

Lower Gwynedd *Report*

FALL 2026



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News & Email Updates

Get the latest township news delivered straight to your inbox. Sign up for our News Blast Alerts and bi-weekly e-Newsletter all in one place. Stay up to date on:

- Township news and announcements
- Road work and repairs
- Meeting schedules and agendas
- Community events and programs

Citizen Request Portal

Report non-emergency issues quickly and easily.

The Citizen Request Portal allows residents to:

- Report concerns to Township staff
- Upload photos of issues
- Track the status of requests from submission to completion

Please Note:

- This portal is not for emergencies or police-related matters
- It does not replace building permits, scheduling, sewer billing, or Right-to-Know requests

Connect with us!

STAY INFORMED, STAY SAFE, AND STAY CONNECTED WITH EVERYTHING HAPPENING IN LOWER GWYNEDD TOWNSHIP. EXPLORE THE DIFFERENT WAYS TO RECEIVE UPDATES AND REPORT CONCERNS.

Social Media

Connect on social media. Follow us for updates, reminders, and community highlights.

- [Find us on Facebook](#): Lower Gwynedd Township
- [Find us on Instagram](#): Lowergwyneddtwp

We are active on social media! Give us a follow-up and stay connected!

Emergency Notifications

Stay prepared with real-time alerts through ReadyMontco.

ReadyMontco is Montgomery County's official notification system for:

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- Severe weather alerts
- Public safety updates
- Disaster notifications

You can choose where you receive alerts (home phone, mobile, email, text, and more) and note any special needs for your household in case of an emergency. You also choose which municipalities in Montgomery County you want to receive notices about – e.g. Lower Gwynedd Township where you live and another township where you or a family member work.

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Administration

Phone: (215) 646-5302 | Fax: (215) 646-3557

Police

Emergency: 911 | Phone: (215) 646-5303

BOARD OF SUPERVISORS

Danielle A. Duckett, *Chair*

Michael Twersky, *Vice-Chair*

Jimmy Chong

Andrea Brockway

Janine Martin

Lower Gwynedd Township Staff

Township Manager: Mimi Gleason

Assistant Manager: Jamie Worman

Office Manager: Michelle Farzetta

Finance Director: Melinda Haldeman

Zoning Officer: Jamie Worman

Building Inspection/Plan Review: Arro Consulting

Program Director: Morgan High

Parks Coordinator: Robert Collins

Police Chief: Paul Kenny

Public Works Director: Fred Zollers

Solicitor: Neil Stein, Esq., Kaplan Stewart

Engineer: Gilmore and Associates

Traffic Engineer: Bowman Company

Earned Income/Business Tax Collector:

Berkheimer Associates

Real Estate Tax Collector: Natalie Cormier

LOWER GWYNEDD TOWNSHIP MEETING SCHEDULE

All meetings to be held in the administrative office at

1130 N. Bethlehem Pike, Springhouse

PLEASE NOTE: Generally meetings are as follows except when holidays conflict:

Board of Supervisors (7:00 pm)..... 2nd and 4th Tuesday

Zoning Hearing Board (6:00 pm)..... 2nd Thursday

Planning Commission (7:00 pm)..... 3rd Wednesday

Park & Recreation (6:00 pm) 3rd Tuesday

Environmental Advisory Council (7:00 pm) 2nd Wednesday

Human Relations Commission (7:00 pm) 1st Thursday of the even numbered months

Deadline for Submissions:

Zoning Hearing Board

30 days prior to scheduled meeting

Planning Commission

30 days prior to scheduled meeting

Upcoming Holidays/Township Closed

September 7th - Labor Day

October 12th - Columbus Day

November 11th - Veteran's Day

November 24th ½ day - Thanksgiving Eve

November 25th and 26th - Thanksgiving Holiday

December 24th and 25th - Christmas Break

December 31st - New Years Eve

January 1, 2027 - New Years Day

LOWER GWYNEDD BOARD OF SUPERVISORS



Danielle Duckett, Chair



Mike Twersky, Vice Chair



Andrea Brockway



Janine Martin



Jimmy Chong



COMMUNITY RESOURCES AND CONTACTS

Community Information

Lower Gwynedd Township
1130 N. Bethlehem Pike
Spring House, PA 19477
215-646-5302
www.lowergwynedd.org

Wissahickon Valley Public Library
Blue Bell Branch
650 W. Skippack Pike
Blue Bell, PA 19422
215-643-1320
www.wvpl.org

Wissahickon Valley Public Library
Ambler Branch
209 Race Street
Ambler, PA 19002
215-646-1072
www.wvpl.org

Wissahickon Schools

www.wsdweb.org
Lower Gwynedd Elementary
215-619-8100

Blue Bell Elementary
215-619-8102

Shady Grove Elementary
215-619-8106

Wissahickon Middle School
215-619-8110

Wissahickon High School
215-619-8112

Tax Collector Information

Real Estate, School, and County
Natalie Cormier, Tax Collector
P.O. Box 3042
Ambler, Pa 19002
Office Location - 428 Knight Road
Lower Gwynedd, PA 19002
267-460-1891
taxcollector@lowergwynedd.org

Earned Income, Local Services Tax,
Business Privilege & Mercantile Taxes
Berkheimer Tax Administrator
Bridgeport Borough Hall

63 West 4th Street
Bridgeport, Pa 19405
1-800-360-8989
www.hab-inc.com

Emergency and EMS

Police (non-emergency)
1130 N. Bethlehem Pike
Spring House, Pa 19477
215-646-5303
www.lowergwynedd.org/departments/police-department/

