

**Towamencin Township  
Board of Supervisors  
Work Session Meeting  
November 12, 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 7:01 pm and led the assemblage in the Pledge of Allegiance.

**Opening Comments**

- This meeting is available live 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 comments. Reminders: When emailing comments, use the [info@towamencin.org](mailto:info@towamencin.org) email address, and for in-person comments or questions, please use a microphone, as Zoom does not pick up voices from the audience.
- In preparation for January's Reorganization Meeting, volunteers with expiring terms in 2025 who wish to continue serving will need to submit a citizen committee volunteer application and make themselves available to meet with the Board. In addition, there are several current vacancies on the following committees: America 250, Environmental Advisory Council, Open Space and Parks Advisory Committee, Veterans Committee and Zoning Hearing Board. We encourage those with time and interest to submit completed applications to [info@towamencin.org](mailto:info@towamencin.org). Applications can be found on the Township website, under the Information heading.
- Towamencin Township is hosting our annual Holiday Lights Festival on Friday and Saturday, December 5<sup>th</sup> and 6<sup>th</sup>, from 4:30 to 8:30 pm at Fischer's Park. Take a stroll through Towamencin's winter wonderland of lights and holiday cheer.
- The Towamencin Volunteer Fire Company's Ladies Auxiliary is hosting pictures with Santa on Saturday, December 6, from 10 AM to 1 PM.
- The Board's next meeting will be held on Tuesday, November 25, not Wednesday, due to the Thanksgiving holiday.

### **Emailed Public Comments:**

Resident Jess Dhillion, a five-year resident raising two young children, praised the community for its unique blend of city-level amenities, small local businesses, and surrounding farmland. She is concerned that new developments threaten the Township's character. She urged the Board to vote against rezoning or developing the bird farm site at Sumneytown Pike and Old Forty Foot Road, the area by the business center at Sumneytown Pike and Bustard Road, and the former Freddy Hill Complex. She closed by stressing the importance of preserving the community's beautiful suburban nature and opposing further development.

Resident Lynn Fox objected to Ordinance 25-08 and requested that the Board postpone the vote on the proposed Main Street Overlay ordinance until the Township fulfills its statutory obligations under the Pennsylvania Right-to-Know Law, the Sunshine Act, and the Home Rule Charter adoption process. She noted that she submitted a right-to-know request on November 6, 2025, seeking various documents necessary for public review, which had not yet been responded to. She argued that proceeding with the vote before the requested materials are made available violates procedural rules and undermines public trust. In particular, she emphasized that the March 9, 2023, Government Study Commission Report has not been posted or made publicly accessible, demonstrating the Township's noncompliance. She also stated the Home Rule Charter and its attachments are improperly posted, raising concerns about their enforceability and the Charter's own requirement that government information be readily accessible to the public. She feels that relying on the unavailable Charter and Study Commission Report would breach Township policy, the Sunshine Act, and the Charter itself. She is formally notifying officials that any affirmative vote under these conditions may be used in future appeals or legal action.

Resident Lynn Fox repeated her comments, objecting to the proposed Ordinance No. 25-08 and her Right-to-Know submission for the full Government Study Commission Report because it was never posted on the Township website or on the Commission's website. She feels the absence of this information limits public access, protects key decision-makers from scrutiny, and that moving forward with a vote might violate the PA Sunshine Act, which ensures the public can observe policymaking and decisions. She opposed the overlay, asking for clarification on whether the 250-unit limit is the maximum and whether future expansion might occur through zoning changes, conditional use permits, density bonuses, or adjusted overlay boundaries. She stressed election results should not be seen as public approval for high-density housing or support for the Main Street Overlay. She argued that such a major zoning change should not proceed when core documents are not available, and the ordinance hasn't been fully reviewed. She raised concerns that delaying the vote until January 2026 would allow some individuals, such as supervisor-elect Vanessa Gaynor, who, in her opinion, didn't ensure transparency before, to vote on an ordinance connected to the missing report. She described this as a potential conflict of interest that must be addressed. She urged the Board to vote no, emphasizing that the public has not been given complete access to information before such an important decision.

