

**Towamencin Township  
Board of Supervisors  
Work Session Meeting  
July 9, 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.

**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 continues through July 31<sup>st</sup>. Concerts are free at Fischer's Park. Concessions will be available for purchase starting at 6 pm, and the concerts will begin at 7 pm. Our next concert is tomorrow, July 10, and will feature Mike Greer & Company. Visit the Township website or Facebook for more information. Weather-related cancellations are announced by 1 pm on the day of the event.
- Our Environmental Advisory Council is sponsoring a free Stream Explorers Workshop for young nature detectives, ages 7–12, at Fischer's Park on Saturday, July 26, from 10–11:30 AM. Explorers will dive into the fascinating world of stream science as they wade into the water to search for bioindicators, test water quality, and explore the stream ecosystem. Check the Township website or Facebook for more information and registration details.

**Emailed Public Comments:**

Resident Peter Van Thuyne expressed appreciation for the Seipt family's community contributions and the Township's outreach efforts, while voicing strong concerns about the proposed development. He highlighted issues with drainage and flooding, referencing recent

incidents and a past tragedy. He urged infrastructure improvements before permitting further development. He also criticized the projected increase in traffic, citing a lack of safe planning, and objecting to overflow being funneled through residential streets. He questioned the accuracy of traffic studies conducted during the summer and challenged labeling the development as “affordable housing,” noting lower current home prices in the area. He called on the Board to prioritize safety, environmental integrity, and community values over profit-driven growth.

Resident Donald Littman expressed concern about the Township’s rapid development and poor planning, particularly regarding traffic congestion and a lack of recreational spaces. Taking aim at the 321 new homes planned, along with additional housing on Sumneytown Pike - already a congested bottleneck - he argued that infrastructure improvements must come before construction. He emphasized that developers, not taxpayers, should bear the cost of necessary upgrades, such as widened roads, safe intersections, drainage, pedestrian walkways, and bike lanes. The need for fun, family-oriented places like Freddy Hill Fun Center was also stressed, with a call to preserve or replicate such community centers. He criticized past legal mismanagement and urged the Township to reclaim control over development decisions, ensuring that growth supports the health, safety, and well-being of current and future residents.

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

Resident Casey Hannings offered comments on the development of Freddy Hill Farm, specifically highlighting concerns about stormwater runoff and environmental impacts. He stated he brought pictures to show the Board, supporting his previous meeting comments about environmental impacts from developing this area. He made detailed remarks on specific species in the environment and what actions are needed to protect their habitats. He continued with flooding concerns. He concluded that he appreciates the Board's acknowledgment and thanks them for their comments, but he prefers to hear what the Board plans to do about the concerns raised.

Resident Tina Gallagher acknowledged disagreements on lot sizes and how development is handled, but asked the community to come together for a cause to feed local children. She and other residents are planning an event for the Bean Bag Food Program, a local food drive. Their group will hold a packing event on Saturday, June 26, at the Township building. She noted items that were needed and provided more detailed program information.

Resident Laura Tracy supported earlier development comments. She suggested a bike lane is needed on Kriebel Road and inquired if Pinnacle has discussed intersection improvements at Troxel Road and Sumneytown Pike with the Seipts, including widening.

Resident Rich Marino shared comments about the proposed development from the perspective of someone who builds roads for a living. He explained he views both properties from a land development standpoint, noting what makes them challenging is the proximity to the turnpike and existing road conditions. He feels that the problematic issue with both proposed developments is the current road conditions - there is not enough room to improve the area, as it is situated at the intersection of a state road and a county road, with a creek nearby. He referenced specific intersections in proximity to the proposed projects that will not be able to handle the anticipated new traffic. He believes further analysis of the roads is needed and thinks a backwards review in these cases may be beneficial - considering the roads before development.

Resident Leon Kashishian commented on the Township's historic makeup, growing up here. He feels that the information provided by Pinnacle thus far does not make sense. He took issue with the proposed plans of Pinnacle and WB Homes and the impacts they would have on our local infrastructure, including traffic control. He stated that in a few years, the Township will look to widen roads, which would detract from the current beauty of the area. He noted the strain these proposals would put on our police, fire, EMS, schools, and delivery services. He proposed that they build farmstead perimeters, single-family housing, and extend Troxel Road through the development. He feels this allows for wildlife, less traffic and congestion. He asked that Pinnacle work together with the community to make this project work for both the builder and the community, and asked them to approach it with a cause, not a because.

