

**Towamencin Township  
Board of Supervisors  
Monthly Meeting  
May 28, 2025  
7:00 PM**

**Present:**

Joyce F. Snyder, Chairperson  
H. Charles Wilson III, Vice Chair  
Kofi Osei, Secretary  
Kristin Warner, Treasurer  
Amer Barghouth, Asst. Treasurer/Asst. Secretary

**Staff:**

David G. Kraynik, Township Manager  
Robert J. Iannozzi, Jr., Esq., Township Solicitor  
Mary Stover, Township Engineer  
Niral Modi, IT Specialist  
Geoffrey Wainwright, Police Lieutenant

Chair Snyder called the meeting to order at 7:00 pm and led the assemblage in the Pledge of Allegiance.

**Opening Comments**

- This meeting is provided live via Zoom for residents unable to attend in person. Public comments submitted by 4:30 pm this afternoon will be read at the start of the meeting, followed by in-person public comments. Please use a microphone when prompted for comments or questions, as Zoom does not pick up voices from the audience.
- The Township Pool is now open on weekends and will be open daily, starting June 18th. For more information or to purchase memberships, visit StandGuard Aquatics' website.
- Towamencin's annual Electronics Recycling Event will be held on Saturday, June 14<sup>th</sup> from 9 am - 12 noon. The event will be held at the North Penn High School parking lot at 1340 Vally Forge Road. Residents must pre-register for this event. By accessing the Township's website for more information and a registration link.
- Our Summer Concert Series begins June 19<sup>th</sup> and runs through July 31<sup>st</sup>. Concerts are free at Fischer's Park. Concessions will be available for purchase beginning at 6 pm and concerts start at 7 pm. Our first band is High Noon. Visit the Township website or Facebook for more information.
- Join us for our Classic Car Show on Saturday, June 28, 9 am – 12:30 pm, at Fischer's Park.

**Emailed Public Comments:**

Resident Fernando Reynaltti raised a safety issue regarding sinkholes located in the back of his property and neighboring properties on Central Drive. These sinkholes present a risk of injury, particularly to children. The resident reported that the storm water system is failing, causing significant flooding during heavy rains, contributing to soil instability and sinkhole formation. The resident requested repairs be made as soon as possible to address this urgent safety concern.

Resident Paul Andrews congratulated both Supervisors Barghouth and Snyder on their recent appointments. He also expressed disappointment over the closure of Freddy Hill Farms, acknowledging the Seipt family's right to sell and develop their property within the zoning regulations. He emphasized the loss of the farm's recreational businesses, which are popular community gathering spots, and stressed the Township's limited options for similar activities. He praised the Township's passive and natural parks, but noted people need other things to do. While opposing township ownership of for-profit businesses, he suggested encouraging preservation of some open space on the property, possibly through cluster zoning.

Resident Sarah Tarpey expressed concerns about increased traffic and safety on Anders Road and Kriebel Road, particularly between Sumneytown Pike and Anders Road. She proposed closing Anders at Meadow Glen Drive to thru-traffic and converting it into two separate roads, with a pedestrian and bicycle walkway, allowing emergency access like Hunter Hill Drive. She emphasized that the current traffic conditions pose safety risks for residents and criticized a comment made by the President of WB Homes, during the May 14th meeting, about using the neighborhood as a cut-through, feeling it demonstrated a lack of respect for residents. She urged the Township to consider the long-term impact of high-density development on the character of Towamencin and to prioritize the quality of life and resident voices in future planning decisions.

### **In-Person Comments:**

Resident Casey Hannings offered comments on the closure and development of Freddy Hill Farms. He expressed thanks to the Seipt Family. He voiced various concerns: the community losing recreational opportunities, the development would destroy habitats of various species, potential property damage from additional stormwater runoff that may impose a serious risk for life and property, increased pollution levels, and residents will experience increased traffic congestion. He stressed this property is crucial as open space, and it is the heart of the community and a landmark that should remain that way.

