

**Towamencin Planning Commission
Minutes
September 8, 2025
7:00 PM**

Present:

Brett MacKay, Chairman
Nancy Becker
Craig Brown
Edward Buonocore
Michael Main
Rich Marino
Dennis McGeehan
Patricia Younce
Joseph Vavra

Staff:

Mary Stover, Township Engineer CKS

Supervisor Kofi Osei was also present

Approval of August 4, 2025, Planning Commission Meeting Minutes

A motion was made to approve the August 4th, 2025, minutes by Mr. Vavra, seconded by Mrs. Becker. All were in favor with Mr. McGeehan and Mrs. Younce abstaining.

Old Business

A. NPSD HS Campus Additions and Site Improvements – Final Plan (SLD 837)

Dr. Todd Bauer, Superintendent North Penn School District introduced Barry Stingel, PLA of T and M and Alex Glassman, Attorney for the School District. Dr. Bauer announced that NPHS was before the PC to seek final plan approval. Mr. Stingel explained one additional waiver being requested that would allow a velocity greater than the stated 15 feet per second for the culvert running under Sumneytown Pike. He went on to explain that the final plans had been updated to reflect the final review letters from the Township's consultants. Mrs. Stover stated that the waiver was acceptable. Mr. MacKay asked for confirmation that the comments in the September 5th Bowman letter (Traffic Review-Final Development Plans) had been addressed and was told that there were no issues and that the School District would comply with all the comments. Mr. Brown asked that any tree removal be minimal to maintain the buffer along Sumneytown Pike. Mr. McGeehan asked if the pipe in the waiver request was the same as that used for the football field renovation and was answered that it was. Mr. Marino asked for Mr. Stingel to explain the background of the T and M Letter of June 27th addressing concerns regarding stormwater runoff. Mr. Stingel explained that after the football stadium renovation there was a perceived increase in

flood events affecting Chatham Village. Mr. Stingel went on to explain that after taking all things into account, the letter concluded that the increase in flooding is a function of the larger storm events that have occurred over the past five years. He noted that a very small percentage of the school's property drains to a point that would adversely affect Chatham Village and that modern stormwater management methods being implemented during and after construction would provide further stormwater control. Mrs. Becker reiterated that there seemed to be an issue, particularly on Ardwick Terrace, every time that it rains. Mr. Brown noted that there were two additional stormwater basins being added that should help with runoff in this area as well.

There being no more discussion, Mrs. Younce made the motion to recommend to the BOS that they approve the final plan of NPHS (SLD 841) including approval of the one waiver subject to compliance with the CKS letter dated 9/4/25, the Bowman letters dated 9/5/25 and 8/13/25 and all outside approvals needed for the project including the the cross-walk on Sumneytown subject to approval from PennDOT and Montgomery County. Mr. Vavra seconded the motion, and it passed unanimously.

New Business

A. Keeler Road Subdivision - Preliminary/Final Plan (SLD 841)

John Anderson, PE presented for the applicant. This plan was originally approved in 2019, but the developer decided not to move ahead with the plan. There are five lots proposed for 695 Keeler Road (7.2 acres), including an existing home which will remain. Mr. Anderson said that the one significant change from the original plan was that the applicant was requesting the homes be connected to a gravity sewer system running behind the properties in lieu of connecting to the existing line along Keeler Road via grinder pumps. Mr. Anderson said that the existing dwelling had been connected via a gravity system which had been accepted, approved and installed. Gilmore, in their review letter, dated 8/11/25, requested that the plans be changed to show four grinder pumps connected to the Keeler Road sewer main. Mr. Anderson said that the developer would comply with the Fire Marshal's letter of September 4, 2025, and with the CKS letter of August 5, 2025. He stated that the existing sidewalk was 4' wide rather than 5' as required by the Americans with Disabilities Act. To meet the requirement, as noted in the CKS letter, passing areas will be provided every 200 feet. The PC was concerned with the long-term maintenance of the sewer and street trees; Mr. Anderson answered that an HOA would be established. Mrs. Becker asked that street trees be installed along Keeler Road per the CKS letter and Mr. Anderson said that the developer would work with the Township in the selection of trees. The PC asked that the Gilmore letter be followed regarding the original sanitary sewer plan unless the alternate plan be agreed to by Gilmore. Mrs. Younce made the motion that the PC recommend preliminary and final plan approval for the Keeler Road Subdivision (SLD 841) to the BOS including six waivers subject to compliance with the CKS letters dated 8/5/25, the Bowman letter dated 9/3/25, the Gilmore letter dated 8/11/25 and the Fire Marshal letter dated 9/4/25, and the creation of a HOA to address the maintenance of the stormwater management facilities, the landscaping and street trees and the sanitary sewer, if permitted as currently proposed. Mrs. Becker seconded the motion and the motion passed unanimously.