Resident Nancy Rosman commented that development is named after what they kill. She provided references and asked the Board to consider what animals they will be evicting if they approve this proposed development.

Resident Pat McMally commented on the proposed development, emphasizing it's mainly about traffic, pointing out that this part of the Township is zoned rural for a reason. He noted once you remove that zoning, it can't be undone. He believes that if the development is approved, it will ruin the area. He also discussed concerns about flooding and wildlife impacts.

Resident Brian Rooney commented on the proposed development, expressing concerns about the impacts on wildlife and the alteration of the area's natural beauty. He also took issue with the changes in Towamencin and felt it was ruining what the Township looks like.

Resident Vicki McNally expressed her opposition to the proposed development. She highlighted that the zoning was designated as rural for a specific reason and believes the development is getting out of control. She raised concerns about flooding and stormwater runoff issues, and urged the Board to think logically about what they are allowing.

### **Approval of Minutes**

On a motion by Supervisor Wilson, seconded by Supervisor Warner, the Board approved the June 25, 2025 meeting minutes.

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

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

#### **Jacobs Woods - Informal Land Development Improvements Presentation**

Equus Capital Partners, the new owner of Jacobs Woods apartment homes, located at Forty Foot Road and Welsh Road, has developed a concept plan for property improvements. The plan was previously presented to Township staff. The proposed changes are a new clubhouse and apartment building. Jacob's Woods representatives, Kelly McGowan, Guy Wolfington, Bill Warwick, and Ralph Graph presented their informal concept plan and answered questions from the Board. They did not believe they would require any zoning relief and plan to remain within current standards.

Resident Chuck Lowe asked if the plan includes removing 4-5 units. The developer noted they plan to work around the current conditions of the property. He also mentioned concerns about egress onto Welsh Road.

### **Pulte Group – Informal Land Development Presentation Old Forty Foot Road**

The Township received a new concept plan for a proposed development of 86 townhouses along Old Forty Foot Road. Representatives Greg Eydleman and Chris Posenus, from the Pulte Group, along with Ben Guthrie of TPD, presented their concept plan. They are requesting a zoning change to MR. They initially proposed 96 units but have reduced the plan to 86, considering consultations with the public and the Planning Commission's recommendations. Revisions included adding a clubhouse and pool, addressing floodplain concerns, and making stormwater management changes, such as managing release basins. They also considered impervious coverage and emergency access requirements, and consulted with the Public Works and Fire Departments. They proposed two separate left-turn lanes that were not previously there. Conversations were held with PennDOT, with a major point being addressing issues with the nearby PA Turnpike slip ramp and noting minimal impacts on traffic. Pulte is seeking authorization from the Board to initiate the formal process.

Supervisor Osei commented that this parcel and proposal are worsening. He suggested allowing the Township to obtain a quote to purchase this property. However, he agrees that the proposed units have decreased significantly from the original request. If the Township cannot buy it, he is okay with the development as proposed. Supervisor Wilson and Chair Snyder agreed that proceeding with the formal process is the best course of action.

Below is a collection of public comments from various individuals emphasizing similar points:

- Multiple residents referenced the flooding that occurs on this property, and there is no such thing as a creek that does not flood. They reminded everyone that there's a reason why it's currently zoned the way it is. Pulte paints a nice picture, but it's not logical for the area and poses a danger to build on this property.
- The 309-connector directly connects to this property, which will greatly affect traffic when it opens.
- Multiple residents concurred with one another, asking what's the harm in keeping it zoned in accordance with current zoning.
- Another asked what the Township gains by allowing high-density housing.
- Another highlighted the misalignment of the intersection and mentioned that Pulte's proposed turn lanes do not fix the current traffic issues.

### **Pinnacle Realty Informal Concept Plan Presentation (Freddy Hill Farm)**

The future developer of the Freddy Hill Farms property, Anthony E. Maras, Pinnacle Realty Development President, and Susan Rice, P.E., STA Engineering, Inc., presented an informal concept plan and answered questions from the Board. The developer noted that the Seipt family has agreed to sell their home at the intersection of Troxel Road to facilitate further development of the intersection to best serve the Township's needs. The new plan includes updates to the Troxel Road/Sumneytown Pike intersection. The developer explained the changes were in response to

previous comments, including concerns about environmental impacts, traffic issues, and zoning regulations.