Resident Rory Kelley commented on stormwater issues between Central and Woodlawn Drives. He has been highlighting this topic with the Township since 2019 and brings attention to it again due to the recent flooding. He commended Public Works for the job they do with the resources provided. He noted the serious concern with sinkholes in the rear yards, that are continuously repaired but continue to worsen. The recent flooding has been as high as his knees with water coming from Lansdale and Hatfield. He feels these conditions pose a potential liability for homeowners and the Township. He is requesting a complete study of the sink holes and for the Township to prioritize funding for this project. He would like the Township to consider implementing a stormwater fee to help fund these sorts of projects and for the Township to investigate having a regional stormwater authority.

Resident Paula Dreher commented on the Central Drive stormwater issues. She referenced a stormwater easement installed approximately 30 years ago, with issues brought to the Supervisors attention in 2019, acknowledging some steps were made to correct these issues by adding sewer inlets to collect the stormwater. She noted this helped slightly. However, yards

continue to be mucky due to system failures and improperly installed grading. She referenced a meeting that was held with Mary Stover, who designed a weir system, which has yet to be installed. Several residents on Central continue to have issues with lawn care and homes taking on water. She fears the PECO poles may be rotting and noted the longer the project is delayed, the worse it will be.

Resident Jenn Foster commented on Freddy Hill Farms, recalling fond memories, noting it is more than just property to many residents. She respects the Seipts' decision to retire and recognizes developers have the right to buy and build, however, it's also fair for residents to care what happens. She hopes the Township takes the needed steps to enhance conservation of the site, setting a clear expectation of preservation and land use priorities. She feels this will balance the rights of property owners and protect public interest. She recognized the Comprehensive Plan calls for adding residential housing to support business development - increasing consumer base and strengthening the economy. She hopes the Township can find a way to preserve a place that means so much to all of us.

Rory Kelley added to his previous comment – confirming there is a PECO pole leaning.

Paula Dreher added to his previous comment, stating with current real estate disclosure laws, these issues will decrease property values. She said she will wait till after the meeting to share the videos of the flooding on her phone.

Casey Hannings added to his previous comment, citing an article from the Constitution noting the Supervisors have a duty to protect the residents and stated there are also riparian corridor concerns. He also shared he started a petition for residents interested in preserving a portion of Freddy Hill Farms, especially the fun center.

### **Approval of Minutes**

On a motion by Supervisor Warner, seconded by Supervisor Wilson, the Board approved the April 23, 2025, meeting minutes.

Voting Yes: H. Charles Wilson III, Joyce F. Snyder, Kristin Warner, Kofi Osei, Amer Barghouth  
Voting No: N/A  
Abstaining: N/A  
Absent: N/A

On a motion by Supervisor Osei, seconded by Supervisor Warner, the Board approved the May 14, 2025, meeting minutes.

Voting Yes: H. Charles Wilson III, Joyce F. Snyder, Kristin Warner, Kofi Osei, Amer Barghouth  
Voting No: N/A  
Abstaining: N/A  
Absent: N/A

### **Zoning, Subdivision and Land Development**

#### **Pinnacle Realty Development Informal Concept Plan Presentation**

The future developer of the Freddy Hill Farms property, Pinnacle Realty Development, presented two concept plans, outlining their vision for the property. Anthony E. Maras, Esq., President of Pinnacle Realty Development Co., stated they were prepared for the public reaction and comments for this project and was prepared to answer any questions. Mr. Maras stated the Seipt Family was very clear about the vision they wanted for the Township. He feels the public should know that the Seipt Family decided to close and sell the Freddy Hill property before an agreement was entered into. Based on conversations with the Seipts, the developer proposed a plan that stays within existing zoning ordinances. The first plan is a cluster of singles, a total of 141 lots, with expected \$1.2-1.5 million sale prices. The second was an MRC (mixed residential cluster) plan, consisting of a mix of townhomes, age-qualified carriage homes and singles, totaling 321 units, ranging from \$600,000 - \$1.2 million. This plan was designed to address the ongoing obtainable housing concerns and issues proposed by the County and nationwide. Mr. Maras noted the open space percentage for both plans was comparable, emphasizing the plans are only concepts at this point. He further emphasized the Vernon Seipt residence is not part of this development and acknowledged associated road improvements that would be required.

