

**Towamencin Township
Board of Supervisors
Work Session Meeting
June 11, 2025
7:00 PM**

Present:

Joyce F. Snyder, Chair
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
Tim Troxel, Chief of Police

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

Oath of Office

Swearing-in Special Fire Police Officer

Andrew Papula was introduced as the newest special fire police officer. Andrew has previously served as a firefighter with the Fire Company and has completed the necessary education and training. Andrew will be an asset to Towamencin's Special Fire Police unit and to the community. Chair Snyder swore in Mr. Papula.

Opening Comments

1. This meeting is available via Zoom for residents who cannot attend in person. Public comments submitted by 4:30 pm today 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 audience voices.
2. Celebrate Towamencin's new Bird Town, PA status with a bird outing hosted by Andrew Dolan and the Valley Forge Audubon Society. This event will be held Saturday, June 14, at Fischer's Park from 7:30 am to 9:30 am. Visit our website for more details.
3. Towamencin's annual Electronics Recycling Event will be held on Saturday, June 14th from 9 am - 12 noon. The event will be held at the North Penn High School parking lot at 1340 Valley Forge Road. Residents must pre-register for this event by accessing the Township's website for more information and a registration link.

4. Our Summer Concert Series begins June 19th and runs through July 31st. Concerts are free at Fischer's Park. Concessions will be available for purchase at 6 pm; concerts start at 7 pm. Our first band is High Noon. Visit the Township website or Facebook for more information.
5. Join us for our Classic Car Show on Saturday, June 28, 9 am – 12:30 pm, at Fischer's Park.

Emailed Public Comments:

Resident Barbara Bezar commented on concerns raised over proposed improvements to the pickleball and basketball courts located on Valley View Way. She expressed strong support for these recreational improvements, including resurfacing the basketball court and adding a designated pickleball court. She noted the current court conditions are unsafe and that noise from the area is minimal and not disruptive. She further emphasized that increased activity from the improvements would not significantly affect the neighborhood, which already experiences regular traffic. She concluded that several neighbors are organizing a petition and plan to attend the next Board of Supervisors meeting to show support.

Resident Paul Andrews recommended including EV chargers at the proposed Wawa near the Turnpike, similar to the one on Route 63, near Lansdale. He expressed support for the SEPTA Resolution, citing personal and family use of regional rail and the importance of public transportation. Lastly, he raised concerns about the idea of a permanent pickleball court at the park on Valley View Way. While supportive of informal neighborhood play, he opposes a permanent installation with concerns of noise, increased traffic, and lack of use restrictions. He cited past rejections of similar proposals and supported alternative locations, such as Butch Clemens Park, which he feels is better suited by its distance from homes and available parking.

In-Person Comments:

Resident Tina Gallagher thanked Will Brugger for his response to her inquiry about vehicles parked at the old Luk Oil site and is hoping for a positive update on the proposed Wawa. She took issue with the maintenance of the PSDC owned property, the former Township and Police building. She referenced various abandoned properties throughout the Township, describing them as eyesores and unsafe, and asked is anything the Board can do to address these issues.

Resident Casey Hannings offered comments on the development of Freddy Hill Farm, specifically outlining his concerns with stormwater runoff and environmental impacts. He referenced a quote used by Delaware County, from the PA Constitution Article 1 Section 27, to prohibit building on a specific property. He encouraged the Board to do everything they can to sustain the property.

Resident Joan Dugan suggested that the Board investigate what it would take to bring a Movie Tavern to the Township.

Resident Robert DiDomizio, Jr. stated his interest in hearing the zoning presentation, agenda item 7.6, and inquired if it related to discussions with the Planning Commission about cluster zoning. He asked about the intended outcome for the properties mentioned in the document and whether property owners have shown interest or are being considered for eminent domain. He hopes these questions will be addressed during the presentation.

Supervisor Osei replied that he had prepared the document referenced for the Planning Commission, similar to one created by a developer proposing a change to R175, which would then affect other developments. It was a theoretical approach, and he clarified that government properties would most certainly not be developed.

