

**Towamencin Township  
Board of Supervisors  
Work Session  
January 12, 2022  
7:00 PM**

**Present:**

H. Charles Wilson III, Chairman  
Richard Marino, Vice Chairman  
Kristin Warner, Treasurer  
Laura Smith, Secretary

**Staff:**

Donald D. Delamater, Township Manager  
Jack Dooley, Esq., Township Solicitor  
Mary Stover, Township Engineer  
Niral Modi, IT Staff  
Timothy Troxel, Chief of Police

**Present Remotely:**

Joyce F. Snyder, Asst. Treasurer/Asst. Secretary  
Colleen Ehrle, Manager of Administration, Communication & Human Resources

Chairman Wilson called the meeting to order at 7:14 PM and led the assemblage in the Pledge of Allegiance.

**Recognition of Retirement – Daniel M. Littley, Jr.**

Daniel M. Littley Jr. was elected and began serving his term as Towamencin Supervisor in January 2004. With a distinguished tenure, Dan retired as Township Supervisor, effective December 31, 2021, after 18 years of service. Dan remains involved as the Township's Emergency Management Coordinator.

State Senator Bob Mensch presented Mr. Littley with a Senate citation noting his many contributions made over the years for the betterment of Towamencin. Jeff Baer, President of Towamencin Youth Association (TYA), outlined Dan's leadership, service and dedication to the Township and presented him with a plaque from TYA. The current Board of Supervisors also presented Mr. Littley with a gavel plaque recognizing his dedicated service to the Township.

**Police Sergeant Promotion – Jamie Pierluisse**

After a thorough process that included a written test, oral interviews and a management assessment, Officer Jamie Pierluisse was selected for the promotion to sergeant.

Chief Troxel provided an overview of Sergeant Pierluisse's professional bio with Towamencin Township. In 2008, she became the department's first female officer, serving as a patrol officer until 2017. She then earned an assignment to the department's criminal investigative division as a detective. Jamie has also volunteered for and was chosen as a negotiator on the Montgomery County SWAT Central Region team, actively serving in that role for the past 11 years.

Chairman Wilson administered the oath to Officer Pierluisse. The Board congratulated Sergeant Pierluisse on this professional achievement.

### **Opening Comments**

Chairman Wilson made the following announcements:

- The meeting is being held in person at the Township's Meeting Hall and also provided via Zoom for residents unable to attend in person. As accorded by law and notice, public comments submitted by 4:30 pm on the meeting day will be read at the start of the meeting. For those physically present, public comment is available at the start of the meeting.
- The Board met in executive session prior to the meeting to discuss a personnel matter.

### **Public Comments**

Chairman Wilson read the emailed submission, with a summary below.

Resident Carl Dean, of 1519 Sunneytown Pike, commented the proposed sale of the Towamencin Sewer System is extremely worrisome to me. Privatizing our public wastewater system will hurt our community. This monetization process that the Board is using has been entirely centered around the benefits a sale will bring. I fear that the Board has not fully considered the ramifications for our community that would result from this deal. Selling a major asset to pay for short-term budget gaps is poor fiscal management. I understand that these corporations will offer our community millions of dollars for our sewer system. This is not free money, but should be thought of as a loan that residents will have to repay with interest through extreme hikes in their sewer bills. I ask that you act in the long-term benefit of our community and reject any sale of our public wastewater system.

In-Person Public Comment Summaries:

Resident Martin Cohen, of 18 Westhampton Way, expressed his concern should the Township sell the sewer system, noting the system is a government asset managed by our elected officials, not shareholders, who make decisions on behalf of residents. Mr. Cohen emphasized the different interests held between the municipal elected body and shareholders, noting residents will lose control in the event of a sale – where they will continue to pay for service, as well as, the reimbursement of the purchase price of the system.

Resident Kofi Osei, of 105 Cambridge Way, critiqued the rationale for using future capital and operating costs as a reason to sell the sewer system, noting there is a responsibility to preempt such concerns. Sewer rates should not be influenced by the whims of a private company's business strategy. If a sale objective is to fund more projects and increase reserves, he suggested

raising taxes. He proposed a minimum burden for the Board of Supervisors to produce by the monetization of the asset – that it is the cheapest option for ratepayers, taxpayers and local businesses, including options to raise taxes or borrowing over the course of 50 years to an eternity. Mr. Osei added it will always be the ratepayers’ perspective that a municipal operation will be cheaper over a utility run operation. He cited other municipal sale examples, including Limerick and Cheltenham Townships.

**Approval of Minutes: December 8, 2021**

On a motion by Supervisor Smith, seconded by Supervisor Marino, the Board approved the December 8, 2021 minutes.