Wissahickon Fire Company
1130 N. Bethlehem Pike
Spring House, Pa 19477
245 Race Street
Ambler, Pa 19002
215-646-1266
www.station7.org

North Penn Volunteer Fire Company
141 S. Main Street
North Wales, PA 19454
215-699-4337
www.northpennfire.com

Community Ambulance Assoc. of Ambler
1414 E. Butler Ave
Ambler, PA 19002
215-643-6517
<https://amblerambulance.org/>

Utility Providers

PECO Customer Care
1-800-494-4000
www.peco.com
PECO (outage)
1-800-841-4141

North Wales Water Authority
215-699-4836
www.nwwater.com

Ambler Water
215-646-1000
www.boroughhofambler.com

Lower Gwynedd Sewer Billing
Bucks County Water and Sewer
215-343-2538
www.bcwsa.net

Comcast Xfinity Customer Service
1-800-Xfinity
www.xfinity.com
Verizon Residential Customer Service
1-800-Verizon
www.verizon.com

Republic Services
215-723-0400
www.republicservices.com

PENNDOT
215-345-6060
Report a pothole 1-800-FIXROAD
www.penndot.pa.gov

Horsham Water Authority
215-672-8011
www.horshamwater-sewer.com

County, State and Federal Offices

Congresswoman Madeleine Dean
115 E. Glenside Ave #1
Glenside, PA 19038
215-884-4300
www.dean.house.gov/offices

PA Senator Maria Collett
1035 Virginia Drive Suite 201
Fort Washington, PA 19034
215-368-1429
www.senatorcollett.com

PA Representative Liz Hanbidge
1098 W. Skippack Pike
Blue Bell, PA 19422
610-277-3230
www.pahouse.com/Hanbidge/

Montgomery County
Board of Commissioners
Jamila Winder, Chair
Neil Makhijal, Vice Chair
Thomas DiBello, Member
P.O. Box 311
Norristown, PA 19401
610-278-3000
www.montgomerycountypa.gov

TRASH AND RECYCLING

Republic Services Trash Contract-Year 2 Price Change

Year two of the current Republic Services trash and recycling contract will begin on November 1, 2026. The rate for year two for trash and recycling service will be \$125.19 per quarter for regular service and \$99.51 for low volume or senior discounted service.



Fall Leaf/Yard Waste Collection Dates:

Republic Services provides residential curbside leaf and yard waste collection opportunities throughout spring and fall. The dates for this **Fall are Saturdays, October 10 & 24, November 7 & 21, and December 12 & 19, 2026.** All leaf and yard waste must be put in biodegradable bags and placed curbside by 6am on the day of pick-up. There is a limit of eight bags per pick-up.

Montgomery County Recycling

Montgomery County also offers household hazardous waste collection events. Please note you must pre-register for an appointment. The upcoming dates for collection are:

- Saturday, September 26, 2026- Spring-Ford 9th Grade Center, 400 S. Lewis Rd, Royersford
- Sunday, October 11, 2026- Lower Merion Transfer Station, 1300 Woodbine Ave., Penn Valley

For additional information or to schedule an appointment visit www.MontcoPARecycles.org or call the recycling hotline at 610-278-3618.

Recycling Required in Lower Gwynedd Township

You probably already know that recycling is required for all homes, businesses, and hospitality establishments (including restaurants and taverns) in Lower Gwynedd Township. Community events attended by 200 people or more also are required to provide recycling containers.

Please keep in mind that what you recycle – and don't recycle – is also important. Many items that aren't recyclable are thrown in the recycling can, complicating the recycling process. Homeowners should have received a list of acceptable recycling items from Republic Services. Check our website for additional information on what can and can't be recycled at www.lowergwynedd.org/information/trash-recycling/.

Additionally, cardboard and paper can be recycled behind the Wissahickon School District Administrative Offices located at 601 Knight Road. Please make sure you are placing it in the designated dumpster as signed.

 LowerGwyneddTwp  Lower Gwynedd Township

SHREDDING / E-CYCLE

RESIDENTS / RESIDENTIAL PROPERTIES ONLY



ACCEPTING PAPER AND ELECTRONICS (ANYTHING WITH PLUG OR BATTERY) AT NO COST TO YOU

October 24 8:00 AM – 11:00 PM

This service is for Township residents only, proof of residency required to access the site. Residents must stay in vehicles and items to be recycled or shredded must be placed in the trunk, pickup bed, or small trailer. Employees will remove items from your vehicle when you arrive. Items will only be collected during the event time. Items cannot be delivered before or after the event. Excessive amounts of paper and/or electronics may be turned away at Township's discretion. We cannot start the event early so please do not park or enter the parking lot prior to the 8 am start time.

 (215) 646-5302  www.lowergwynedd.org  contactus@lowergwynedd.org  1130 North Bethlehem Pike
Spring House, PA 19477

PUBLIC WORKS

Cedar Hill Road Paving Update

The Lower Gwynedd Public Works Department is aware of the poor condition of Cedar Hill Road and has made several temporary patches to the roadway in the last year. We plan to mill and overlay Cedar Hill Road in the near future but are waiting for expected upcoming road work to occur first, so that our newly paved road isn't excavated and patched right after paving. Thank you for your patience.