Zoning, Subdivision and Land Development

Wawa Update – Forty Foot Road & Sumneytown Pike

Chair Snyder noted that the Board was informed late in the afternoon that the scheduled presenter was unable to attend. Therefore, the presentation would be postponed to a later date.

Main Street Overlay Zoning Amendment Review

PSDC representatives, Matt McHugh, Esq. and John Alejnikov, of Bohler Engineering, presented an amended Main Street overlay concept to the Planning Commission in early June. They reviewed the concept plan and proposed zoning changes, including rezoning areas south of Sumneytown Pike; the area north of the corridor will remain in the existing overlay.

Mr. McHugh described their intent is to invigorate the vacant office park and spur development at the Sumneytown pike, proposed Main Street overlay. Mr. McHugh then reviewed the Planning Commission recommendations:

- Including a maximum height of 3 stories and not to exceed 50' in height for hotel use and multifamily residential use. All other uses are permitted at a height of 35'
- Provide 2 parking spaces per unit, instead of the proposed 1.75
- Reduce density from 400 to 250 residential units
- Maintaining all setbacks as currently required by the Towamencin Village Land Use and Design Manual for Sector 5, except along the Turnpike

The representatives addressed various questions from the Board, including considering 3 or 4 stories, and what types of business or residential uses would occupy the proposed spaces and parking considerations per residential unit.

Supervisor Wilson stated he would like PSDC to stick to its original three-story proposal and supports the approved Planning Commission plan. Supervisor Barghouth expressed full opposition to the rezoning amendment, citing concerns about residential use, stormwater management, traffic, development, fire department restrictions, and the overall community impact; he doesn't see how this rezoning benefits the community. Supervisor Osei voiced concerns over conflicting regulatory intentions regarding impervious areas and green space. Supervisor Warner noted she supports the Planning Commission's recommendations. Supervisor Snyder noted she is comfortable with the proposed 1.75 parking allowance.

Residents offered comments on parking limitations, entertainment options, repurposing existing vacant buildings, current zoning, and traffic and pedestrian safety. Additionally, comments were made criticizing PSDC for neglecting the community by leaving vacant buildings and implementing unsuccessful plans. PSDC representatives noted they will review the feedback with their client and move forward with revisions and present another update.

Resolution 25-28: NPSD Preliminary Land Development Plan Approval

North Penn School District has submitted a preliminary plan for their high school modifications, including updated plans, a stormwater management report, and responses to review letters from the consultant. The Board approved the creation of a preliminary plan resolution.

On a motion by Supervisor Warner, seconded by Supervisor Barghouth, the Board approved Resolution 25-28, NPSD Preliminary Land Development 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 Advertising Amended Chicken Ordinance

The Township currently bans chickens on residential lots smaller than five acres. At our last meeting, the Board was open to lowering the lot size requirement to 20,000 square feet. The Planning Commission supported reducing the lot size but recommended setbacks for the coop and chicken run. An ordinance amendment has been prepared for advertising consideration.

Supervisor Osei commented he felt this ordinance should have been addressed more quickly and is glad it is finally being passed.

On a motion by Supervisor Warner, seconded by Supervisor Wilson, the Board approved advertising the amended Chicken Ordinance.

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 Escrow Release - Mainland Golf Pavilion Parking Lot Improvements

In accordance with the Security Agreement, the Township Engineer has reviewed the request to reduce the financial security posted for the site improvements. After review, it has been determined that the items included in the current reduction have been satisfactorily completed by the developer. The Township Engineer has prepared Certification of Completion #1 in the amount of \$296,260.20 for the escrow release and recommends its approval.

On a motion by Supervisor Warner, seconded by Supervisor Barghouth, the Board approved the escrow release for the Mainland Golf Pavilion parking lot improvements.

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

Informal Zoning Presentation – Supervisor Osei

At the May 28th meeting, Pinnacle Realty Development Co. presented a concept plan for developing Freddy Hill Farm. Considering this future development, Supervisor Osei prepared and reviewed several residential zoning options - including some current developments for reference - with varying open space ratios, lot sizes, and density configurations, considering what is zoned currently and amendment requirements. He referenced the Township's Comprehensive Plan and explained he put forth this presentation to better understand what the community wants.