Voting Yes: H. Charles Wilson, III, Laura Smith, Richard Marino, Kristin Warner, Joyce F. Snyder  
Voting No: N/A  
Abstaining: N/A  
Absent: N/A

**Approval of Minutes: December 22, 2021**

On a motion by Supervisor Smith, seconded by Supervisor Warner, the Board approved the December 22, 2021 minutes.

Voting Yes: H. Charles Wilson, III, Laura Smith, Richard Marino, Kristin Warner, Joyce F. Snyder  
Voting No: N/A  
Abstaining: N/A  
Absent: N/A

**Approval of Minutes: January 3, 2022 (Reorganization Meeting)**

On a motion by Supervisor Smith, seconded by Supervisor Marino, the Board approved the January 3, 2022 minutes.

Voting Yes: H. Charles Wilson, III, Laura Smith, Richard Marino, Kristin Warner, Joyce F. Snyder  
Voting No: N/A  
Abstaining: N/A  
Absent: N/A

**Zoning, Subdivision and Land Development**

**Conditional Use Decision: Kessler Dental**

The applicant is requesting conditional use approval for a B-1 Medical Office in the R-175 Residential Zoning District. The applicant proposes to continue the existing use as a dental office

and proposes to modify the site entrance drive and parking area to better accommodate the current medical office use. This proposed use and modifications are permitted by conditional use. Based on the discussions held during the conditional use hearing at the Board's December 8th meeting, the Solicitor prepared a decision for the Board's consideration. Solicitor Dooley read the opinion order, noting the conditional use relief is granted, referencing the subject conditions.

On a motion by Supervisor Snyder, seconded by Supervisor Smith, the Board approved the Conditional Use Decision for Kessler Dental.

Voting Yes: H. Charles Wilson, III, Laura Smith, Richard Marino, Kristin Warner, Joyce F. Snyder  
Voting No: N/A  
Abstaining: N/A  
Absent: N/A

**Conditional Use Decision: Belfair Square**

The applicant is proposing to consolidate nine separate parcels into a single 3.94-acre development site, located along Welsh Road within the MRC – Mixed Residential Cluster and RBP – Residential Business Professional Overlay Zoning Districts. The applicant is proposing to develop the property into 16 townhouses and associated public and site improvements, including parking and stormwater management facilities. The proposed use is permitted by conditional use. Based on the discussions held during the Conditional Use public hearing at the Board's December 8th meeting, the Solicitor prepared a decision for the Board's consideration. Solicitor Dooley read the opinion order, noting the conditional use relief is granted, referencing the subject conditions.

On a motion by Supervisor Smith, seconded by Supervisor Warner, the Board approved the Conditional Use Decision for the Belfair Square development.

Voting Yes: H. Charles Wilson, III, Laura Smith, Richard Marino, Kristin Warner, Joyce F. Snyder  
Voting No: N/A  
Abstaining: N/A  
Absent: N/A

**Old Business**

None

**New Business**

**Township Manager Employment Agreement**

With the passage of Pennsylvania Act 53 of 2011, the Township Manager shall serve at the pleasure of the elected Board, subject to contractual rights outlined in an employment agreement that sets forth the terms and conditions of employment. The employment agreement remains in

effect for a specified period terminating no later than two years after the effective date of the agreement or the date of the organizational meeting following a municipal election, whichever shall occur first. Therefore, with the recent municipal election, the employment agreement with our Township Manager is up for consideration.

On a motion by Supervisor Smith, seconded by Supervisor Warner, the Board approved the Township Manager's Employment Agreement.

Voting Yes: H. Charles Wilson, III, Laura Smith, Richard Marino, Kristin Warner, Joyce F. Snyder  
Voting No: N/A  
Abstaining: N/A  
Absent: N/A

### **Volunteer Committee Appointments**

Volunteer requests were received from residents who wish to serve on committees. The Board considered volunteer committee appointment requests.

On a motion by Supervisor Marino, seconded by Supervisor Smith, the Board appointed Daniel M. Litley, Jr. to the Veterans Memorial Committee for a term ending December 31, 2023.

Voting Yes: H. Charles Wilson, III, Laura Smith, Richard Marino, Kristin Warner, Joyce F. Snyder  
Voting No: N/A  
Abstaining: N/A  
Absent: N/A

On a motion by Supervisor Smith, seconded by Supervisor Marino, the Board appointed Daniel Vaitis to the Open Space and Parks Advisory Committee for a term ending December 31, 2023.

Voting Yes: H. Charles Wilson, III, Laura Smith, Richard Marino, Kristin Warner, Joyce F. Snyder  
Voting No: N/A  
Abstaining: N/A  
Absent: N/A

There being no additional business, the meeting adjourned at 7:58 pm.

Respectfully submitted,



Colleen Ehrle

Manager of Administration, Communication & Human Resources