Supervisor Osei clarified that plan one allows smaller lots to get more open space and impervious surface – and is allowed by right. He feels the Township is no longer rural, and several Township land use plans indicated this lot may be developed. He has a few proposals for the Planning Commission to consider that allow keeping a portion for entertainment use. He feels stormwater management and traffic calming methods need to be considered. Mr. Osei favors the MRC plan, but with proposed changes allowing for greater open space, and reducing other restrictions. Mr. Maras added the various studies (traffic, etc.) would take place, stressing they are trying to balance what type of housing development should be considered at this phase.

Chair Snyder asked who the open space would be available to, the HOA or Township. Mr. Maras responded it would first be made available to the Township, with an offer of dedication.

Supervisor Wilson noted he favored the less dense plan as it would create less impact on traffic in the community and to the surrounding neighborhood. Supervisor Warner asked for the open space percentage for each plan. She noted she favors plan one.

Supervisor Barghouth commented he was in favor of the mixed residential plan, allowing for growth and more affordable housing for younger generations. Mr. Maras noted that the projection for the MRC plan is a calculation and believes projections will trend downward. Chair Snyder noted she also favors the MRC plan.

### **Living Branches (Dock Woods) – Informal Presentation**

Living Branches is proposing a redevelopment of a portion of their campus along Dock Drive. They are proposing six cottage apartments - demolishing two one-story buildings, replacing them with one small apartment building. The independent living apartments, constructed in a multi-story building, will be two and three stories with ground level parking. Zoning relief is not anticipated. The applicant was seeking the Board's feedback before proceeding with land development.

Nate Fox, Esq. (Obermayer) summarized the applicant's proposed plans. Supervisor Warner commended the appearance of the renderings. Supervisor Osei asked about the net change in units. Mr. Fox stated there would be a net gain of 11 units.

**Consider Resolution 25-27: Amended Final Plan Approval for Core 5 at Park 31**

The original Core 5 development plan was approved in 2020. The applicant is proposing revisions to the record plan. Changes include modifying the building footprint and reducing overall impervious coverage. Sidewalks have been added or adjusted to provide access to building 3's exterior doors. Retaining walls have been added adjacent to the western and eastern walls of building 3. The applicant reviewed the updates at our last meeting. The Township Engineer has drafted an amended final plan approval resolution for the Board's consideration.

On a motion by Supervisor Warner, seconded by Supervisor Barghouth, the Board approved Resolution 25-27, Amended Final Plan Approval for Core 5 at Park 31.

Voting Yes: H. Charles Wilson III, Joyce F. Snyder, Kristin Warner, Kofi Osei, Amer Barghouth  
Voting No: N/A  
Abstaining: N/A  
Absent: N/A

**Consider Time Extension for North Penn School District Preliminary Plan**

The North Penn School District has agreed to a 30-day review extension associated with their submission for high school renovations. The review deadline would have been June 1, 2025. The Board needs to confirm the 30-day review extension.

On a motion by Supervisor Wilson, seconded by Supervisor Osei, the Board approved the time extension for North Penn School District Preliminary Plan.

Voting Yes: H. Charles Wilson III, Joyce F. Snyder, Kristin Warner, Kofi Osei, Amer Barghouth  
Voting No: N/A  
Abstaining: N/A  
Absent: N/A

**Consider Waiver Requests & Preliminary Plan Approval for North Penn School District**

The Township Engineer has reviewed North Penn School District's preliminary plan submission for high school modifications, including revised plans, a stormwater management report, and responses to consultant review letters from CKS Engineers, Bowman and Gilmore & Associates. The proposed land development site is located on the western side of South Valley Forge Road, between Sumneytown Pike and Snyder Road. The property includes two parcels, consisting of 104.7 acres. The applicant proposes combining the two parcels and making renovations to the high school, including: new athletic fields, renovations to existing fields/courts, demolishing the bus garage and parking, and reconstructing a new bus garage and other site improvements. The Township Engineer has offered comments and considerations for the Board.

The School District representatives presented the revised plans and waiver requests. Representatives included: Greg Heleniak, Esq.; Dr. Todd Bauer, Superintendent for North Penn School District and Barry Stingel, design lead of T&M Associates Engineering. Dr. Bauer explained the Phase 2 objectives is to restore and repair their systems, reorganize the campus from

a commonsense approach, with improved exterior and interior flows, and provide a learning environment extending beyond the 21<sup>st</sup> century.