Chair Snyder expressed support for the proposed Troxel Road intersection improvements and asked about the developer's plans to widen Kriebel Road, as well as, whether sidewalks would be included. The developer noted there is not much room to widen Kriebel Road, but it might be considered in the next phase. He also shared sidewalk plans.

Supervisor Warner asked for acreage total of open space compared with proposed development whether they have ditched the 141-home proposal. The developer stated that it is 64 acres of open space out of the approximate 131-acre site. Mr. Maras added if they are making intersection improvements, then the 141-unit proposal would be canceled due to the associated costs of completing that work.

Supervisor Barghouth asked if any preliminary traffic impact studies have been conducted and, if so, whether that information is available to share. The developer responded that traffic counters are currently in place, and these will be increased after school starts in September. TPD has been hired as their traffic consultant. Stormwater management and wetlands testing and surveys are being scheduled.

Supervisor Wilson and Warner stated they both oppose the high-density plan.

Supervisor Osei expressed that he sees himself as a free market defender in the Township, noting the market indicates a need for residential development. As an elected official, who respects property owner rights, he believes these should be considered. He understands concerns about density but thinks some of the comments are backwards regarding taxes. The MRC aligns with other developments in the Township in character. He favors either zero development or a careful examination of what the Township may gain by development. He referenced affected roads and expressed uncertainty about how improvements would be made to the Troxel and Sumneytown intersection. He supports the project but wants to continue discussions about stormwater concerns. He referenced a recent visit to the Green Lane neighborhood, where he received feedback that most neighbors oppose cut-through traffic, and suggested traffic modifications. Supervisor Osei also referenced school impacts and feels given this development and the time needed for completion, it's difficult to project effects on enrollment now. He reaffirmed his support for the plan, stating it's hard to say no to improvements that may benefit the Township.

Resident Casey Hannings disagrees and feels this plan is heartbreaking. He appreciates the developer reaching out, but feels his opinions weren't taken seriously or heard. He emphasized the flooding and ecosystem impacts. The developer responded that nothing is set in stone and the development is fluid. Mr. Hannings emphasized just how important the local ecosystem is.

Resident Susan Weir highlighted the need for wide open spaces and recalled a previous development proposal for 50 homes, which was rejected due to ingress and egress issues that heavily impacted the area. She said that everyone wants to talk about building homes, but nobody discusses roads or traffic management. She mentioned that she can't get out of her development now, and this development, combined with the other development, will make it ten times worse.

Resident Pete Van Thuyne reiterated his earlier comments, stating that he believes the proposed adjustments are not suitable. He emphasizes that everyone needs to be cautious to avoid

endangering the residents of this neighborhood. He also feels the projected number of cars and traffic will exceed what the roads in this area can safely handle.

An unidentified resident reiterated an earlier point, asking why so many homes? Why not single-family homes? Although she might disagree with it, she accepts that progress and development are necessary. However, she doesn't believe it needs to be so widespread. She says she feels people moved to the Township for a reason, because of how it looked.

Resident Kathy Weber asked if there are any plans to open Canterbury from Freddy Hill to Kriebel. Supervisor Osei responded that it should only be emergency access. The developer agreed with this. Chair Snyder clarified that no decisions have been made.

Resident Milt Borowski asked what is planned on the other side of Troxel/Freddy Hill. Mr. Maras explained they must work within the PennDOT right-of-way, so what exists there remains unchanged. The developer is not proposing any widening on that side due to limited ROW.

Resident Shannon Main asked whether the fire department has been consulted about the new plan. Mr. Maras responded that the entire plan must receive fire marshal approval. Ms. Main questioned the Board why no one has suggested returning to the original plan, noting residents have responded and do not want such a large development. She also reminded everyone of the November election and that Mr. Barghouth will be the deciding vote through the end of the year. She encouraged residents to contact him to share their opinions and urged the Township to vote for supervisors who will oppose this development.

Resident Sue Rieck echoed Ms. Main's comment, reminding the audience the Board are elected officials, and they should listen to what the residents want and vote accordingly. She does not believe that 300 or more homes should be built on this property, and if any are built, it should go back to the originally proposed 140 home plan.