Protect Open Space

Lower Gwynedd Township owns many properties that are classified as open space. Open space properties are kept in a natural state with minimal maintenance. Grass is not cut and fallen trees and branches are left in place. These are important areas for the environmental health of the area. Some open spaces have maintained trails so that residents can enjoy these natural areas, but we ask that you stay on the trails to avoid disturbing the natural environment in the open space. We also ask residents whose properties border our open space, trails and parks, to refrain from blowing leaves, dumping yard waste, or storing anything on Township properties. Please help us preserve these special areas!

Snow Removal

During snow or ice events, please help Township crews by remembering the following tips:

- Move your vehicle out of the street and onto driveways. This helps plows fully clear the road and means less snow for you to shovel.
- During any snow emergency declared by the Township, all vehicles must be removed from the roadway. Directions will be provided about where to park if you don't have a driveway.
- If possible, wait to shovel your driveway until plows have completed their final pass along the curb or edge of pavement. A pass or two through the neighborhood does not mean the Township has finished plowing snow.
- If you do need to clear snow before the plows are done, shovel to the right-hand side of your driveway (i.e., the right side coming from your house) to reduce the amount of snow pushed back onto your driveway by the plow.
- Do not shovel, blow, or plow snow from any sidewalk or driveway into the road. It is illegal and dangerous. Similarly, do not pull your car onto the roadway to clear the snow from the vehicle. Especially after roads are partially or completely cleared, the new pile of slick snow is a dangerous obstacle for drivers.

- Clear your sidewalk by shoveling and salting within 24 hours of the last evidence of precipitation.
- Please don't place your trash and recycling receptacles in the street during or immediately after a storm.
- If you have a stormwater inlet in front of your property, please assist the Township in keeping it clear of snow and ice. This will prevent ice from forming and reduce drainage issues when the snow begins to melt.
- If you have a fire hydrant on your property, please clear the snow all around the hydrant so the firefighters can more quickly connect to it if needed. This could save lives and property.
- Please be patient during the snow removal process while the Township's plow operators work to clear the roadway.

Mailboxes

Please inspect mailboxes **before the winter**. Mailboxes should be at least 6 inches behind the curb line or edge of pavement and securely mounted to the post. The post should be securely mounted in the ground and checked for rot or damage at or near the base. The Township is not responsible for any damage that may occur to an improperly installed or previously damaged mailbox.



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BUILDING AND ZONING

Tree Maintenance Reminder

Property owners are responsible for maintaining trees and vegetation on their property and even in the adjacent right-of-way. If a tree is diseased, damaged, or otherwise poses an unreasonable risk to public health, safety, or welfare or obstructs the public's use of roads or other public property, the Township may require the property owner to trim or remove the tree. Vegetation cannot grow in a manner that obstructs clear and safe sight distance along any road in the Township. Property owners are responsible for ensuring that vegetation does not impair visibility for motorists, pedestrians, or cyclists.

Regular inspection and maintenance of trees and vegetation can help prevent hazards and keep our community safe.

Permit Reminder

Planning a home improvement project? Before you begin, check whether a building permit is required. In Lower Gwynedd Township, permits are needed for most construction, renovation, and improvement projects to help ensure work complies with the Township Code of Ordinances and the Pennsylvania Uniform Construction Code. Obtaining the proper permits can help avoid delays, fines, and costly corrections later.

Projects that typically require a permit include new construction, additions, decks, patios, porches, fences, sheds, pools, generators, plumbing, electrical and mechanical work, demolition, exterior alterations, and more.

If you're unsure whether your project requires a permit, contact the Township before starting work. You can also visit the Building

& Zoning page on the Lower Gwynedd Township website. You'll find helpful information about permit requirements, applications, inspections, fees, and other resources to guide you through the process.

B&Z Page: www.lowergwynedd.org/departments/building-zoning/

Coming soon: our new online Permit Portal! This convenient system will allow homeowners and contractors to submit permit applications, upload required documents, pay applicable fees, and track the status of their permits all online. Watch for more information as we prepare to launch this new service.

Comp Plan Update:

The 2045 Lower Gwynedd Township Comprehensive Land Use Plan was approved by the Board of Supervisors (BOS) on June 23, 2026. The plan had not been revised since 2000. The Comp Plan is a long-range planning document that will guide growth and development in Lower Gwynedd Township through the year 2045. A key focus area is the revitalization and redevelopment of Bethlehem Pike, with future updates to the zoning ordinance anticipated as the Township moves from plan adoption to implementation. Over the course of its development, the Township gathered input through steering committee meetings and public outreach efforts, while applying sound planning principles to shape a shared community vision. The draft final plan also generated substantial public feedback, which was carefully considered by the BOS and Township residents during public meetings. As a result of those discussions, revisions were made to strengthen and refine the document before its consideration for adoption. The approved Comp Plan is available on the website.

Bethlehem Pike Revitalization Initiative Moves Forward

Lower Gwynedd Township has launched a community-driven effort to reimagine the future of Bethlehem Pike. The initiative is designed to better understand what residents, business owners, and visitors value about the corridor today, what improvements they would like to see in the future, and what existing characteristics should be preserved. Community feedback will help guide potential updates to the Township's Zoning Ordinance, an important tool for attracting and retaining businesses while shaping future development along Bethlehem Pike.

As part of this process, the Township invited the public to participate in a community survey and share ideas for the corridor's future. The survey, which closed on June 2, 2026, generated valuable initial feedback regarding community priorities, opportunities, and concerns. A summary of the results may be found at <https://lowergwynedd.org/information/bethlehem-pike-revitalization/>.