Chair Snyder asked for detail on the sidewalk addition on the Valley Forge Road side. Supervisor Osei discussed other connectivity improvements surrounding the high school, when funding permits. Supervisor Warner asked for details on the sidewalk installation along Sumneytown Pike. Supervisor Barghouth asked what stormwater management improvements they are considering. Supervisor Wilson asked Township Engineer Mary Stover if there were any specific waivers to bring to the Board's attention. Ms. Stover summarized key waiver requests.

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board authorized the Township Engineer to draft a Preliminary Plan resolution for North Penn School District.

Voting Yes: H. Charles Wilson III, Joyce F. Snyder, Kristin Warner, Kofi Osei, Amer Barghouth  
Voting No: N/A  
Abstaining: N/A  
Absent: N/A

#### **Consider Improvement Escrow Release for the Siemen's Load Dock**

In accordance with the security agreement, the Township Engineer has reviewed the request for a reduction in the amount of financial security posted for the site improvements. The review determined that the items included within the current reduction have been satisfactorily completed by the developer. The Township Engineer has prepared Certification of Completion #1 in the amount of \$65,340 for the escrow release and recommends its approval, withholding 10% of the total escrow to satisfy the 18-month maintenance period.

On a motion by Supervisor Wilson, seconded by Supervisor Osei, the Board approved the escrow release for the Siemen's Load Dock.

Voting Yes: H. Charles Wilson III, Joyce F. Snyder, Kristin Warner, Kofi Osei, Amer Barghouth  
Voting No: N/A  
Abstaining: N/A  
Absent: N/A

#### **Consider Advertising Zoning Amendment – R-14 Cluster Single-Family**

At the May 14 meeting, the Board approved adoption of Ordinance 25-03 – Zoning Amendment for R-14 Single Family Cluster Use. Supervisor Osei suggested amending the ordinance to remove the maximum permitted density and average lot area requirements. A draft amended ordinance was provided for review.

Supervisor Osei presented his suggestions and analysis for the proposed changes, which included: removing 1) 1.1 dwelling unit per acre restriction and 2) 14,000 sq ft average lot size, while maintaining a 12,000 sq ft minimum lot size and all other ordinance language.

Supervisor Wilson questioned why a motion to advertise is being considered prior to going before the Township and County Planning Commissions citing this request is outside the standard

Township process. Supervisor Osei responded that he had previously proposed his concerns to the Planning Commission. He acknowledged if the Planning Commission had any recommendations, he would likely ignore them but would await the County's response. Supervisor Wilson questioned the rush and deviation from the prior Township practice and emphasized the request should go to the Township's Planning Commission first before authorizing advertising.

Supervisor Warner offered additional comments about growth and occupancy in the Township, expressing concerns with the proposed argument that the shopping center/Towamencin retail development is hindered by its current population, noting the shopping center was thriving years ago with fewer residents. Supervisor Osei emphasized resident development stagnation over the last 25 years.

Supervisor Barghouth asked if he could abstain from the vote; Chair Snyder stated no. Solicitor Iannozzi clarified the voting motion before them; the Board would be voting to both engage in the review process and give authorization to advertise the zoning amendment. When the Planning Commission reviews and makes recommendations, if there are no substantive changes, the Solicitor will advertise. If there are substantive changes, the Solicitor will again bring the matter to the Board for review and authorization.

On a motion by Supervisor Osei, seconded by Supervisor Snyder, the Board approved advertising the proposed Zoning Amendment – R-14 Cluster Single-Family.

Voting Yes: Joyce F. Snyder, Kofi Osei, Amer Barghouth  
Voting No: H. Charles Wilson III, Kristin Warner  
Abstaining: N/A  
Absent: N/A

**Old Business: None**

**New Business**

**EAC Native Restoration Proposal Presentation - Municipal Complex No-Mow Area**

Due to Federal and State DEP regulations, in 2016, Towamencin Township, in coordination with the Environmental Advisory Council, established a pilot program as part of its MS4 Strategy Plan to evaluate the benefits of allowing passive open space areas to transition to naturalized meadows. The EAC researched the benefits of allowing these areas to return to a natural state for both environmental reasons and to satisfy the DEP mandates. One of these no-mow/meadow designated areas is located at the front entrance to the Municipal Complex, off Troxel Road. This no-mow area is currently facing a significant infestation of Canada Thistle, a persistent, aggressive perennial that spreads via creeping root systems and windborne seeds. Over the last year, the Environmental Advisory Council has researched strategies that would restore the ecological function and visual appeal of this no-mow area.