Resident Rich Marino commented on road conditions, maintenance, and standards. He said there are road standards and checkboxes, but also the reality of what this will be. He agreed that aligning the intersection is a significant step, but it does not address the density issue. He stated that pushing all the traffic through one proposed intersection is not effective and what's likely to happen is drivers will look for alternate routes, leading them through neighborhoods. While the intersection alignment is a big win, he emphasized the larger impact on all of the other roads and reminded everyone to consider what the roads can handle.

Resident Pam McCauliffe expressed concern about the multi-residential plan and the addition of 60 more homes, questioning where all the water will go. She mentioned that the roads are not safe now due to speeding and asked what will happen with the influx of new homes. She added road improvements need to be made to Kriebel Road. She also referenced current speeding on Kriebel.

Resident Ellen Minnicks asked about impacts on Wagon Wheel Lane. The developer responded that this is an informal presentation. Ms. Minnicks wanted to let everyone know that she is not in favor of Wagon Wheel access. She asked what the effect will be on water and sewer in the area. She inquired whether private wells will be impacted by the construction.

Resident Peter Van Thuyne inquired if the Seipt home would be purchased at the Troxel intersection. The developer responded that an agreement has been reached with the Seipt family to buy the home because everyone involved wants to improve the intersection for the Township. No decision has been made on whether it will be demolished or relocated.

Resident Leon Kashishian said he supported a farmer plan, but the new plan is terrible. He believes that all these new homes cause traffic issues and spoil the rural feel of the Township.

Resident Don Littman commented that it is crucial for people to listen to one another, which is a major concern in the community. He supported the developer's efforts to improve safety with a better intersection, but disagreed with the number of homes – the goal is to make this an asset to the community, not a harm. He questioned where the activities for children are planned and how bus services will transport them to and from school. He doesn't think it fits.

Resident Joe Silverman recalled in the 1960s, PennDOT proposed a road to divert traffic from Spring House to the Lansdale exit of the Turnpike, along with a limited-access road that was rejected because all four municipalities were not in favor. He felt the idea would have diverted a lot of traffic. He believes that, currently, nothing can be done to improve traffic on Sumneytown Pike. He questioned the impact of this development and the newly proposed PSDC homes and what the advantages are beyond tax revenue. He believed that the original plan would result in higher tax revenue, reduced policing, with fewer infrastructure problems. He would like to be convinced why more homes are better than just going with the existing zoning.

Resident Eric Donaldson, was viewing the meeting from home, but felt compelled to come in person to offer a comment. He appreciates the heartfelt comments, adding they moved here because they love the Township. This isn't all about traffic and density, but more about safety and community. The plan conflicts with the current layout. They love what the Board did with the walking paths and parks. No one has mentioned the traffic congestion moving out toward Morris Road, and noted questions remain about how this development will affect traffic in that direction.

Supervisor Wilson proposed making a motion for the developer to return with a by-right plan. The developer responded that they have already provided that with the 141-home plan, which meets current zoning regulations. Supervisor Wilson clarified that the motion is for the developer to return with a by-right plan for Board approval, as he believes the Township cannot handle the high-density plan.

On a motion by Supervisor Wilson, seconded by Supervisor Warner, requesting the developer to return with the by-right (141 units) plan for Board approval, as he believes the Township cannot handle the high-density plan.

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

Supervisor Osei expressed confusion about why the Board would not approve the plan presented this evening to move forward to the Planning Commission considering the latest improvements so they can offer recommendations. He believes the Board is being asked to plan for the future but is rushing to approve the 141-unit plan. He suggests considering whether there might be a better plan. He will vote against the motion. Chair Snyder added that she also prefers to follow the standard procedure. Supervisor Barghouth noted that although he is new to this, the 141-unit plan seems to cause fewer problems. However, he still prefers to see both plans presented side by side and understand what improvements are being proposed and impact on traffic, then decide.

Chair Snyder noted that the plan will be sent back to the Planning Commission for review.

**Consider Approval of Pillar Agreement – 1555 Sumneytown Pike**

Towamencin Beverage has replaced its sign with a digital message board. The previous sign is situated within the ultimate right-of-way. The Township requires that any signs within the ultimate right-of-way be approved through an agreement authorized by the Township Solicitor.

On a motion by Supervisor Wilson, seconded by Supervisor Warner, the Board approved the Pillar Agreement for 1555 Sumneytown Pike.

