, *Barefoot Bobby and the Breakers* play pop, country, blues and rock hits, and
- on **August 30<sup>th</sup>**, it's time for the kids concert performed by *Go with YOYO*.

**Independence Day:** The Kiwanis Carnival is back and will take place every night from June 30<sup>th</sup> to July 4<sup>th</sup> at Wissahickon High School. Fireworks are set for July 2<sup>nd</sup>, with July 3<sup>rd</sup> as a rain date.

**Police Department Accreditation**

Police Chief Paul Kenny introduced Chief Lee Benson, a 42-year law enforcement veteran and member of the Pennsylvania Law Enforcement Accreditation Commission (PLEAC). Chief Benson presented the Lower Gwynedd Township Police Department with its third reaccreditation. He noted that the department has maintained PLEAC accreditation since its initial designation in 2017 and commended the department for managing the accreditation process internally, without the use of a consultant, a distinction he described as reflecting genuine institutional commitment.

**Special thanks to Officer Tim Evard for his hard work as the Police Department's accreditation manager.**

Chief Kenny and the Board offered special recognition to Officer Tim Evard, the department's long-standing accreditation manager, praising his meticulous attention to detail and sustained organizational effort in maintaining compliance with PLEAC standards over multiple reaccreditation cycles.

**Judge Suzan Leonard swears in Brianna Knowles as a Lower Gwynedd Police Officer**

Chief Kenny introduced newly sworn Officer Brianna Knowles, detailing the rigorous hiring process she completed, which included a written examination among approximately 300 candidates, a physical agility test, a personal data questionnaire, multiple rounds of interviews – including a civilian panel and the Board's police committee – followed by polygraph, psychological, physical, and drug testing. Chief Kenny noted that Officer Knowles had already enrolled in the Police Academy before being hired, and that she graduated as class lieutenant and received two leadership awards from the academy. Judge Suzan Leonard administered the oath of office, with Officer Knowles's family in attendance to hold the departmental bible.

**BUILDING AND ZONING**

**Consider approval of Resolution #2026-14 removing 804 Swedesford Road from the Lower Gwynedd Township historic resource map**

Ms. Duckett summarized that the owners of 804 Swedesford Road, the Ginsburg family, submitted a written request for removal of their property from the Lower Gwynedd Township Historic Resource Map. The current owners were unaware of the property's inclusion, and the previous owners did not recall agreeing to the designation. Under Ordinance 441 adopted in 2006, properties may be removed from the historic resources map upon written notice from the property owner, provided they are not protected by a permanent historic deed restriction. No such restriction exists for this property. There were no questions from the Board or the public.

Ms. Duckett made a motion, seconded by Mr. Twersky, approving Resolution #2026-14, removing 804 Swedesford Road from the Lower Gwynedd Township Historic Resource Map. Motion passed 5-0.

**Public hearing to discuss Lower Gwynedd's revised 2045 Comprehensive Land Use Plan and to consider approval of Resolution #2026-15 adopting the plan**

A public hearing was continued from March 24, 2026 for the adoption of the 2045 Comprehensive Plan. A court reporter was present to transcribe the hearing. The notes of testimony are available upon request. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve Resolution #2026-15 adopting the 2045 Comprehensive Land Use Plan. Motion passed 5-0.

**Public hearing to consider a text amendment revising zoning regulations for the MF-3 district and a map amendment changing the zoning district for 321 Norristown Road, from D-1 to MF-3**

A public hearing was held for the text amendment revising zoning regulations, as well as a map amendment changing the zoning district from D-1 to MF-3. A court reporter was present to transcribe the hearing. The notes of testimony are available upon request. A motion to approve the text amendment revising zoning regulations for the MF-3 district was made by Ms. Duckett and seconded by Ms. Martin. The motion passed 4-0. Mr. Twersky recused himself. The hearing was closed, however, the decision on the map amendment changing the zoning district for 321 Norristown Road from D-1 to MF-3 was continued until July 14, 2026.

**PUBLIC COMMENT**

Robert Kee, 428 Hoover Road, asked for an update on a resident in his neighborhood. Ms. Duckett responded that matters of a medical or personal nature are subject to HIPAA and cannot be disclosed but also noted that the police department is continuing to monitor, offer assistance, and update the BOS, and to the extent they are permitted, the community.

**GENERAL BUSINESS**

**Consider appointment of Karen Crispino to the Township's Parks & Recreation Board**

Ms. Martin recommended the appointment of Karen Crispino to the Parks and Recreation Board. Ms. Martin stated that Ms. Crispino had attended several recent meetings and possesses relevant experience sought by the Park and Recreation Board. Ms. Martin made a motion, seconded by Ms. Duckett, to appoint Ms. Crispino to a 5-year term on the Park and Recreation Board. Motion passed 5-0.