EAC Members Rory Kelley and David McCreary (project lead) reviewed the project goal, benefits, strategy, timeline, current conditions, proposed scope and funding request for this project.

Supervisor Barghouth asked if the EAC saw this as a one-off project, or if successful, would it be applied to other no-mow areas, and if the Township had any code restrictions. Mr. McCreary noted he was hopeful this project would serve as a blueprint for similar endeavors. Supervisor Barghouth inquired about Codes restrictions with respect to commercial development. Mr. Kelley noted there are current code restrictions, with exceptions for no-mow areas, but added the related code needs to be updated with current references.

Resident Joe Silverman asked what type of herbicides would be used. Mr. McCreary offered a detailed response noting what is permitted, further addressing the safety concerns.

On a motion by Supervisor Warner, seconded by Supervisor Barghouth, the Board approved the EAC Native Restoration Proposal and \$3,000 funding request for the first phase of the project.

Voting Yes: H. Charles Wilson III, Joyce F. Snyder, Kristin Warner, Kofi Osei, Amer Barghouth  
Voting No: N/A  
Abstaining: N/A  
Absent: N/A

### **Warrant List**

The May Warrant list in the amount of \$1,849,004.02 was presented for approval. On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved the warrant list.

Voting Yes: H. Charles Wilson III, Joyce F. Snyder, Kristin Warner, Kofi Osei, Amer Barghouth  
Voting No: N/A  
Abstaining: N/A  
Absent: N/A

### **Public Works Report**

The Public Works Committee meets monthly to scope projects and identify efficiencies related to Township infrastructure, properties, and equipment. The Committee met on May15. Chair Snyder summarized the Committee's report, reviewing the following topics:

- Weikel Road Project
- 2025 Road Paving & ADA Ramp Project
- Green Lane Park Soccer Fields
- Welsh Road/Orvilla Road Intersection Improvement Project
- Forty Foot Road/Newbury Way/PSDC Traffic Signal
- SR1001 (Allentown Road) PennDOT Safety Improvements
- Comprehensive Plan
- MS4 Update
- Grist Mill Park Improvements
- Restricting Truck Traffic on Old Forty Foot Road
- Reducing Speed Limit – Forty Foot Road
- 2048 Spring Valley Road Stormwater Issue
- Kindle Drive & Amber Lane Storm Sewer Replacement



- Tennis Lukens Cemetery – Headstone Restoration
- Grant Opportunities
- Veterans Park Engineering Design
- 1847 Old Forty Foot Road – Hidden Driveway Request
- Pool Update

### **Finance Committee Report**

The Township Finance Committee meets monthly to monitor economic indicators and the Township's revenues and expenditures. They also address various requests and concerns that may arise. The Committee met on May 21. Supervisor Warner provided the Committee's report, summarizing the following topics:

- April 2025 Financials
- 2024 Audit
- Capital Budget Update
- Payroll Software Proposal – Paychex

### **Consider Weikel Road Project – Change Order #4**

A change order has been submitted by Nyce Construction Services for extra costs due to design changes, which resulted in delays, reforming sidewalk, idle equipment, additional surveying and winter surcharges due to cold temperatures. The Township Engineer has reviewed the change order in the amount of \$20,817.68 and feels it is warranted.

On a motion by Supervisor Osei, seconded by Supervisor Barghouth, the Board approved the Weikel Road Project change order #4.

