

UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

PUBLIC MEETING BUSINESS AGENDA

August 22, 2023

This meeting will be held in person at the Township and will be live streamed on our website at www.uppergwynedd.org

If you would like to attend the meeting virtually, please dial in to the meeting – **1 929 205 6099**, the meeting ID is **838 5812 9891** and the password is **513458**. You may email questions and/or public comments to mweaver@uppergwynedd.org (Megan Weaver, Assistant Township Manager)

1. Call to order
2. Pledge of Allegiance
3. Roll Call
4. Announcement of Executive Sessions
5. Recognition of Fred Lynch for 25 years of service to the Township (will attend)
6. [Commendations by the Police Department: Scott Frame and Jediah Grobstein](#)
7. Sergeant Ray Royds Retirement from Police Department
8. Public comments and concerns (limit of five minutes per individual)- this section is for any item other than items 9 and 10 on the agenda. Public Comment for items 9 and 10 will be taken during the hearings.

9. Public Hearing – Ordinance 2023-02

The purpose of this hearing is to hear comment pursuant to the consideration of Ordinance 2023-02, amending various sections of the code of Upper Gwynedd Township at Chapter 195 – “Zoning,” and adding new section 195-21.1 (TOD 2 Transit Oriented District 2 to create a new transit-oriented overlay district within one-half mile of the Pennbrook Train Station to accommodate residential development therein.

Brief explanation by Lauren Gallagher, Township Solicitor

Exhibits:

- T1: [Ordinance 2023-02 – TOD 2 Text Amendment](#)
- T2: [Proof of Publication of Legal Advertisement – August 8 and August 15, 2023](#)
- T3: [UGT Planning Commission Review Letter](#)
- T4: [Montgomery County Planning Commission Review Letter](#)

10. Request for public comment
11. Close of Public Hearing

UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

12. Public Hearing – Ordinance 2023-03

The purpose of this hearing is to hear comment pursuant to the consideration of Ordinance 2023-02, amending the Zoning Map of Upper Gwynedd Township to provide TOD 2 Transit Oriented Overlay District Zoning over a tract of land comprising of two parcels located at 1500 Pennbrook Parkway.

Brief explanation by Lauren Gallagher, Township Solicitor

Exhibits:

- T1: [Ordinance 2023-03 with Map](#)
- T2: [Proof of Publication of Legal Advertisement – August 8 and August 15, 2023](#)
- T3: [UGT Planning Commission Review Letter](#)
- T4: [Montgomery County Planning Commission Review Letter](#)
- T5: [Verification of Posting Notice](#)
- T6: [Notification of Hearing \(500' radius\)](#)

13. Request for public comment

14. Close of Public Hearing

15. Motion to approve/deny Ordinance 2023-02, TOD 2 Text Amendment

16. Motion to approve/deny Ordinance 2023-03, TOD 2 Map Amendment

Departmental Reports

17. Mid-Year Financial Report (Nathan Crittendon)

18. Planning and Zoning Report (E. Van Rieker)

- **1500 Pennbrook Parkway, Walters Group** – TOD-2 residential development. Proposed zoning map overly amendment. (60 DU on 5.7 acres). Hearing for text and map amendment scheduled on August 22, 2023
- **ZHB 23-06 North Penn Auto** – Appeal of Zoning Officer to cease parking at 1601 Valley Forge Rd. (Wawa). Continued to September 26, 2023
- **ZHB 23-22, 1720 Supplee Road** – Variance to locate an accessory structure in the front yard.
- **ZHB 23-21, 217 Church Rd.** – Special exception to permit Jump n Joy Instructional Gymnastics to occupy 4,000 sf. Approved on July 25, 2023
- **645 Sumneytown Pike**, minor 2-lot subdivision resubmitted for final plan approval. Tentatively scheduled for BOC on August 22, 2023
- **Wawa at Sumneytown & Valley Forge Rd.** - Proposed Land Development. Review underway. Appearance scheduled for the UGT Planning Commission on September 13, 2023
- **825 Morris Road** – Proposed 4-lot Subdivision. Tentatively scheduled before the UGT Planning Commission on September 13, 2023

UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

- **212 Church Road**, land development for a 34,000-sf storage building to be added to the Secure Storage facility

19. Engineering Report (Isaac Kessler)

- **Road Program** – work on this year’s Road Program has been substantially completed at this point, with the Contractor addressing some minor punch list items to close things out. We would like to thank all residents for their cooperation and patience as the work was being performed.

Denise M. Hull, PRESIDENT Finance/Personnel/Administration

20. Motion to approve the Staff Department Reports

[Parks & Rec](#)

[Public Works](#)

[Police](#)

[Zoning](#)

[Codes Report](#)

[Eng. – G&A](#)

[Eng. – RVE](#)

[UGFD](#)

[NPFD](#)

[VMSC](#)

21. [Motion to approve the Public Meeting Minutes of July 18, 2023](#)

22. [Motion to approve Resolution 19-2023: 457 Plan loans](#)

Katherine D. Carter, Vice President Public Safety

23. [Announcement: Police Department reaccreditation](#)

Ruth S. Damsker Zoning/Planning/Code Enforcement

24. [Motion to authorize the advertisement of Ordinance 2023-01: Spa & Massage](#)

25. [Motion to ratify the Merck waiver request for relief from Chapter 124-5 and 113-1 for Extended Work Hours to complete concrete floor installations on WP32 Freezer Facility from August 14 – September 30, 2023.](#)

26. [Motion to approve the Merck waiver request for relief from Chapter 124-5 and 113-1 for Sunday Work Hours to complete B53 Roof Replacement Project from August 27 – December 11, 2023.](#)

27. [Motion to approve Escrow Release #1 to the Pennington Property Group for the Moyer Blvd./Weaver Court Development in the amount of \\$185,005](#)

UPPER GWYNEDD TOWNSHIP BOARD OF COMMISSIONERS

Liz K. McNaney

Public Works/Parks/Recreation

28. [Motion to authorize the advertisement of the 2023/2024 Snow Plow Equipment Bid](#)
29. [Motion to approve Payment #2 to James Morrissey for the 2023 Roads Program in the amount of \\$580,948.59 \(via roll call vote\)](#)
30. [Motion to approve Changeorder #2 for the Dickerson Rd. Drainage Project in the amount of \(-\\$25,859\)](#)
31. [Motion to approve Payment #3 \(final\) for the Dickerson Road Drainage Improvement Project in the amount of \\$53,692.80 \(via roll call vote\)](#)
32. [Motion to approve Resolution 20-2023; DCED MTF amended grant for the Sunneystown Pike Pedestrian Bridge Project](#)
33. [Motion to approve the Carnival Parking Agreement with Merck.](#)
34. [Motion to approve the Carnival Fireworks Agreement with International Fireworks Manufacturing Co. in the amount of \\$13,000](#)
35. [Motion to approve the order for 2 accessory pieces for the previously ordered Box Truck for the Parks & Recreation Department from Bergey's Ford](#)

Martha A. Simelaro

Wastewater Treatment

Other Business

36. [Motion to approve the August 2023 Open Invoices \(via roll call vote\)](#)
37. [Motion to approve the August 2023 Paid Invoices \(via roll call vote\)](#)
38. Call for Adjournment