Resident Lynn Fox objected to the scheduled vote on Ordinance No. 25-08, describing it is being advanced under the authority of the Home Rule Charter adopted in 2023, which was created by the Government Study Commission, and the public were never given access to the full Study Commission Report or a certified version of the Charter. She searched the Township website and could not access it. Adding if these materials exist, they are not accessible to the public, which is a problem. She repeated her Right-to-Know request - asking for various records related to the ordinance, the certified Charter, and the Study Commission Report – noting she has not received

a response, adding the response and vote deadlines conflict. She believes the Board is asking residents to accept a zoning overlay built on unavailable documents, undermining public trust and violating transparency standards guaranteed under Title 53 Pa.C.S. Section 2921 and the PA Sunshine Act. She again objected to the ordinance claiming the language is vague, the density figure is not codified, and resident protections are unclear. She asked the Board to vote NO - finding the process flawed, the foundation is concealed, and the ordinance written in a way that leaves residents exposed. Should the Board conduct a vote, she notes this comment will serve as formal notice that the action may be used in future ethics reviews, legal challenges, or public accountability proceedings involving procedural failure or individual misconduct.

Resident Candi Robert objected to Supervisor-elect Gaynor's involvement in any vote regarding high-density zoning overlays. She claimed Gaynor helped draft the Home Rule Charter as a member of the Government Study Commission, and their report was never posted publicly, remains incomplete and uncertified online. Residents have been denied access to those documents, claiming that while Gaynor cannot vote on November 12, a postponed vote would allow her to vote once in office, creating a direct conflict of interest. She described the same conflict applies to Supervisors Osei and Ferguson, who also served on the Study Commission and are now voting on ordinances built on their own concealed work. She recommends a no vote, feeling the ordinance is vague, lacks a codified density limit, provides no enforceable protection for residents, references 250 units without making that figure binding, and fails to ensure accountability regarding traffic, infrastructure, and long-term developer obligations. She added this is a procedural warning, not a personal attack – citing the dual roles of Gaynor, Osei, and Ferguson undermine public trust and raise serious ethical concerns. She requests the vote be postponed until the Study Commission report is released, the Charter is certified and posted, and all conflicts of interest are resolved; stating if they refuse to abstain, she respectfully calls for their resignations on grounds of conflict of interest and breach of public trust.

Resident Angela Illingworth objected to the Township's failure to provide full public access to the Home Rule Charter and Government Study Commission Report. As of November 8, 2025, she obtained a timestamped screenshot confirming that only a 14-page version of the Charter is posted on the Township website, with no certified version, no attachments, no transition provisions, and no direct link to the Study Commission Report. She claimed this violates the Sunshine Act as the Commission must publish its final report and deliver sufficient copies for public review. She indicated residents cannot evaluate the legality of the Main Street Overlay ordinance without access to the full Charter and the Study Commission's rationale. These documents are not optional; they are required by law and must be released before any vote proceeds. She urged the Board to vote no on the Main Street Overlay ordinance or to postpone the vote until the complete, certified Charter and Study Commission report is released, the Township complies with its disclosure obligations, and residents are given 30 days to review the complete record. She closed by stating that this comment is made in good faith and is part of the public record; any vote taken without releasing these documents may be cited in future legal review, public accountability efforts, or formal complaints involving procedural misconduct.

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

Resident Jenn Foster offered comments on the PSDC apartment agenda item, specifically the exit from the property onto Bustard Road. She noted that the line of sight is terrible and suggested the

Board consider future improvements such as a right-turn-only exit or adding a traffic circle. She stated it is a difficult area now, with an increased population, it will only get worse.

Resident Richard Costlow commented on the draft text of the overlay district, citing specific sections. Section five appears to eliminate housing for the elderly, which does not seem appropriate given the Township's current demographics. Section six addresses landscape and recreational areas, with descriptions confined to passive recreation, and lacking provisions for active recreation. He feels that with the proposed 250 units, there should be something provided for people to do. There is no provision for public transit. He believes this should be considered in the proposed ordinance. In Section 9, there is no provision for a sign's level of brightness. He encouraged the Township to consider the brightness and frequency standards. Lastly, he referenced the budget, noting he supports a tax increase, believing the Township needs the revenue for debt service and capital projects; adding it is high time for this happen.

Resident Gisela Koch clarified references in previous comments referring to members of the former Governmental Study Commission. The members were: Kofi Osei, Jennifer Foster, Tina Gallagher, Joseph Rumsey, Martin Cohen, Mark Warren, and Gisela Koch. She added that Joyce Snyder and Vanessa Gaynor were not members on the Commission.