Approval of Minutes

On a motion by Supervisor Wilson, seconded by Supervisor Osei, the Board approved the May 28, 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

Old Business: None

New Business

2024 Audit Presentation

Maillie LP, the Township's appointed auditor, has completed the 2024 audit for Towamencin Township. Dale Umbenhauer from Maillie presented the results, reviewing the following: key financial statement items and net position for the last 5 years for governmental activities and business-type activities, changes in net position, general fund balances, budget versus actual, government fund balances. This completed audit is available on the Township website for review.

Presentation - Revisions to Stormwater Management Ordinance

The Township Engineer has drafted an ordinance with revisions needed for the Township's NPDES (National Pollutant Discharge Elimination System) MS4 permit. The permit requires that the Township's Stormwater Management Ordinance align with the PADEP 2022 Model Stormwater Ordinance requirements by September 30, 2026.

Additionally, a review of ordinance requirements and waivers granted in land development approvals was conducted to determine if further modifications to the ordinance should be added at this time. Township Engineer Mary Stover reviewed the recommended modifications for the Board to consider during the revision of the Township's Stormwater Management Ordinance.

Consider Advertising Amended Stormwater Management Ordinance

The Board should consider authorizing the advertising of the amended stormwater management ordinance, including the Township Engineer's recommended modifications.

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved advertising the amended Stormwater Management Ordinance.

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 Resolutions 25-29: Support of SEPTA Funding

SEPTA announced plans to cut service by nearly 50% and raise fares by 20% due to a lack of state funding. SEPTA's capacity to provide safe, frequent, and reliable transit service is an invaluable, irreplaceable, and essential service relied upon by residents and businesses in Towamencin Township. A resolution has been drafted urging the Governor and the State Legislature to approve additional SEPTA funding to avoid service cuts and fare hikes, as such measures would have severe effects on residents, students, workers, and business owners in Towamencin.

Supervisor Osei noted that Upper Gwynedd and North Wales passed a similar resolution. David Kraynik, Township Manager, added that several municipalities in the state have done the same. Various supervisors noted this resolution essentially asks the governor and other state legislators to support funding for SEPTA in the state budget, as the Township is not providing any funds.

On a motion by Supervisor Barghouth, seconded by Supervisor Osei, the Board approved Resolution 25-29, Support of SEPTA Funding.

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

Upper Salford Fire Police Request – August 14 & September 6

Upper Salford Township's Police Department has requested assistance of the Towamencin Fire Company Fire Police for traffic direction on August 14 for the Philadelphia Folk Festival and September 6 for the Old Goshenhoppen Oyster Picnic.

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved the Upper Salford Fire Police Request – August 14 & September 6.

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

Skippack Fire Police Request – July 4th Parade

Skippack Township is requesting the assistance of the Towamencin Fire Company Fire Police for traffic direction on July 4th for the Skippack July 4th Parade.

On a motion by Supervisor Wilson, seconded by Supervisor Warner, the Board approved Skippack Township's Fire Police Request for their July 4th Parade.

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 Revised Public Comment Policy

At our last meeting, the Board authorized Chair Snyder's suggested changes to the public comment policy and authorized the Solicitor to prepare a revised draft policy for consideration. The changes include:

- A 4-minute time limit will be provided to each individual making an initial public comment at a public meeting with no follow-up time.
- There will be a 2-minute time limit for each individual making a public comment on any agenda item, with no follow-up time.

On a motion by Supervisor Osei, seconded by Supervisor Barghouth, the Board approved the revised 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

Consider Police Donation

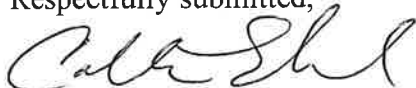
The Police Department recently received a donation from Living Branches, Dock Woods Campus, in the amount of \$3,500. The Board must consider acceptance of this gift in accordance with the Township's "Donation Policy."

On a motion by Supervisor Warner, seconded by Supervisor Wilson, the Board approved the acceptance of the police donation.

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 8:30 pm.

Respectfully submitted,



Colleen Ehrle
Director of Administration