

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

SUPERVISORS:

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

STAFF:

Mimi Gleason, Township Manager
Michelle Farzetta, Office Manager
Neil Stein, Esq., Solicitor
Fred Zollers, Director Public Works
Paul Kenny, Police Chief
Ed Brown, Township Engineer, Gilmore
Chad Dixon, Traffic Engineer, Bowman Company
Melinda Haldeman, Finance Director
John Farrell, Project Manager/EMC

Call to Order and Pledge of Allegiance

The Chair called the hybrid meeting to order at 7:05pm at the Lower Gwynedd Township Building and virtually on Zoom and led those in attendance in the pledge of allegiance.

ANNOUNCEMENTS AND PRESENTATIONS

The Board of Supervisors (BOS) met in executive session on 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

Officer Commendation Garrett Vail – Officers received a call about an attempted suicide. Officer Vail made entry into a residence and located the resident in the basement attempting suicide by hanging. Vail immediately grabbed the resident and elevated them to a position to allow breathing. Vail was able to get the resident down from the elevated position and began a dialogue with her that ultimately led to her voluntarily going with the ambulance for a physical and psych evaluation.

Lieut. Gargan remarked that Officer Vail is "one of the most compassionate people" he has ever met and that his conduct makes the department proud.

Unit commendation: Officers Gallagher, Fowler and King, and Sgt. Westerman - These officers assisted detectives with a child sexual abuse material investigation. The investigation targeted a 30-year-old inmate from Indiana that got involved with a minor resident in town. The officers reviewed, documented and assisted in compiling hundreds of hours of explicit phone calls, video calls and other forms of communication that made an arrest and subsequent conviction possible before the suspect was released from prison and had an opportunity to further exploit the minor.

Unit Commendation: LGPD - The entire police department contributed to the successful implementation of a new hiring process that represented a significant departure from the status quo. The new process not only vastly increased the quantity of candidates but the quality as well. From test creation, marketing and implementation, it was truly a team effort that exceeded every anticipated benchmark by far and changed the way we, and other departments, now engage in hiring qualified candidates. As a result, one officer is currently in field training, and two others are in the police academy. Chief Kenny credited the effort as a true 22-person, department-wide achievement.

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

Frank Eells of Michael Baker International presented about the planned replacement of the Montgomery County-owned bridge on Penllyn Pike over Wissahickon Creek. He noted the bridge is located just south of Lower Gwynedd Township and that the project team sought to engage both Whitpain and Lower Gwynedd because of the anticipated traffic impacts on residents.

Mr. Eells outlined that the replacement bridge will maintain essentially the same three-lane typical section—one lane in each direction with a dedicated left-turn lane for Township Line Road and wide shoulders matching existing conditions. The project will also include a mill-and-overlay of Penllyn Pike from Lantern Lane in Whitpain Township to Township Line Road, with new pavement markings throughout. He noted that the existing sidewalk on one side of the bridge is proposed for removal, as there is no connecting sidewalk on either approach.

Ms. Duckett and Ms. Martin raised concern about the removal of the sidewalk, noting that the county's broader goal is to improve walkability and connectivity, and that residents have historically used the bridge for pedestrian activity, including fishing. They expressed the view that eliminating the sidewalk would be a detriment to the community and asked whether feedback could be formally submitted to the county. Mr. Eells acknowledged the comment and agreed to bring it back to the county, noting that wide shoulders would remain available, though he conceded there is a meaningful difference between a shoulder and a sidewalk in terms of pedestrian safety. He also acknowledged that there is currently no connecting sidewalk from the bridge to either Lantern Lane or Township Line Road, making the existing sidewalk somewhat disconnected.

Ms. Duckett asked whether the project team would return closer to the 2029 construction date to keep the public informed, particularly noting that the Penllyn community would be significantly affected

by detours routing traffic through Spring House. Mr. Eells indicated that returning to present again was feasible and would be discussed with the county and noted that the county would provide signage in advance of the closure. Mr. Eells confirmed that the project team is coordinating SEPTA on public bus routes. The detour route runs via Route 202 to Sumneytown Pike, approximately 10 miles or 22 minutes in length. Construction is expected to take approximately 7 to 8 months during a single construction season, with final design beginning later in 2026 or early 2027 and construction anticipated in 2029.

