

**Towamencin Township
Board of Supervisors
Monthly Meeting
October 22, 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 Iannozzi, Esq., Township Solicitor
Mary Stover, Township Engineer
Niral Modi, IT Specialist
Timothy Troxel, Police Chief

Chair Snyder called the meeting to order at 7:03 pm and led the assemblage in the Pledge of Allegiance.

Opening Comments

- The PSDC Main Street Zoning Hearing and ordinance amendment were supposed to be on tonight's agenda. Unfortunately, the re-advertisement of these items was erroneously published in the Delaware County Times by the newspaper. The Reporter acknowledged their error and will publish on October 29 & November 5th. Therefore, the zoning hearing and ordinance amendment will be included on the November 12th agenda.
- The Township's Public Works and Finance Committee Reports, which have previously been reviewed at the second monthly meeting, will now be posted to the Township website on the respective department webpages, following their approval at the Committee meetings.
- To improve communication and accessibility for residents, the Township will be incorporating closed captioning on the projection screen for those in the audience. For those tuning in from home, Zoom offers a closed captioning option to follow along. In addition, the playback videos on the Township website include closed captioning and transcription options on the bottom right of the video. Live captions are generated by AI and may contain errors.
- This meeting is provided live via Zoom for residents unable to 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. Reminders: if emailing comments, be sure to use the info@towamencin.org email address; and please use a microphone for in-person comments or questions, as Zoom does not pick up voices from the audience. A reminder to all speakers was made to please speak clearly into the microphone.

- National Drug Take Back Day will be held on Saturday, October 25, from 10 am to 2 pm, at the Township's Police Department lobby. Bring in unneeded medications for safe disposal. The Department is also hosting its annual Trunk or Treat event on Saturday, from 5 to 7 pm, at North Penn High School's parking lot. This event is a fun activity for the whole family.

Emailed Public Comments:

Resident Scott Mader strongly opposes rezoning the property at Sumneytown Pike and Bustard Roads. He believes the current residential density cap of 25% is sufficient and should not be changed to zero. He continued that additional development would cause excessive traffic, harm property values, and disrupt the peaceful character that drew him and his husband to the area 20 years ago. He urged the Board to respect community concerns and reject the proposed rezoning.

Resident Maureen Perry urged the Board not to change the current code for the property at Sumneytown Pike and Bustard Roads, noting the current code for a residential density cap of 25% is more than that area needs. She asked not to lower the density to zero. She feels the area cannot handle the traffic, crowded schools, higher school taxes, stress on public services and sewer system, and increased flooding. She feels this will bring too much activity to the area and could negatively impact her property value and quality of life. She and her husband bought their house over 20 years ago for its tranquil setting, an ideal environment for raising a family. She expressed that allowing an overabundance of apartments or homes on that site and elsewhere in the community would cause them to lose the reason they chose to live in Towamencin. She asked the Board to listen to the community and not push this rezoning forward.

Resident August Fox requested that his full statement be entered into the public record without alteration or omission and indicated he would file a right-to-know request to ensure transparency. He emphasized his comment was lawful, relevant, respectful, and protected under the First Amendment, the Pennsylvania Sunshine Act, and the Towamencin Township Code of Conduct. He continued that any attempt to suppress or reframe it constitutes discrimination. He explained that he is unable to attend the meeting but wanted to address future leadership, noting that he has observed, at prior meetings, that two Board candidates consistently remain silent during the Pledge of Allegiance. This silence raises concerns for him about their commitment to uphold their oath of office and serve the community with integrity. He clarified his intent is not to compel speech but to highlight how silence reflects leadership character. He believes the Pledge symbolizes respect, service, and community values, and leadership requires visible commitment and integrity. He urged voters and meeting attendees to observe this behavior firsthand.

Resident Jen and Rob Sukaly indicated they oppose changing the zoning code for the property at Sumneytown Pike and Bustard Road, which is currently zoned with a residential density cap of 25%. They requested that the Board not rezone or eliminate the cap. They believe the Township cannot handle the additional traffic, overcrowded schools, and increased school taxes, which will stress public services and lower property values. They urged the Board to listen to the community and not move forward with the rezoning.

In-Person Comments:

Resident Casey Hannings reiterated his previous comments to preserve open spaces that are available for development.