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

**Old Business: None**

**New Business**

**Ordinance 25-04: Amended Regulations [Sewers], On-Site Disposal System**

A draft ordinance amending regulations to the Township Code has been prepared by the Township Solicitor and Sewer Engineer. The proposed amendment establishes and defines a new maintenance program for on-site sewage disposal systems and re-establishes pumping and inspection requirements for these systems.

Notable changes include a new inspection permit required every three years, aligned with a system's pumping service. Property owners will be responsible for inspecting septic systems; the permit will be issued by the Township.

On a motion by Supervisor Wilson, seconded by Supervisor Barghouth, the Board approved Ordinance 25-04, Amended Regulations [Sewers], On-Site Disposal System.

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

Resident Joe Silverman asked about the requirements for pumping, inspection cycles, and the definition of the maintenance contractor. The Township Manager and Solicitor clarified what was acceptable.

**Ordinance 25-05: Amended Stormwater Management Ordinance**

At the June 11<sup>th</sup> meeting, the Township Engineer presented a draft ordinance amending the Township Code Chapter 132 [Stormwater Management] to comply with the Township's NPDES



permit requirements for stormwater discharges from the separate municipal storm sewer system (MS4) and updating other requirements within the ordinance.

Amended sections include authorized discharges, infiltration facilities design, collection system standards and pipe materials, minimum stormwater pipe depth of cover, timeframe to return to normal conditions after a storm, and minimum slope of retention basin bottoms. New sections introduced by this ordinance include waivers and inspection of stormwater management facility installations.

On a motion by Supervisor Wilson, seconded by Supervisor Osei, the Board approved Ordinance 25-05, Amended Stormwater Management Ordinance.

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

#### **Consider Date for America 250 Celebration (June 25, 2026)**

At their meeting on June 16th, the America 250 Committee recommended scheduling Towamencin's celebration of the nation's 250th anniversary on Thursday, June 25, 2026, at Fischer's Park, with a rain date of June 26, 2026. Securing a date is necessary to proceed with planning and coordination of services.

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved June 25, 2026 as Towamencin's official date to celebrate the nation's 250th anniversary

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

#### **Consider Housing Affordability Zoning Audit**

At the last meeting, Anne Leavitt-Gruberger, Montgomery County Planning Manager, presented an overview of the County's Housing Affordability Zoning Audit, a complimentary service to municipalities. The audit would include a review of Towamencin's zoning code and offer recommendations for regulatory changes that may support additional housing options, particularly when considering new/existing residential development opportunities.

Supervisor Warner said she feels this service is unnecessary since the Township is already developing a Comprehensive Plan and believes a complementary plan does not exist, arguing that tax dollars will fund this. Supervisor Wilson opposed the service because he does not support seeking ways to increase density or provide workforce housing. He believes the Comprehensive Plan already addresses these issues.

Supervisor Osei said he finds Supervisor Warner and Wilson's comments frustrating. He believes they do not want the County Planning Commission to make recommendations because

they have an agenda. He prefers to have another set of eyes involved in the process. Supervisor Barghouth added that he believes residents who haven't been involved in the process before could benefit. He's open to more input or suggestions, including perspectives from third parties.

On a motion by Supervisor Osei, seconded by Supervisor Barghouth, the Board approved engaging the County for their zoning audit service.

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

### **2025 Heating Oil Bid Agreement – Montgomery County Consortium**

The Montgomery County Consortium sought bids from heating oil suppliers. Three bids were received; Rhoads Energy was the lowest bidder in the amount of \$3.665 per gallon. All documents were reviewed and are in order. Each participating municipality is responsible for fully executing their own contract.

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved the 2025 Heating Oil Bid Agreement – Montgomery County Consortium.

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

### **Consider Cancelling August 13, 2025 Board of Supervisors Meeting**

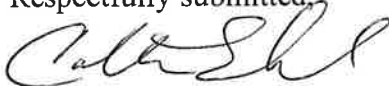
In anticipation of lighter August agendas, the Board considered whether the anticipated August 13<sup>th</sup> meeting should be cancelled.

On a motion by Supervisor Osei, seconded by Supervisor Barghouth, the Board agreed to cancel the August 13, 2025, Board of Supervisors Meeting.

Voting Yes: Joyce F. Snyder, H. Charles Wilson III, 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 9:17 pm.

Respectfully submitted,



Colleen Ehrle  
Director of Administration