On June 9, 2026, the Board of Supervisors and Township staff hosted a kickoff meeting at Harth Builders. The event featured presentations from local business owners, the Township's Zoning Officer, and

a professional community planner. Following the presentations, participants took part in facilitated group discussions that provided additional ideas and perspectives.

The Township extends its sincere thanks to everyone who completed the survey, attended the kickoff meeting, and contributed their thoughts and ideas. Special thanks are also extended to Harth Builders for hosting the event.

Next Steps: Bethlehem Pike Zoning Focus Group

The next phase of the project will involve a Bethlehem Pike Zoning Focus Group. Residents and business representatives are invited to participate in a series of small-group discussions focused on reviewing potential changes to the Township's Zoning Ordinance. Participants will be asked to attend one to two meetings in September and October.

Input gathered through the survey, kickoff meeting, and focus group discussions will help establish a shared vision for the future of Bethlehem Pike and inform future planning and zoning recommendations. Additional updates and opportunities for public involvement will be provided as the revitalization process continues.

Subdivision & Land Development Update

Development always stirs up interests in the community. Property owners have a right to explore opportunities to redevelop if they choose and some then come to the Township requesting consideration of these various proposals. Township Officials are charged with navigating the legal process of subdivision/land development, zoning, rezoning, and any other processes required by local and state statutes. Projects are discussed at Lower Gwynedd Planning Commission and Board of Supervisors meetings, all of which are open to the public. The community is encouraged to join the conversation by attending the meetings in person or virtually to stay informed.

Currently the following subdivisions and land developments are or will be under construction:

- **1622 Gypsy Hill Road Land Development (Lot #2 of the 1616 School House Lane Subdivision)** - The Tisman Group LLC is building one new home on the lot located at 1622 Gypsy Hill Road created through the 1616 School House Lane Subdivision approved in 2024. This project was approved by the BOS at their meeting on May 26th, 2026.
- **Cedar Hill Road Subdivision** - The Tisman Group LLC is consolidating 1512 and 1524 Cedar Hill Road into one lot totaling almost 8 acres and then subdividing the lot into four new single-family residential building lots. The existing homes will be demolished. The plan was approved by the BOS at their meeting on April 28th, 2026. (Construction pending).
- **Spring House Court Land Development** - Hallmark Homes-Spring House Court LLC proposes a 3-unit townhouse building at a property located at 1217 N. Bethlehem Pike accessed by a shared driveway off Bethlehem Pike. The plan was approved by the BOS at their meeting on July 28th, 2026.

Currently the following subdivisions and land developments are under review by the Planning Commission and Board of Supervisors (at the time of publication):

- **Whitefield Subdivision** - Whitefield Homes LLC proposes to subdivide the former Owen Evans Estate located at 1348 Sumneytown Pike. The plan proposes to build eight new single-family homes and demolish the existing home and outbuildings. Six of the new lots will be accessed by a cul-de-sac road off Sumneytown Pike and the remaining two lots will have driveways off Evans Road. The plans are currently under review and will likely be before the Planning Commission and Board of Supervisors in the fall.
- **Ambler Yards Apartment Building** - 300 Brookside Residential LP proposes a residential land development of a tract of land located at the western corner of the intersection of N. Spring Garden Street and West Francis Avenue directly adjacent to the Ambler Yards mixed-use campus. The development includes the construction of a new 3-story 43-unit apartment building, paved parking lot, and associated stormwater management facilities. The plans are currently under review along with the associated

conditional use application and will be discussed at the required public meetings this Fall.



Other potential projects that will be the subject of upcoming discussions include:

- **Spring House Corporate Center Redevelopment-321Norristown Road** - BET 309, LLC is seeking to redevelop this property. The property currently contains two office buildings and a barn. The original plan called for demolishing one of the office buildings, retaining Berkadia in the other, and constructing a four-story, multi-family apartment building with an interior parking garage, and three retail buildings totaling 47,000 square feet. The plan has since been revised. Under the new proposal, the existing vacant office building would be demolished and replaced with a new office building. Berkadia would then move into the new building, allowing the existing Berkadia office building to be demolished. A four-story, multi-family apartment building would then be constructed in its place. The revised plan also includes additional surface parking and an emergency access connection between Spring House Corporate Center and the neighboring Gwynedd Estates. To allow the mixed-use development, the applicant requested that the parcel be rezoned. The rezoning was approved over the summer. The applicant is now moving forward with the conditional use process, to be followed by land development, for their proposed redevelopment. The plan will be on Planning Commission and Board of Supervisors public meeting agendas in the fall.
- **Bethlehem Pike at Cedar Hill Redevelopment: Gwynedd Point Village (Spring House Nursery Triangle)**: The developer, Pete Penna, proposes to combine six separate parcels into one larger property totaling almost 9 acres and build 48 townhouses, along with other improvements including a realignment of the Cedar Hill Road-Bethlehem Pike intersection, parking, open space, sidewalks, and landscaping. At the Township's request, the applicant is also seeking PennDOT approval for a pedestrian crosswalk across Bethlehem Pike which would connect his development with Trewellyn. Previously, the land was zoned for single-family homes. The property was rezoned to allow townhouses, and a conditional use application was approved. The next step for Mr. Penna is to file a land development application. That submission is pending.