Resident Kathleen Hangey stated she appreciates the Board's effort to provide closed captioning, finding it helpful. She indicated that zoning codes are in place to protect the balance of our neighborhoods, environment, and quality of life, yet the Township continues to see high-density building proposals that threaten to overwhelm the community, citing increased traffic, strain on emergency services, flooding, and pressure on schools. She questioned how many acres are left for development and why the Township is rushing to build new structures when there are so many vacancies throughout the area. She asked how open space is being protected for the future - emphasizing that this is not about one or two projects, but rather the long-term vision for Towamencin. She noted residents clearly oppose development. Development must be planned, measured, and sustainable. She believes the Board should pause, gather more community input, and revisit the Comprehensive Plan with transparency moving forward. She urged the Board to consider the lasting impact of their decisions. Lastly, she reminded residents that an important election is coming up, and that election day is more significant than any single development. It's about the future, the soul of the community, and preserving what makes this Township special.

Resident Robert Esterly, acknowledging his veteran status, commented that this is a hard topic and acknowledged that. If it were him, he would probably have put a locked ballot box out for residents to decide the outcome. He noted there is a lot to think about. He indicated it's hard to deal with what the government does to Veterans after they have worked so hard to keep everyone safe. He asked the Board to consider that before placing the burden on the residents.

Resident Barry Kenyon thanked Mr. Esterly for his service and everyone for their comments, especially the write-ins. He believes Margarita's corner cannot support apartment buildings and a hotel, as there is already heavy traffic, and this development would bring more traffic, accidents, problems, and school overcrowding. He acknowledges the small crowd due to the agenda change but wants to ensure everyone spreads the word that the hearing was moved and that they attend the new date. He also emphasized the importance of the upcoming election, noting that veterans fought to protect everyone's rights.

Resident Renee Santore is new to the area, having recently relocated to Towamencin to escape unnecessary development. She chose Towamencin because of its abundant open green space, and is very concerned about the rezoning issues. She feels the current zoning has benefited the community. She added that people are not against development but rather overdevelopment; there is a difference. With overdevelopment, flooding, sewer, and traffic problems arise, and residents must deal with the fallout. She believes this is a topic that should be put to a referendum for everyone to vote on.

Resident Janet Katz commented on the continued rezoning concerns, traffic, school overcrowding, support services, but one piece she has not heard addressed is the disconnect between what the Township is planning and what the school district can accommodate. She indicated that the Township is supposed to plan for community needs to serve those currently living here with a forward eye to the future. She does not believe the concerns raised are being adequately addressed. She feels that, with the school district absent at these meetings, this does not help identify potential issues. Supervisor Osei responded that he spoke with North Penn School District Superintendent Todd Bauer, who indicated that the district is in the middle of an enrollment study and that either he or the County planning representative could present those findings when it is complete.

Resident Joe Silverman complimented the Township on the paving work on Detwiler Road. He referenced old development projects and the feasibility study - he feels that anyone who wants to

develop should abide by the current zoning changes. He feels the Supervisors should put their foot down and enforce current standards, and if the developers don't like it, they should go elsewhere. Regarding the Freddy Hill property, he encouraged the Board to limit it to 141 units. He commented on the existing traffic issues in and around Sumneytown Pike and Bustard Road.

Approval of Minutes

The October 8, 2025 minutes were deferred to the next meeting.

Zoning, Subdivision and Land Development

Consider Authorization to Advertise Conditional Use Hearing - Dock Wood Hybrid Apartments

The Dock Woods Community has submitted a land development and Conditional Use application for a 17-unit "hybrid" apartment building. The project involves removing two existing apartment buildings along Dock Drive and constructing a "hybrid" building. The property is located within the "IN - Institutional" Zoning District. The applicant made an informal presentation to the Board on May 28, 2025. The Conditional Use application seeks to increase the building height from 35 feet to a proposed 52 feet. Per the code requirements, the applicant must increase the minimum yard setback depth. Representatives Nate Fox Esq., Obermeyer, and Tom Knapp, Bohler Engineering, addressed the Board on behalf of the applicant. The Board asked a few questions regarding capacity and on-site services – all were answered.

On a motion by Supervisor Wilson, seconded by Supervisor Osei, the Board authorized the advertising of a Conditional Use hearing for the Dock Wood Hybrid Apartments.

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

A resident noted that the fire department had previously stated that any buildings taller than 50 feet are strictly prohibited because they lack the equipment to serve them. She asked whether construction could proceed if it exceeds 50 feet. The representatives responded that the building has a peak, which exceeds the limit; the fire department has reviewed and approved the plans.

Old Business: None

New Business

Warrant List

The August warrant list, totaling \$2,138,000.03, was presented for approval. On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved the warrant list.