Voting Yes: H. Charles Wilson III, Joyce F. Snyder, Kristin Warner, Kofi Osei, Amer Barghouth  
 Voting No: N/A  
 Abstaining: N/A  
 Absent: N/A

### **Consider Contract Award - Skippack Creek Interceptor Replacement Project (Phase 2)**

This contract is for replacing approximately 1,200 linear feet of the existing 18-inch diameter asbestos cement pipe. A total of seven bids were received on May 7. The low bidder was Barrasso Excavation, Inc. Their submission was deemed incomplete as it was missing unit prices for requested items at the time of the bid opening. Following a review with Township staff and the Solicitor, Gilmore & Associates has recommended rejecting the Barrasso Excavation Inc. submission and awarding the contract to the second lowest bidder, Joao & Bradley Construction Co., Inc., of Bethlehem, in the amount of \$503,700.

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board rejected the low bid and awarded the contract to Joao & Bradley Co., Inc.

Voting Yes: H. Charles Wilson III, Joyce F. Snyder, Kristin Warner, Kofi Osei, Amer Barghouth  
 Voting No: N/A

Abstaining: N/A  
Absent: N/A

### **Consider Contract Award – 2025 Concrete/ADA Ramp Project**

This contract is for Township's annual concrete project - replacing ramps, curbs and sidewalk. In addition, the contract includes concrete and curb replacement for individual properties, which will be charged back to the property owners. There are 50 ramp locations included as part of this project. After the Township Engineer's review of bid submissions and the low bidder's qualifications, the award recommendation is to NJS Concrete, of Trevoise, for \$555,980.

On a motion by Supervisor Warner, seconded by Supervisor Wilson, the Board awarded the 2025 concrete/ramp project to NJS Concrete.

Voting Yes: H. Charles Wilson III, Joyce F. Snyder, Kristin Warner, Kofi Osei, Amer Barghouth  
Voting No: N/A  
Abstaining: N/A  
Absent: N/A

### **Consider Revisions to Public Comment Policy**

Chair Snyder recommended the Board consider revisions to the public comment policy. Currently, the policy allows for a 3-minute comment, per person, with a 1 minute follow up opportunity. Proposed changes include adjusting the public comment period to 4 minutes per person with no follow-up and to allow an opportunity for public comment prior to any vote, with a flat limit of 2 minutes per person.

On a motion by Supervisor Warner, seconded by Supervisor Snyder, the Board approved the revisions to Public Comment Policy.

Voting Yes: H. Charles Wilson III, Joyce F. Snyder, Kristin Warner, Kofi Osei, Amer Barghouth  
Voting No: N/A  
Abstaining: N/A  
Absent: N/A

Supervisor Warner noted she has no issue, but thought this was already included in the policy. Chair Snyder responded that it was not.

Supervisor Osei noted he liked the changes but thought the opportunity to comment should be extended to any agenda item. Chair Snyder agreed and asked the Solicitor to draft a document for review including Supervisor Osei's suggestion.

### **Vacancy Board Discussion**

Chair Snyder discussed the process to fill the current vacancy on the Vacancy Board, noting the Township sought applications to fill the vacancy by advertising on the Township website and Facebook page on February 13<sup>th</sup>. Seven residents made submissions.

Chair Snyder suggested advertising for another submission period for a two-week period. Those who applied previously did not need to resubmit. The Board agreed with the proposed request.

**Consider Committee Appointments**

Residents have submitted applications expressing interest in serving on Township volunteers committees. The Board may now consider appointments for these volunteer requests.

On a motion by Supervisor Osei, seconded by Supervisor Warner, the Board approved Jennifer Keville to serve on the Emergency Operations Committee, with a term ending 12/31/26.

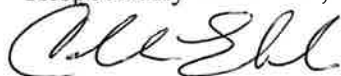
Voting Yes: H. Charles Wilson III, Joyce F. Snyder, Kristin Warner, Kofi Osei, Amer Barghouth  
Voting No: N/A  
Abstaining: N/A  
Absent: N/A

On a motion by Supervisor Osei, seconded by Supervisor Warner, the Board approved Corina Fiore to serve on the Environmental Advisory Council, with a term ending 12/31/27.

Voting Yes: H. Charles Wilson III, Joyce F. Snyder, Kristin Warner, Kofi Osei, Amer Barghouth  
Voting No: N/A  
Abstaining: N/A  
Absent: N/A

There being no additional business, the meeting was adjourned at 9:07 pm.

Respectfully submitted,



Colleen Ehrle  
Director of Administration