HISTORIC SCHOOLHOUSE MEMORIAL PROJECT

The “McCormick House” is located at the corner of Old Penllyn Pike and Wister Avenue in Ingersoll Park. Although that name refers to the house’s last private owners, the property has a deeper historical significance. It was home to one of Lower Gwynedd’s original one-room schoolhouses, open from approximately 1888 to 1923. Notably, the school was attended by black and white students, representing an early example of integration within the community.

Unfortunately, the current structure no longer resembles the original schoolhouse and does not provide a meaningful way to convey the site’s historical importance or the stories associated with it.

The Township acquired the property in 2021 and initially utilized only the detached garage portion for storage. In 2024, the Township hired architects to determine what would be required to restore the house. They concluded that the house could be renovated for meeting rooms and a restroom, but that would require repairs estimated at \$2.4 million, which was determined to be prohibitively expensive for the limited public use the building could provide.

Instead, the Township has worked with Alloy5 Architecture and local residents (some of whom are descendants of former students that attended the school) to replace the building with a playground that will include:

- A memorial play area incorporating some of the existing structure’s foundation into a custom playground that resembles a schoolhouse;

- A mural on the playground structure that tells the story of the historic schoolhouse;
- A walking path with “looking glass” memorial markers that will show images of what the original schoolhouse looked like, as well as text to explain the site’s significance; and
- A picnic area with visibility to both the baseball fields and the play area.

Images of the concepts may be found on the Township’s website: <https://lowergwynedd.org/information/historic-schoolhouse-memorial-project/>.

The Township went to go to bid to select a contractor to demolish the existing building and save materials from the original foundation to use as a façade on the playground structure.

Help Preserve the School’s Story & Legacy

The Township is seeking assistance from the community, and especially descendants of former students, to help document the history of the Gwynedd/Penllyn School. We welcome photographs, historical documents, personal stories, transcripts, newspaper articles, and other artifacts related to the school. Materials and inquiries may be submitted to: John Farrell, Project Manager, at jfarrell@lowergwynedd.org and will be accepted until a final design is approved.

REGIONAL FIRE STUDY

This is a challenging time for volunteer fire companies like the two that serve Lower Gwynedd Township: Wissahickon Fire Company and North Penn Volunteer Fire Company. Like all volunteer fire companies across Pennsylvania, they face increasing operational and training demands, rising costs - especially for very expensive fire trucks, challenges recruiting and retaining volunteers.

The Pennsylvania Department of Community and Economic Development (DCED) recently completed a comprehensive and independent review of volunteer fire service in our region. The service area included Ambler Borough, Lower Gwynedd Township, North Wales Borough, and Upper Gwynedd Township. The resulting study examines current challenges and opportunities and provides short- and long-term recommendations aimed at enhancing public safety, strengthening service sustainability, and improving regional planning.

One of the key themes explored in the study is regional cooperation. It lays out options for the fire companies and the communities to follow to coordinate planning, share resources, improve efficiency, and strengthen long-term sustainability.

The study’s author presented the findings and recommendations during a public meeting on May 28, 2026, at Gwynedd Mercy University. Residents are encouraged to review the report and presentation to learn more about the future of fire service in our region at: <https://lowergwynedd.org/departments/emergency-services/>.



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or call (866) 590-2077.



Fort Washington Estates
Gwynedd Estates
Southampton Estates
Spring House Estates



LOWER GWYNEDD LITTLE LEAGUE SNACK STAND

Lower Gwynedd Little League celebrated Opening Day on April 4 with the unveiling of exciting improvements at Ingersoll Park!

Lower Gwynedd Township extends its sincere thanks to State Senator Maria Collett and State Representative Liz Hanbidge for securing grant funding to support these important upgrades, including ADA-accessible restrooms, a new concession stand, and a press box.

These enhancements will create a more welcoming and accessible experience for players, families, and visitors for years to come. We are excited to see the positive impact these improvements will have on our community.

Stop by Ingersoll Park and check out the updates!



BATTING CAGES AT PEN AMBLER PARK

Thanks to the generosity of the Spring Fort Admirals, a new batting cage has been installed at the Pen Ambler Park baseball field. Lower Gwynedd Township is grateful to have the Spring Fort Admirals call Pen Ambler Park their home field and sincerely appreciates their generous donation.

The Spring Fort Admirals are an American Legion baseball program dedicated to providing high-quality coaching, teaching strong baseball fundamentals, and helping players develop the skills needed to compete at the high school and collegiate levels while proudly representing their hometown.

The new batting cages are available for use by all Lower Gwynedd Township residents and organized teams. We extend our heartfelt thanks to the Spring Fort Admirals for their investment in our community and for helping enhance this valuable recreational resource for everyone to enjoy.



FRIENDLY REMINDERS from the Tax Collector, Natalie Cormier

Visit www.lowergwyneddtax.org in order to:

- Download copies of your PAID tax bill
- Print your CURRENT tax bill
- Pay online
- Access important links and forms

New online payment system.

- Look up payment information either by your parcel number or address.
- Pay multiple bills at once
- Pay interim bills now online
- School installments can be paid online

October 30th is the end of the face period for the Wissahickon School district real estate taxes after that date a 10% penalty will be applied.

Receipts for installment payments will be provided after the 3rd payment has been applied.

If paying with a check from your bank's online bill pay, please send payment at least a week in advance of deadlines. The envelopes do not have a USPS postmark and you run the risk of missing the deadline.