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 Authorization to Facilitate Towamencin Authority Asset Transfer & Termination

The Finance Committee recommended terminating and transferring the assets of the Towamencin Authority due to longstanding inactivity and annual auditing expenses. The process for termination would include advertising a meeting for the remaining members of the Authority to vote to dissolve by resolution; directing the Township Solicitor to prepare an ordinance dissolving the Towamencin Authority; and directing staff to facilitate the asset transfer to the Township.

On a motion by Supervisor Wilson, seconded by Supervisor Osei, the Board authorized the Solicitor to facilitate Towamencin Authority's asset transfer and termination.

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 Change Order: Engineering Services Welsh/Orvilla Widening Project

The Township's Traffic Engineer has submitted an addendum proposal for a contract supplement for additional services related to the design and permitting of the proposed roadway improvements associated with the Welsh and Orvilla Roads intersection improvement project. The proposal outlines the following additional tasks:

- Task 1 – DEP Protection General Permit 11 (GP-11) - \$30,000 (Hourly Not-to-Exceed)
- Task 2 – NPDES Post Construction Stormwater Management and Erosion & Sediment Pollution Control Plan Revisions - \$40,000 (Hourly Not-to-Exceed)
- Task 3 – Highway Occupancy Permit Plan & Traffic Signal Plan Revisions - \$29,000 (Hourly Not-to-Exceed)
- Task 4 – Right-of-Way & Easement Coordination - \$27,000 (Hourly Not-to-Exceed)
- Task 5 – Meetings & Project Coordination - (Hourly Time-and-Material)
- Total addendum cost of \$126,000 will be split 50/50 with Hatfield Township.

On a motion by Supervisor Wilson, seconded by Supervisor Warner, the Board approved the change order for engineering services for the Welsh/Orvilla Widening Project.

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 Proposal for Appraisal Services: Welsh and Orvilla Road Widening Project

The Welsh and Orvilla Intersection improvement project involves the right-of-way acquisition of approximately 11 impacted parcels. The Township received a proposal from the Indian Valley Appraisal Company to facilitate this process, outlining varying fees based on the type of appraisal:

- Strip appraisals \$1,000 - \$7,000 per site
- Before and after appraisals \$3,000 - \$7,500 per property
- Total take appraisals ranging from \$1,700 - \$7,500

On a motion by Supervisor Osei, seconded by Supervisor Wilson, the Board approved the proposal for appraisal services associated with the Welsh and Orvilla Road Widening Project.

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

Resolution 25-38: Authorizing Application to the 2025 PECO Green Region Open Space Program

Municipalities can receive grants of up to \$10,000 through PECO's Green Region Open Space program, managed by Natural Lands. The Open Space and Parks Advisory Committee has proposed planting 18 native trees around the perimeter of Kibler Meadows's parking lot as the project for this grant application. Currently, the entrance to Kibler Meadows includes only a sign, fencing, and mowed grass at the entrance. Trees are needed to make the entrance stand out from the surroundings, highlight it, and encourage more visitors to stop and enjoy this peaceful park for walking and observing its natural environment. Trees will add vertical interest at the park entrance, providing shade and visual appeal.

Additionally, the Township's Draft Comprehensive Plan update recommends implementing a plan to expand the Township's tree canopy cover, and this is a location that would add canopy cover there is currently none. If approved, the Township will seek approximately \$7,200 in funding to support the project. An application resolution must be authorized for the submission.

On a motion by Supervisor Warner, seconded by Supervisor Barghouth, the Board approved Resolution 25-38, 2025 PECO Green Region Open Space Program Authorizing Application.

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

Resolution 25-39: Local Share Account Grant (Skippack Creek Interceptor)

The Township will submit a grant application for Phase 3 of the Skippack Creek Interceptor Replacement Project to the Local Share Account Grant. The Township is seeking \$1,000,000 in

funding and will designate the Township Manager and Finance Director as the authorized officials to execute associated grant documents.

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved Resolution 25-39, Local Share Account Grant for the Skippack Creek Interceptor Project.

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

Supervisor Osei asked whether the delay in the state budget might impact this. The Township Manager responded that the Township currently has several grant applications at the state level, but none are progressing. Any pending applications are in limbo; agencies are still accepting them. He suspects the process will be further delayed until the state budget impasse is resolved. He added that since the state is still accepting applications, the Township will submit its application by the deadline, but when a response will be received remains uncertain.

There being no additional business, the meeting was adjourned at 7:44 pm.

Respectfully submitted,



Colleen Ehrle
Director of Administration