B. Old Forty Foot Road Townhouse Zoning Map Amendment (ZA 2025-03)

Greg Adelman, attorney for Pulte, introduced John Kennedy, Kennedy & Associates, to present the applicant's request to change current zoning (R-200) to MR allowing Pulte to build 86

townhomes along Old Forty Foot Road on the property known as the “Bird Farm.” He stated that the current plan was amended from the original to show 10 less units with an added clubhouse. Chris Puzinas, PE discussed the flood plain issues and noted that the impervious surface had been reduced from the original plan. Ben Guthrie, traffic engineer, discussed ingress and egress to the property from Old Forty Foot Road. He noted that the dangerous intersection of Old Forty Foot with Rittenhouse would probably not meet PennDOT specs for a traffic signal. Mrs. Becker asked about the traffic impact of 86 new homes on Old Forty-Foot Road and Mr. Guthrie replied that the impact would be minimal, but that they would do a traffic study. Mrs. Younce said that the impact on the infrastructure would be, in her opinion, much worse and for that reason could not support the plan. Mr. Marino noted the current traffic back-ups at the Turnpike and said that the current traffic volume is already too high to handle any additional volume. At this point, there being no additional comments from the PC, Mr. MacKay asked for comments from the public.

Mr. Barry Kenyon, Township resident, reiterated what Mr. Marino said and explained that Nash Elementary School is already at or near capacity and is using temporary classrooms.

Mr. Casey Hannings, Township resident, asked for clarification of the exact location of the proposed development and discussed how important it is that the planning commission be mindful of the environmental impact of any development in this area.

Mr. Pat McNally, Township resident, spoke about the current flooding issues he has been dealing with for years and showed pictures of his yard after rain events. He went on to discuss the traffic impact and noted that the school district had to alter the bus schedule to allow kids to get to school on time due to traffic delays.

Ms. Victoria McElly, Township resident, asked if the developer had physically walked the property and was told that they had. She said that this is the wrong spot for this type of development.

Mr. Pat McNally, Township resident, pointed out that the 309 interceptor was now open and already having an increased negative impact on traffic.

Mr. Joe Meehan, Township resident, asked if the open space shown on the plan met the zoning ordinance and was answered that it did. He asked who would maintain the stormwater basins and was told that an HOA would be in place. Mr. Brown stated that the open space shown on the plan was basically unusable and Mr. Meehan said that he felt there should be recreational space for the additional homes.

Mrs. Becker noted that the previous developer of this property had agreed to a fee in lieu of open space and asked if this might be the case with Pulte. Mrs. Stover answered that could be the case but went on to say that her understanding was that basins were not included as open space.

Mrs. Becker stated that she could not recommend the plan.

Mrs. Younce made the motion that the PC recommend to the Board of Supervisors that they not approve a zoning change due to the impact that it would have on quality of life, traffic, stormwater runoff and open space. Mrs. Becker seconded the motion, and it passed unanimously.

Mr. Vavra made a motion to adjourn with Mrs. Becker seconding. All were in favor – 8:39 PM

Respectfully submitted,

Douglas E Leach

Douglas E. Leach
Assistant Zoning and Code Enforcement Officer