PUBLIC COMMENTS

There were no comments from the public about items not on the agenda.

BUILDING AND ZONING

Consider approval of Ordinance #557 rezoning 321 Norristown Road (Spring House Corporate Center) from D-1 to MF-3

Christen Pionzio of Hamburg, Rubin, Mullin, Maxwell & Lupin presented on behalf of the applicant. Ms. Pionzio noted that following the Board's adoption of a text amendment at the June 23rd meeting, the bank holding the property in receivership had extended the agreement of sale by a month and one day, expiring the day after this meeting.

She reported a significant development since the prior meeting: Berkadia (the existing office tenant) informed BET it would leave this site to move into new construction elsewhere. The applicant's team negotiated with Berkadia and agreed to construct a new building for them to remain on this property. As a result, the site layout has been revised to flip the positions of the residential and office buildings. The new Berkadia office building, a 3-story, 70,000 square foot structure, is now sited where the residential apartments were previously located, adjacent to Gwynedd Estates, and is smaller than the apartment building. The apartment building is now designed to be on the left side of the property adjacent to Route 309. Berkadia's existing building will remain occupied during construction of the new office building, after which Berkadia's current building will be demolished and the apartment building constructed. Ms. Pionzio noted that architectural renderings consistent with the new construction style had been submitted. She also acknowledged that an ordinance revision related to the apartment building's proximity to Route 309 may be required and would be addressed following review of the rest of the conditional use plan. Ms. Martin received confirmation that the new office building is exclusively for Berkadia.

Ms. Duckett made a motion, seconded by Ms. Martin, to approve Ordinance #557, the proposed map amendment rezoning 321 Norristown Road from D-1 Special Use District to MF-3 Multifamily Residential District. Motion passed 4-0. (Mr. Twersky recused.)

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)

Ms. Pionzio presented on behalf of the applicant. She explained that the property had previously received zoning approval and preliminary and final land development approval in 2019 for a 3-lot, 3-unit attached townhome plan. Because a building permit was not obtained within the one-year window required by the township's zoning ordinance, the zoning relief lapsed. Recently, the applicant returned to the Zoning Hearing Board to obtain the necessary relief and appeared before the Planning Commission.

The current plan is substantially similar to the 2019 approval – three attached units on the same property. In response to Planning Commission recommendations, overflow parking was increased from 2 to 5 spaces. A trail connection to the adjacent development is included in the plan. The applicant originally requested a sidewalk waiver but withdrew it following the Planning Commission meeting; sidewalk will now be installed along Bethlehem Pike, and a trail connection will also be provided.

Waivers included in the resolution cover: combined preliminary and final plan review, existing features survey within 200 feet with a caveat for supplemental information upon request, no curbing along Bethlehem Pike (a PennDOT road), a minimum 22-foot-wide driveway curb cut, and a 12-inch pipe system in lieu of the required 18-inch. Mr. Twersky highlighted that the Planning Commission had requested a provision in the homeowner's association bylaws mandating that garages remain functional for vehicle parking, citing fire safety concerns. Ms. Pionzio confirmed this requirement will be incorporated into the HOA documents and reviewed by the Township Solicitor.

Ms. Duckett made a motion, seconded by Mr. Twersky, to approve Resolution #2026-16 approving the Spring House Court land development plan for 3 new townhomes at 1217 North Bethlehem Pike. Motion passed 5-0.

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

Ms. Duckett stated that the applicant was unable to attend tonight's meeting and requested the item be tabled. Ms. Duckett made a motion, seconded by Mr. Twersky, to table consideration of Resolution #2026-17. Motion passed 5-0.

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.

Ms. Duckett noted that the meeting packet includes a memorandum from staff outlining concerns regarding data centers and their increasing significance as a land use issue for communities across the country and Montgomery County. Staff identified that portions of the current zoning ordinance are invalid as they lack regulations for data centers and are recommending the BOS authorize preparation of a formal resolution identifying those invalid portions within 30 days. Ms. Duckett also noted that once invalidity is declared, the BOS will have 30 days to adopt a resolution with specific findings and 180 days to adopt updated zoning regulations specifically addressing data centers. During this period, the township may temporarily defer consideration of new data center

development applications while the new ordinance is developed. No questions were raised from the Supervisors or public.

