

# UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

## BOC BUSINESS MEETING MINUTES

October 18, 2022

This meeting was held in person at the Township and live streamed on our website at [www.uppergwynedd.org](http://www.uppergwynedd.org)

### 1. Call to order

The October 18, 2022, Public Meeting of the Upper Gwynedd Township Board of Commissioners was called to order by President of the Board, Denise M. Hull at 7:00 PM. This meeting was recorded and visually taped.

### 2. Pledge of Allegiance

The Pledge of Allegiance was led by resident Tom Borneman.

### 3. Roll Call

Roll call was taken by Deanna Logan, Administrative Assistant to the Township Manager. The individuals in attendance were:

Denise M. Hull	President
Martha A. Simelaro	Commissioner
Liz K. McNaney	Commissioner
Ruth S. Damsker	Commissioner
Sandra Zadell	Township Manager
Megan Weaver	Assistant Township Manager
Lauren Gallagher	Township Solicitor
Isaac Kessler	Township Engineer
David Duffy	Chief of Police
E. Van Rieker	Zoning Officer

Commissioner Katherine Carter and Finance Director, Nathan Crittendon were absent.

Mrs. McNaney announced the passing of Rob Nagele who served on the Parks & Recreation Advisory Board. She said Mr. Nagele never missed an event and was a valuable asset to the Parks & Rec Board. A moment of silence was held in his honor.

### 4. Announcement of Executive Sessions

Ms. Gallagher said the Board met in Executive Session prior to this meeting to discuss matters of personnel and potential litigation.

### 5. Public comments and concerns (limit of five minutes per individual)

Kyle Goldbacher, 600 Brookwood Lane said he and his parents have experienced flooding in their home four times during various flood events as a result of the issues at Haines Run. Mr. Goldbacher said his family has removed debris from the creek and planted more absorptive plants and trees, however, the roots of the problems with the creek run much deeper. He said a more systemic approach is needed to affect comprehensive change and appreciates the help he has received from the Township in addressing this matter.

Mr. Goldbacher added that disparaging comments were made by their neighbor, George Cressman at a recent public meeting accusing them of dumping debris into the creek and said the accusations are false and slanderous. He asks that Mr. Cressman cease and desist with his comments.

Tom Borneman, 722 Green St., thanked Sarah Prebis for her help at the Fall Fest event.

# UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

## Departmental Reports

### 6. Manager's Report (Sandra Zadell)

Mrs. Zadell attended a meeting regarding the Wissahickon Creek about the partnership project between UGT, Wissahickon Trails, Merck and PECO. This streambank restoration project removed several thousand pounds of sediment and greatly reduced the erosion of the streambank. She added that we have won three (3) awards for this successful project that has a significant impact on downstream users. Mrs. Zadell said the Township is planning a streambank restoration for Haines Run.

### 7. Planning and Zoning Report (E. Van Rieker)

As reported by Van Rieker, Zoning Officer

- **Proposed Zoning Map & Text Amendment, 1500 Pennbrook Parkway, Walters Group** – Proposal for approximately 44 dwelling units in Transit Overlay District (per Comprehensive Plan).  
This application has been put on hold by the developer and there has been no change.
- **ZHB 22-15, Moyer Blvd. & West Point Pike** – Use variance to permit the construction of 10 duplex dwelling units on 2.37 acres. Current zoning is LI (limited industrial). This was approved on September 27, 2022. The next step will be to file land development plans.
- **ZHB 22-16, 1610 Clearview Rd.** – Variance to permit an addition to be 16 feet from the side yard whereas 25 feet is required.  
This was approved on Sept. 27, 2022.
- **ZHB 22-17, 593 Dekalb Pike (Wawa).** Variances to permit up to four (4) EV chargers as accessory structures in the front yard and between the principal building and the street. This was continued to October 25, 2022 at the request of the applicant. Mr. Rieker said there are currently chargers at this Wawa that are for Tesla vehicles only. These chargers are universal.
- **ZHB 22-18, 1912 Stirling Drive.** Variance to permit addition to extend into the required yard of a corner lot.  
This is scheduled for October 25, 2022
- **Sketch Plan – Proposed Wawa Food Market with gas, Valley Forge Rd. & Sumneytown Pike.**  
This would be a demolition of the existing Wawa and adjacent building and redevelopment as a single Wawa store with gas. The applicant will need to get approval for gas sales from the Zoning Hearing Board.

### 8. Engineering Report (Isaac Kessler)

As reported by Isaac Kessler, Township Engineer

- **Fall Stormwater Maintenance** – as a Township we strive to keep the waterways and storm system clear of obstructions to allow it to function as efficiently as possible. During the fall season, our Township staff clears storm drain grates and our RVE field



## UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

crews are assessing the Township waterways to identify fallen trees or built-up debris. Keeping the storm system clean in the fall is a team effort, and we ask residents to assist when they can for clearing leaves and debris from the drains and waterways if they see it on their property as well.

### **Denise M. Hull, PRESIDENT** **Finance/Personnel/Administration**

9. Motion to approve Consent Items A – J (via roll call vote)
- A. Staff Department Reports
  - B. Public Meeting Minutes of September 12, 2022
  - C. Public Meeting Minutes of September 20, 2022
  - D. Escrow release #4 to Roosevelt Court, Gwynedd LLC in the amount of \$26,971.80.
  - E. Escrow release #4 to the Shoppes at Upper Gwynedd in the amount of \$136,752.82.
  - F. Change Order #1 for the 2022 Roads Program resulting in a cost reduction of \$160,368.19
  - G. Payment #1 to James D. Morrissey, Inc. for the 2022 Roads Program in the amount of \$737,391.01
  - H. Grinder Pump Agreement for 2076 Morris Rd., Worcester Township
  - I. Indemnity Agreement for 2076 Morris Rd., Worcester Township
  - J. Payment #27 to Blooming Glen Contractors for the WWTP Hydraulic Expansion Project in the amount of \$95,746.