Interim tax bills are NOT sent to your mortgage company. If your mortgage company pays your real estate taxes, please forward interim tax bills. These are bills you may receive in addition to your two annual tax bills due to home renovations, etc.

If you have any questions or concerns, please reach out by email (taxcollector@lowergwynedd.org) or call 267-460-1891.



Coming Soon! Lower Gwynedd Township's Fire & Life Safety Inspection Program

This new program will ensure that commercial, industrial, and institutional properties throughout the Township comply with applicable fire codes and maintain safe conditions for occupants, employees, and emergency responders. The program is intended to enhance public safety, reduce fire and life safety hazards, strengthen emergency preparedness, and improve coordination and communication with the Township's business community.

The goal of the program is improved safety, not "gotchas". While property owners will need to comply with code requirements, Township inspectors will work with owners and businesses if necessary changes are identified and explain why the changes matter. Inspections will focus on:

- Fire protection systems and safety equipment (alarms/sprinklers/fire extinguishers)
- Means of egress (exists, lighting and signage)
- Electrical and storage hazards
- General life safety compliance

You don't have to be a tax expert.

That's our job.

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- ✓ Tax Services: Business, Individual, Estate & Trust
- ✓ Bookkeeping Services: QuickBooks® Pro Advisors

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CERTIFIED PUBLIC ACCOUNTANTS

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421 N. Bethlehem Pike
Ambler, PA 19002
mccuskercpa.com



TREE & SHRUB GIVEAWAY

October 3, 2026

Lower Gwynedd Township building
1130 N. Bethlehem Pike,
Spring House

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ReadyMontco is your official source for notifications about emergencies, severe weather, crime alerts and disasters in Montgomery County.

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ReadyMontco only sends alerts specific to Montgomery County. Therefore, the address you provide must be located within Montgomery County.

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ENVIRONMENTAL ADVISORY COUNCIL

Bird Friendly Habitat

Engage

Joining the Bird Habitat Recognition program instantly links you to a network of like-minded individuals working toward a healthier landscape. By registering your property, you'll be automatically connected to your local Audubon chapter so you can discover the bird walks, events, and social opportunities happening right in your community.

Educate

The sign on your property becomes a wonderful conversation starter with friends and neighbors. It's an easy way to share the benefits of native plants and it's tailor-made to encourage people to consider what changes they might make in their own yards. Plus, being connected to your local chapter, Bird Town, and the broader Pennsylvania Audubon Council opens up a world of opportunities to learn from guest speakers, birding field trips, and more!

Empower

As your bird-friendly habitat grows, so does your influence. Use your knowledge to expand healthy habitats throughout your community, advocating for native plants in community parks, at local businesses, and in faith communities. You can even impact policy. Sign up for Conservation Alerts and you'll learn about opportunities to support proclamations, resolutions or ordinances at the municipal level and bird friendly rules, procedures, and legislation at the state and Federal levels.

Bird-Friendly Habitat



The Pennsylvania Audubon Council recognizes that this property provides a healthy wildlife habitat that supports and protects birds, people, and the places we share.



paaudubonCouncil.com
birdtownpa.org
yorkaudubon.org



MyRec

Lower Gwynedd has a new program for Sign-ups & Reservations for township events.



1. **Log in** to your account. If you do not have one **Create a New Account**.
2. Click on the Register icon at the top your account or click Register from the navigation bar and select a program of interest.
3. Click "Register Now" or "Register (selected member)" next to the desired activity.
4. Check the box next to the names of the people you are registering or, when applicable, choose the option that best fits your desired registration for a single person.
5. If available and seats are full, check the box next to the names of any members you wish to waitlist.
6. Click Check Out to view the cart and items within it.
7. Once added to the cart you will get options to "Return to the Program," "Continue Shopping," (if you need to add other items to the cart) or "Check Out" if you are ready to process.
8. Click Check Out to review your shopping cart, then Continue to move forward with your order.
9. Choose Check Out Online (when available) or Create a Pre-Registration Form (if available) and follow the steps.



 LowerGwyneddTwp

 Lower Gwynedd Township

September 19

LOWER GWYNEDD TOWNSHIP


**Fall
Fest**
12 PM - 5 PM
2026

Join us for our annual
fall fest community day!

- Music
- Games
- Food Trucks
- Amusements
- Crafters
- And More!

More Information:
<https://www.lowergwynedd.org/departments/fall-fest/>

PARKS AND RECREATION

SEASONAL CONTESTS

Celebrate the season and show off your creativity with Lower Gwynedd Township's newest community contests! Residents and businesses are invited to participate in our seasonal decorating competitions, bringing festive spirit to neighborhoods throughout the township. Whether you're decorating a pumpkin for Halloween or lighting up your home for the holidays, these contests are a fun way to get involved, showcase your creativity, and spread community cheer.

PUMPKIN PARADE DECORATING CONTEST

Lower Gwynedd Township is excited to host our inaugural Pumpkin Parade Decorating Contest! Residents and local businesses are invited to show off their creativity with a festive pumpkin design.

Paint it, carve it, sparkle it, or decorate it however you'd like! Submitted pumpkins will be displayed along Bethlehem Pike for the community to enjoy throughout Halloween week.



CONTEST DETAILS:

- Free to participate
- Open to residents and businesses
- Pumpkin drop-off at the Township Building: October 27–29
- Community pumpkin display at Township Building
- Special guest judges will select their favorite creations
- 1st, 2nd, and 3rd place winners announced on Halloween

Join the fun and help bring some Halloween spirit to Lower Gwynedd!