**Consider approval of environmental covenant for 901 Sumneytown Pike**

The Act 2 clearance for 901 Sumneytown Pike was recently completed. The Township now is required to file and record an Environmental Covenant. The Township has also attained and completed the associated filing requirements. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the environmental covenant for the property at 901 Sumneytown Pike. Motion passed 5-0.

**Consider awarding bid for the Welsh Road traffic signal upgrades to Lenni Electric Corporation in the amount of \$265,506.70**

Bowman reviewed the bids for the Welsh Road Traffic Signal Improvements. Bowman is recommending Lenni Electric be awarded the bid in the amount of \$265,506.70. Ms. Duckett made a

motion, seconded by Mr. Chong, to award the bid for the Welsh Road traffic signal upgrades to Lenni Electric. Motion passed 5-0.

**Consider authorization to advertise bids for traffic signal maintenance contract**

The current traffic signal maintenance contract expires on August 31, 2026. The requirements in the bid would be to provide preventative maintenance of the traffic signal equipment, flashing warning devices and school zone flashers within the Township. They also would provide responsive maintenance repairs when needed. All maintenance duties would be completed in accordance with PennDOT requirements. Bowman will advertise the bidding and make a recommendation at the August 25, 2026, meeting. Ms. Duckett made a motion, seconded by Ms. Martin, to authorize the advertisement of bids for the traffic signal maintain contract. Motin passed 5-0.

**Consider approval of temporary construction easement with Donald and Ida Himes, owners of 446 Marion Avenue and Brian and Therese Pitcavage, owners of 444 Marion Avenue, needed for the culvert replacement project**

The Houston Creek Flood Study conducted in 2024 identified a driveway culvert at 446 Marion Avenue as one of the issues causing flooding, as it impedes water flow. A new culvert will be installed with an adequately sized box culvert. To install this culvert, temporary construction easements are needed for the properties located at 444 and 446 Marion to access the area for the new culvert. Ms. Duckett made a motion, seconded by Mr. Chong, to approve the temporary construction easements for the culvert improvements. Motion passed 5-0.

**Financial report for May 2026**

The BOS were given the financial report for May of 2026. There were no questions or comments.

**Approval of invoice report for June 23, 2026**

The BOS received the invoice report for checks dated June 23, 2026, totaling \$855,297.60. There were no questions or comments. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the invoices dated June 23, 2026. Motion passed 5-0.

**Approval of minutes for the meeting of May 26, 2026**

The BOS received the minutes from the May 26, 2026, meeting. There were no questions or comments. Ms. Duckett made a motion, seconded by Ms. Martin, to approve the minutes. Motion passed 5-0.

**SUPERVISOR LIAISON REPORTS**

Ms. Martin highlighted the Parks and Recreation liaison report, drawing the Board's attention to a significant expansion of programming at the Penllyn Woods community building beginning in September. Starting that month, the facility will be in use every single day for both paid and free programs for all ages. She commended Parks and Recreation Director Morgan High and supporting staff for their efforts in developing and scheduling programming, including a new initiative to provide residents with a six-month advance calendar of offerings.

## STAFF UPDATES

### NMRC/Recycling reports

Ms. Worman provided an update on behalf of the Northern Montgomery Recycling Commission (NMRC), of which Lower Gwynedd is a member. The NMRC's grant consultant has encountered significant difficulties with the Pennsylvania Department of Environmental Protection (DEP) in securing annual Act 904 recycling grant funds, with disbursements years behind schedule. DEP has also introduced new requirements retroactively applicable to applications filed as far back as 2023. The Commission's solicitor has sent a formal letter to DEP questioning the regulatory changes and their apparent conflict with PA Act 101. The letter was circulated to member municipal managers prior to submission. Staff indicated that if the matter is not resolved administratively, the Commission intends to involve state legislative representatives to seek answers.

## SUPERVISORS COMMENT

Mr. Chong expressed support for the United States men's national soccer team in the FIFA World Cup. Ms. Martin congratulated Officer Brianna Knowles on her swearing-in and extended congratulations to the Police Department on its reaccreditation. She encouraged residents to attend the summer concert on June 24th. Ms. Duckett echoed these sentiments and wished all residents a safe and enjoyable Fourth of July holiday.

### Adjournment

Ms. Duckett made a motion to adjourn the meeting at 9:34pm, seconded by Mr. Twersky. Motion passed 5-0.

Respectfully submitted,

*Michelle Farzetta*

Michelle Farzetta  
Office Manager