Ms. Duckett made a motion to declare portions of the zoning ordinance invalid and to authorize staff to prepare a resolution identifying those invalid portions as they relate to data centers within 30 days. Mr. Twersky seconded this motion. Motion passed 5-0.

GENERAL BUSINESS

Consider awarding the bid for Penllyn Pike/Trewellyn Avenue intersection improvements to Lenni Electric Corporation for \$395,663.94

Ms. Duckett reported that Bowman Consulting Group received bids on July 17th for the replacement of the traffic signal and ADA improvements at Penllyn Pike and Trewellyn Avenue/Old Penllyn Pike. Bowman has recommended award to Lenni Electric Corporation as the lowest qualified bidder.

Ms. Duckett made a motion, seconded by Mr. Twersky, to award the bid for the Penllyn Pike/Trewellyn Avenue intersection traffic signal and ADA improvements to Lenni Electric Corporation in the amount of \$395,663.94. The motion passed 5-0.

Consider approval of McCormick House abatement contract

John Farrell is recommending approval of a pre-demolition asbestos abatement contract for the property at 409 Old Penllyn Pike (McCormick House). Mr. Farrell noted the abatement must be completed prior to demolition and involves a notable amount of labor, including removal of joint compound from behind walls in some areas. The scope was reviewed and approved by the Township Engineer and Codes staff. The contract is with Plymouth Environmental in the amount of \$24,000, with post-abatement monitoring not to exceed an additional \$1,000, for a combined project cost of up to \$25,000.

Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the McCormick House asbestos abatement contract with Plymouth Environmental, and post-abatement monitoring in the amount not to exceed \$24,000. Motion passed 5-0.

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
Gilmore prepared a proposal to prepare and submit an Act 2 closeout risk assessment for the Pen-Ambler Park property. The risk assessment is required to obtain a PADEP release for the site. The cost to complete required tasks is \$25,000.

Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the Gilmore proposal for a risk assessment in the amount of \$25,000 for the environmental remediation closeout of Pen-Ambler Park. Motion passed 5-0.

Consider approval of easement agreements for the Welsh Road signal project with the following property owners: FTP Hunt Club, LP (Hunt Club Apartments), Montgomery Crossing Associates LP (Gwynedd Crossing Shopping Center) , PECO Energy Company

Bowman is recommending the approval of Traffic Signal Easements from PECO Energy, Hunt Club Apartments, and Montgomery Crossing Associates LP at the intersection of Welsh Road and Evans Road. The easements are needed to access and maintain the traffic signal equipment at the intersection as part of the signal improvement project. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the three-traffic signal easements. Motion passed 5-0.

Financial Report for June 2026

The BOS received the financial report for June 2026. There were no questions or comments.

Approval of invoice report for July 28, 2026

The BOS received the invoice report for checks dated July 28, 2026, totaling \$784,025.07. There were no questions or comments. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the invoices dated July 28, 2026. Motion passed 5-0.

Approval of minutes for the meeting of June 23, 2026

The BOS received the minutes from the June 23, 2026 meeting. There were no questions or comments. Ms. Duckett made a motion, seconded by Mr. Twersky, to approve the minutes. Motion passed 5-0.

SUPERVISOR LIAISON REPORTS

The BOS received the Liaison Reports for the Environmental Advisory Council and the Parks and Recreation Board. There were no questions or comments.

STAFF UPDATES

There were no updates from staff.

SUPERVISORS COMMENTS

Ms. Martin extended thanks to all officers honored during the evening's commendation ceremony. She also congratulated the Park and Recreation Board for the successful summer concert series. She encouraged the public to attend the final summer concert for children.

Ms. Duckett thanked the staff that have worked in the heat this summer.

Adjournment

Ms. Duckett made a motion, seconded by Andrea Brockway, to adjourn the meeting at 7:51pm. Motion passed 5-0.

Board of Supervisors Minutes
July 28, 2026

Respectfully submitted,

Michelle Farzetta
Office Manager