LIGHT UP LOWER GWYNEDD HOLIDAY DECORATING CONTEST

Lower Gwynedd Township is excited to host the inaugural Light Up Lower Gwynedd Holiday Decorating Contest! Residents and businesses are invited to showcase their festive holiday displays for a chance to be recognized among the Township's best.



CONTEST DETAILS:

- Free to participate
- Registration deadline: Wednesday, December 9
- Judging period: December 14–24
- Winners announced: Monday, December 28
- 1st, 2nd, and 3rd place prizes awarded
- A community display map featuring participants and winners will be shared on the Township website, social media, and e-newsletter for all to enjoy throughout the holiday season.



TREE LIGHTING

Lower Gwynedd Township is excited to host a Holiday Tree Lighting Celebration! Join family, friends, and neighbors for a magical evening as we kick off the holiday season with the lighting of the Township tree, festive local carolers, and a special visit from Santa Claus.

EVENT DETAILS:

- Date: December 2, 2026
- Time: 5:30 PM
- Location: Lower Gwynedd Township Building

Activities include festive carolers, photos with Santa, holiday crafts, cookies and hot chocolate, letters to Santa, and a Holiday Giving Tree.

Don't miss this heartwarming evening filled with holiday spirit, music, and community fun for all ages!



BINGO SOCIAL

10:00 AM

9/16
10/21
11/18
12/16

SIGN UP REQUIRED!
**@ PENLLYN WOODS
COMMUNITY BUILDING**

LowerGwyneddTwp Lower Gwynedd Township

WALK
LOWER GWYNEDD
Club

Wednesdays 10:00 AM	
DATES	LOCATION
9/9	Trewellyn Farms Trail (Park & Meet at G)
9/16	Penllyn Woods & Park (Park & Meet at the Community Building)
9/23	Centennial Trail (Park & Meet at LG Township building)
9/30	Parry Bird Sanctuary (Park and Meet at A)
10/7	Dagar Road & Penllyn Pike Trail (Park & Meet at A)
10/14	Cedar Hill (Park & Meet on Red Stone Lane)
10/21	Gwynedd Wildlife Preserve

LOWER GWYNEDD POLICE DEPARTMENT

The Lower Gwynedd Police Department was presented with a plaque commemorating the Department's reaccreditation at the Board of Supervisors meeting on June 23, 2026. Chief Paul Kenny accepted the certification from Chief Lee Benson, who serves as the chairman of the Pennsylvania Law Enforcement Accreditation Committee (PLEAC). LGPD has been accredited since 2017. Congratulations to all the members of the police department.



**STARTING
JUNE 5,
2026**

**PENNSYLVANIA POLICE WILL ISSUE A
\$50 FINE**
PLUS COURT COSTS,
TOTALING ROUGHLY **\$198.50**

**PAUL MILLER'S
LAW**
SENATE BILL 37

IT IS NOW A PRIMARY OFFENSE
TO HOLD, TOUCH, OR USE A PHONE WHILE DRIVING,
EVEN WHILE STOPPED AT RED LIGHTS OR IN TRAFFIC.

**NO HAND-HELD
DEVICE USE**
Holding, touching,
or using your phone
is illegal.

**EVEN WHILE
STOPPED**
This includes red
lights and
traffic delays.

**PRIMARY
OFFENSE**
Police can pull you over
and cite you just for
using your phone.

**\$50 FINE +
COURT COSTS**
Totaling roughly
\$198.50

**COFFEE
WITHE COPS**

October 13, 2026, 9:00 AM-11:00 AM

Join the Lower Gwynedd Police Department for coffee and conversation. Meet local officers, learn more about the department, ask questions, and share feedback in a casual setting.

the Y
YMCA

1325 McKean Rd, Ambler,
PA 19002

**CANDY
WITHE COPS**

**Wednesday October 28, 2026
6:00 PM-8:00 PM**

Join the Lower Gwynedd Police Department for candy and conversation. Meet local officers, learn more about the department, ask questions, and share feedback in a casual setting.

GIANT.

909 N Bethlehem Pike,
Spring House, PA 19477

James Tolliver

The Lower Gwynedd community is deeply mourning the loss of our beloved school crossing guard James Tolliver, who recently passed away after a brave battle with cancer. For years, he stood as a joyful pillar of safety outside both the high school and middle school, transforming routine daily commutes into moments of genuine connection. Rain or shine, his infectious smile and cheerful disposition brightened the mornings of countless students, staff and parents alike. He did far more than guide traffic and safely cross students; he built a legacy of kindness, greeting everyone and offering words of encouragement that left an indelible mark on our hearts. His radiant spirit and the warmth Mr. Tolliver brought to the community will never be forgotten.”



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E-BIKES

IN PENNSYLVANIA:

WHAT'S LEGAL & WHAT'S NOT



✓ LEGAL BIKES

A bike is legal in PA if it meets **ALL** of these:

-  HAS WORKING PEDALS
-  MOTOR UNDER 750 WATTS
-  MAX ASSISTED SPEED OF 20 MPH
-  RIDER IS 16+
-  WEIGHS 100 LBS OR LESS



✓ THESE ARE CLASSIFIED AS "PEDALCYCLES WITH ELECTRIC ASSIST"

✗ NOT STREET LEGAL

Not allowed on roads:

-  E-DIRT BIKES
-  ELECTRIC OR GAS "MINI-RIDES" WITH SEATS
-  OFF ROAD ONLY BIKES OR SCOOTERS
-  ANYTHING MISSING REQUIRED EQUIPMENT (LIGHTS, MIRRORS, BRAKES, ETC)

! IF IT CAN'T MEET EQUIPMENT STANDARDS, IT'S NOT STREET LEGAL.