Hearing no public questions or comments, upon motion by Mrs. Damsker, seconded by Mrs. Simelaro, the motion to approve the Consent Items was unanimously approved.

Roll call vote:	President Hull	Aye
	Commissioner McNaney	Aye
	Commissioner Simelaro	Aye
	Commissioner Damsker	Aye

10. Announcement of remaining Budget Work Session Date  
October 24, 2022 at 1:00 pm

Mrs. Zadell announced next year's budget is being proposed with no tax increase.

11. Motion to approve designating October 24-28, 2022 a Finance Appreciation Week

Hearing no public questions or comments, upon motion by Mrs. Damsker, seconded by Mrs. Simelaro, the motion was unanimously approved.

12. Motion to approve Resolution 27-2022, State Aid

Mrs. Hull said this is the annual funding for the uniform and non-uniform pension plans.

Hearing no public questions or comments, upon motion by Mrs. Simelaro, seconded by Mrs. Damsker, the motion was unanimously approved.

## UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

13. Motion to approve resolution 29-2022 authorizing application to DCNR for the Martin Tract Acquisition costs, and approval of Sandra Zadell as the Grant Signatory.

Mrs. Hull said the Township continues to engage with the Martin Family regarding the Township's potential purchase of the property. We are in the process of having the property reappraised as part of those discussions. In the meantime, the Township can apply for grant funding to help defray the costs if the Township should ever decide to purchase. Applications for the DCNR acquisition grant must be submitted by the end of October with no cost to apply for the grant. Should the Township decide not to purchase the property, the application can be withdrawn. The grant application is for \$1.15M with a 50% match with the remaining funds coming from Township reserves, a portion from developer contributions for parks & rec space and the remainder from the general fund.

Glen Hatfield, 1468 Cathys Lane, says he is not against this open space project but is concerned about the initial approach made by the Township, regarding eminent domain that can ultimately cost the taxpayers money. He feels a good faith plan is the better way to go.

Hearing no public questions or comments, upon motion by Mrs. Damsker, seconded by Mrs. Simelaro, the motion was unanimously approved.

**Katherine D. Carter, Vice President**  
**Public Safety**

**Ruth S. Damsker**  
**Zoning/Planning/Code Enforcement**

Mrs. Damsker said the Fall Fest event was delightful and is pleased the Township can provide this event at no cost.

**Liz K. McNaney**  
**Public Works/Parks/Recreation**

14. Carnival thank yous

Mrs. McNaney thanked the numerous sponsors and individuals that helped make the carnival a raging success.

15. Motion to approve the base bid to Stonewood Landshaping, Inc. for the Newport Lane Retrofit in the amount of \$120,920.

Hearing no public questions or comments, upon motion by Mrs. McNaney, seconded by Mrs. Simelaro, the motion was unanimously approved.



## UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

16. Motion to approve the bid to Horgan Brothers for the 2023 Snow Plow & Equipment Program in the amount of \$8,750.

Hearing no public questions or comments, upon motion by Mrs. McNaney, seconded by Mrs. Damsker, the motion was unanimously approved.

17. [Motion to approve the contract with Cedarbrook Country Club for the 2023 Golf Outing on May 8, 2023.](#)

Hearing no public questions or comments, upon motion by Mrs. McNaney, seconded by Mrs. Simelaro, the motion was unanimously approved.

18. [Motion to approve the cost increase for the memorial benches to \\$1,500 per bench.](#)

Mrs. McNaney said the Parks & Rec Board recommended the increase to cover the cost of the benches.

Hearing no public questions or comments, upon motion by Mrs. McNaney, seconded by Mrs. Simelaro, the motion was unanimously approved.

19. [Motion to approve Resolution 28-2022 authorizing application to the PECO Green Region Open Space Program for the Hartley Drive Meadow Conversion Project.](#)

Mrs. McNaney said this is an addition to our required MS-4 work.

Hearing no public questions or comments, upon motion by Mrs. McNaney, seconded by Mrs. Damsker, the motion was unanimously approved.

20. [Motion to approve the Stormwater Best Management Practices Operations & Maintenance Agreement for 445 W. Prospect Avenue](#)

Hearing no public questions or comments, upon motion by Mrs. McNaney, seconded by Mrs. Simelaro, the motion was unanimously approved.

### **Martha A. Simelaro** **Wastewater Treatment**

Mrs. Simelaro reminded residents not to flush wipes down the toilet even if they say they are flushable as they get caught in the system and have to be physically removed by staff.

## UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

### Other Business

21. Motion to approve the October 2022 Open Invoices (via roll call vote)

Hearing no public questions or comments, upon motion by Mrs. Damsker, seconded by Mrs. Simelaro, the motion to approve the Open Invoices was unanimously approved.

Roll call vote:	President Hull	Aye
	Commissioner McNaney	Aye
	Commissioner Simelaro	Aye
	Commissioner Damsker	Aye

22. Motion to approve the October 2022 Paid Invoices (via roll call vote)

Hearing no public questions or comments, upon motion by Mrs. Damsker, seconded by Mrs. Simelaro, the motion to approve the Paid Invoices was unanimously approved.

Roll call vote:	President Hull	Aye
	Commissioner McNaney	Aye
	Commissioner Simelaro	Aye
	Commissioner Damsker	Aye

23. Call for Adjournment

Mrs. Hull adjourned the meeting at 7:39 pm.

Respectfully Submitted,



Sandra Brookley Zadell  
Secretary

/djl

**Approved November 21, 2022**