

**Towamencin Township
Board of Supervisors
Monthly Meeting
June 25, 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
Timothy Troxel, Police Chief

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.
- Our Summer Concert Series runs through July 31st. Our next concert is tomorrow night, June 26th, featuring The Fabulous Greaseband. Concerts are free at Fischer's Park. Concessions are available for purchase beginning at 6 pm, with concerts starting at 7 pm. Weather-related cancellations are announced by 1 pm on the day of the event.
- Join us for our Classic Car Show on Saturday, June 28, from 9 am - 12:30 pm, at Fischer's Park.

Emailed Public Comments: None

In-Person Comments:

Resident Steven Hall offered comments on the Freddy Hill presentation from the previous meeting, expressing concerns with the proposed high-density plan and lot sizes that were discussed. He then offered an example of what could happen if this is permitted, asking how the Board would feel if a single home were knocked down to build seven townhomes on a lot. He asked the Board to think about lot sizes.

Resident Casey Hannings commented on the future of Freddy Hill Farm property. He noted he will continue attending meetings opposing the development of the property. He urged the Supervisors to make a decision that best represents the community's interests and needs, protecting the environment, open space, and ensuring traffic safety. He referenced he provided the Supervisors with materials at the last meeting for their review. He noted once this development is approved, the open space cannot be reclaimed and emphasized the importance of preserving it. He pointed out concerns with the plans presented by Pinnacle. He referenced a decision in Marple Township, Delaware County, where Article 1, Section 27 of the Pennsylvania State Constitution was used to stand up for their community. He hopes the Board will review his handout and consider it as inspiration.

Resident Ashley Campisi recalled an issue she had at her property some time ago, and mentioned Rich Marino was the only Supervisor who followed up with her to ensure things were taken care of. Although her property issues were addressed, the runoff on Kriebel Road remains terrible. She expressed concerns about the proposed new development in the area, which she believes would only worsen stormwater runoff problems. She also voiced worries about overpopulation from development, stressing residents bought their properties for the open space and nature in their backyards. She suggested using the space for trails or other productive purposes. She ended by saying that more homes are not the solution.

Resident Jay Minnicks stated that there tends to be a lot of deer scat around his property and feels it could be a health issue. He proposed a question to the Board: what will happen to the deer if the Freddy Hill property is developed, and will the Township hire someone to remove the deer? He again expressed that he feels this is a safety concern.

Resident Joe Silverman noted that there are undulations on Troxel Road and Sumneytown Pike that need correction. He believes this is a County Road and feels the County should fix it.

Approval of Minutes

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved the June 11, 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

Wawa Update – Forty Foot Road & Sumneytown Pike

Chair Snyder announced that the Board was informed that Tom Verrichia, Managing Member of Towamencin Sumneytown Pike LLC, was unable to make the scheduled presentation and this item would be moved to a future meeting.

Old Business: None

New Business

Housing Affordability Zoning Audit - MCPC Presentation

When reviewing the Township's Comprehensive Plan update, Montgomery County's Planning Commission suggested they could conduct an analysis of the Township's zoning code to provide recommendations for regulatory changes that may promote housing affordability.

Anne Leavitt-Gruberger, County Planning Manager, presented an overview of this audit service. Chair Snyder inquired about two key elements from the presentation: compatibility and density. Based on the comments made this evening, the Township may not be looking to increase density but would be interested in ideas on how to address the housing shortage in the Township. Ms. Leavitt-Gruberger indicated they could offer suggestions that may not have been considered.

Supervisor Osei felt it was important to review the Township definitions to ensure they comply with Fair Housing laws, and it would be helpful to go through them. Supervisor Warner thought this service may be redundant, as the Township was already working on a Comprehensive Plan. Supervisor Wilson noted that he could see the need for this, but believed it would be better handled locally, so that Township residents, consultants, and staff could be heard rather than the County pushing its housing initiatives. Supervisor Barghouth asked about their audit process methodology. Ms. Leavitt-Gruberger indicated it would be an informal desktop review of the Township's Codes. The Board and Township Manager David Kraynik thanked Ms. Leavitt-Gruberger for presenting. Mr. Kraynik noted he would await direction and feedback from the Board and be in touch.

Resident Steven Hall responded, offering comments on allowances for ADUs (accessory dwelling units) and how small, walkable schools impact student test scores.

Geocaching Presentation

In 2024, resident John French proposed to the Open Space and Parks Advisory Committee that geocaching be allowed within the Township. Geocaching is an international recreational activity, similar to a treasure or scavenger hunt, where participants use a GPS receiver or mobile device to locate hidden containers, known as a "geocache," which contain a paper log to verify that they found it. The main goal is to motivate people to go outdoors and explore. The Committee reviewed and agreed upon drafted guidelines to make geocaching acceptable in the Township. The proposed parks for geocaching would be Bustard Road Park, Butch Clemens Park, Green Lane Park and Kibler Meadows.

Joe Meehan and John French provided background and benefits of the activity, demonstrated examples and reviewed the process that went into developing the proposed geocaching guidelines and notification form. Mr. Meehan noted that the Township previously allowed this activity. However, in 2008-2009, a mysterious box, resembling an ammunition box was found in a Towamencin park, causing alarm, and the Township's decision to prohibit geocaching on Township property.

The Board asked questions about local geocaching data, how the process would work, including rules. Mr. Meehan mentioned that the only requirement from the Township is to keep a record of the geocache locations so they can respond accurately to inquiries regarding possible geocaching activity. Supervisor Wilson noted his reluctance and suggested that there be a condition that the Township revisit the topic if any issues arise or problems develop.

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved allowing geocaching in the Township as presented.

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

Resident Jason Hannings emphasized there is no Township ordinance enforcing the prohibition of geocaching. Therefore, the police would have no authority to act with no applicable law in place, and the Board does not need to approve this. Chief Troxel confirmed the department citations are based on the Township Code relating to parks, nothing specific for geocaching.

Warrant List

The June Warrant list in the amount of \$1,882,299.12 was presented for approval. On a motion by Supervisor Barghouth, 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 June 19. 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
- Kindle Drive & Amber Lane Storm Sewer Replacement
- Tennis Lukens Cemetery – Headstone Restoration
- Veterans Park Engineering Design
- 1807 Old Forty Foot Road – Hidden Driveway Request
- Brake Retarder Request – Old Forty Foot Road
- Township Pool
- Grants

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 June 11. Supervisor Warner provided the Committee's report, summarizing the following topics:

- May 2025 Financials
- 2024 Audit
- 2026 Budget
- Capital Budget Update
- Grant Reimbursements
- Sewer Reserve
- Dissolution of Towamencin Township Authority

Consider Committee Appointments

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

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board appointed Francine Gausch to serve on the America 250 Committee, with a term ending 12/31/26.

Voting Yes: H. Charles Wilson III, Joyce F. Snyder, Kristin Warner, Kofi Osei, Amer Barghouth

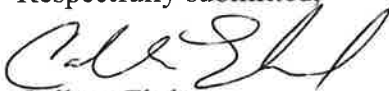
Voting No: N/A

Abstaining: N/A

Absent: N/A

There being no additional business, the meeting was adjourned at 8:04 pm.

Respectfully submitted,



Colleen Ehrle

Director of Administration