CONSEQUENCES:

Riding illegal vehicles on the road can lead to:



CITATIONS AND FINES



VEHICLE IMPOUNDMENT



COURT APPEARANCES



PARENTS HELD RESPONSIBLE FOR RIDERS UNDER 18



FORFEITURE FOR OFF ROAD BIKES USED ON STREETS

KNOW THE LAW.
RIDE SAFELY. KEEP OUR COMMUNITY SAFE.



STORMWATER MANAGEMENT

Stormwater Management-The Township's System

Stormwater management is one of the Township's most important responsibilities. From maintaining storm drains to reducing flooding and protecting local streams, these efforts help keep our neighborhoods safe while meeting state environmental requirements. We do this primarily through infrastructure and engineering.

The Township's Public Works Department is responsible for maintaining and replacing critical stormwater infrastructure, including:

- Storm drains and inlets
- Underground pipes
- Culverts
- Detention basins
- Rain gardens

Under state law, the Township's stormwater infrastructure is called a "Municipal Separate Storm Sewer System" (MS4). In plain English (sort of), that means the Township's stormwater infrastructure only conveys stormwater, not stormwater and sewage as is the case in areas with older infrastructure, and therefore is "separate".

As an MS4, we are required to maintain a permit from the PA Department of Environmental Protection to discharge stormwater from our system into streams. The MS4 program is designed to protect water quality by reducing pollutants that enter local streams through stormwater runoff. Compliance includes six key areas:

- Educating the public about stormwater pollution.
- Encouraging community involvement.
- Detecting and eliminating illegal discharges into the storm

sewer system.

- Managing runoff from construction sites.
- Ensuring new development includes proper stormwater controls.
- Maintaining Township facilities using pollution prevention and good housekeeping practices.

The Township receives no outside funding to administer the MS4 program, making compliance an ongoing local investment.

Beyond routine maintenance, the Township continues to identify opportunities to reduce flooding and improve drainage throughout the community. Current priorities include:

- Studying flood-prone areas to identify and implement practical solutions - we are currently implementing recommendations from the Houston Creek flood study done for the Brookside neighborhood and are working on a flood study of Penllyn.
- Managing stormwater on Township-owned properties.
- Designing, constructing, and maintaining new infrastructure to address drainage concerns.
- Coordinating stormwater improvements with road resurfacing and park improvement projects whenever possible.
- Enforcing strict stormwater management requirements for new development.

By maintaining existing infrastructure, planning for future improvements, and pursuing grant opportunities whenever possible, the Township is working to protect homes, roads, and waterways while building a more resilient community for years to come.

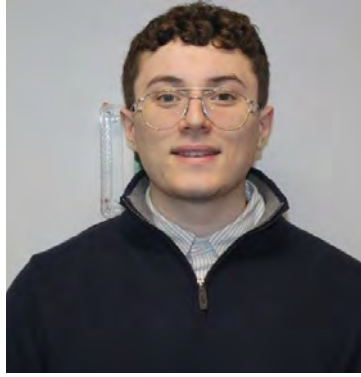
NEW HIRES AND RETIREMENTS

Welcome
to the Team



Brianna Knowles

The Lower Gwynedd Township Police Department's newest officer is Brianna Knowles. Brianna graduated from the Montgomery County Police Academy in June and received multiple leadership awards. We welcome Brianna to the Lower Gwynedd Family!



Samuel Shafkowitz

Sam Shafkowitz is new member of our Finance team. He is a recent graduate from the University of Oregon, where he studied business administration and got to cheer on the best college football team in the country (according to Sam). He is an avid sports fan and loves to watch the Phillies, LA Chargers, Flyers, or any football game really. As the son of a former Township Manager and a Solicitor, he was literally born to be a municipal employee! Sam strives to deliver transparent, efficient and high-quality work for the Township and is happy to be part of such a great team here at Lower Gwynedd Township.



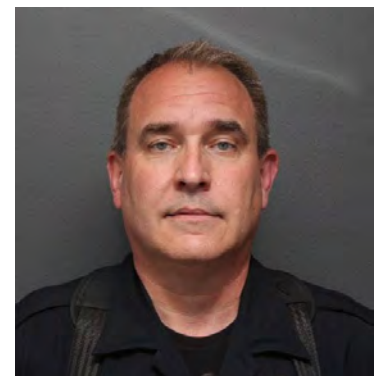
Rob Collins

Robb Collins has been with Lower Gwynedd Township since 2023. Recently Robb was promoted to the Parks Coordinator Position. He is excited to continue growing in his new role as Parks Coordinator and looks forward to the opportunities and experiences that lie ahead.



Holly Stevens joined us in May as our new crossing guard for Wissahickon Middle School and Lower Gwynedd Elementary School. When you see Holly at her post, stop by and say hi!

HAPPY
Retirement



Tom Henry

Officer Tom Henry retired after 25 years of dedicated service to Lower Gwynedd. We wish Tom all the best in his retirement from law enforcement.

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FALL 2026



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you!

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This newsletter has been designed and printed at no cost to you, our residents.

We encourage you to patronize these businesses as they play a vital role in the economic stability of our community.