Resident Kathleen Hangey acknowledged she does not understand the technical aspects of the Main Street Overlay Ordinance or the Home Rule Charter but feels something does not seem right. She recently learned that the vote is based on a government study report that has not been shared publicly, and that a right-to-know request regarding the matter has not been responded to. She does not understand how the Board can vote on such an important issue if the public hasn't had the chance to review supporting documents. The ordinance mentions 250 units and questions what prevents the developer from adding more later if that number is not fixed. She has concerns and does not want to see the Township change for something that is not widely supported. She asked the Board to hold off on voting until the public has had time to review all the documents, and everything is shared openly. She concluded by agreeing with a previous comment about creating activities to entertain both current and potential new residents.

Resident Casey Hannings raised awareness about the environmental impacts of the proposed developments. He noted he is not against new development but believes it must be done responsibly. He urged everyone to keep an open mind for the environment moving forward.

Resident Maureen Parry asked the Board to vote no on the Main Street Overlay ordinance, as there is already a traffic issue in the proposed area. She feels there is not enough room for all the proposed units. She asked the Board to mandate the total number of units to prevent it from changing in the future.

Resident Joe Meehan suggested that an accompaniment to the ordinance be provided and that conveys the changes in a less complicated, more layperson's version. This would help the average person digest exactly what is proposed in the Main Street Overlay District. He noted that it is difficult for residents to understand what was previously proposed compared to the proposed changes. Lastly, he noted his concerns about open space for the project. He agreed that the proposed use is passive, not recreational. He indicated that people often seek recreational activities and that the ordinance should specify in detail what recreational areas are to be established. He echoed for the ordinance to be available in an easier to read version for residents.

Resident Joe Silverman shared he reviewed historical news archives about the construction of the Township campus, which was built over 25 years ago, adding it has served us well. He made reference to the referenced lack of additional parking but referenced the shared Church lot.

Resident Jenn Suklay noted that she opposes changing the current zoning. While she is not opposed to new development, she has concerns about traffic, increased taxes, and overcrowding in our schools. She asked the Board to keep the zoning unchanged.

### **Approval of Minutes**

On a motion by Supervisor Warner, seconded by Supervisor Wilson, the Board approved the October 8<sup>th</sup> and October 22<sup>nd</sup> 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**

#### **Conditional Use Hearing: Harbor Freight Application**

Harbor Freight has submitted a Conditional Use application for approval of its retail use and modification of the signage requirements for a location within the PSDC shopping center at Forty Foot and Allentown Roads. The applicant has requested a 93 sq ft wall sign. The Township Solicitor reviewed the associated exhibits and conducted the hearing. Mr. Clement, for Harbor Freight, reviewed the project and application. Witness James Malin was sworn in as an expert on signage for the Urban Sign Group and Harbor Freight. A court reporter was present to make a complete and formal record of the hearing.

Resident Richard Costlow asked if this was an illuminated sign. Mr. Malin noted the individual letters attached to the wall are individually lit. Mr. Costlow inquired whether the sign complies with PA requirements. Mr. Malin responded the sign is tasteful, align with the shopping center's style, and meet the Township requirements.

On a motion by Supervisor Wilson, seconded by Supervisor Warner, the Board approved the Conditional Use.

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

#### **Public Hearing: PSDC Main Street Zoning Ordinance Amendment**

The proposed amended ordinance creates a new Main Street Overlay that would allow a new use – R-15 Multifamily Residential on the site of the Towamencin Corporate Center. The amended ordinance includes recommendations from the Township's Planning Commission and the Board

of Supervisors. The Board majority approved advertising the proposed ordinance at its August 27 meeting. The Township Solicitor opened the hearing and reviewed the amendments to the ordinance. PSDC representative Matt McHugh and John Alejnikov, as witness from Bohler Engineering were present to address questions or concerns. A court reporter was present to make a complete and formal record of the hearing.

There was a brief discussion about adjacent Reiff Road properties being purchased and included in future development. It was noted that those properties are currently not zoned for commercial development and would require board action to change that. The proposal is a concept plan; additional items will be addressed as they move through the planning process. Open space is expected to improve under the proposed plan.

Resident Casey Hannings raised questions about the environmental impacts of the proposed plan.

Resident Barry Kenyon highlighted traffic concerns related to the designated entrances on the plan and raised concerns about the omission of the post office from the plan. He questioned the number of school-aged children being added to the District, resulting from the 250 units.

Resident Joe Meehan asked for clarification on Section 153-420 #5 of the overlay ordinance regarding amenity space. He inquired what "no less than two spaces" means. Mr. McHugh noted it means no more than two spaces, and not to exceed 100,000 square feet.

Resident Lynn Fox inquired why sector 3C is not listed among the prohibited residential uses. Mr. McHugh explained that no residential use is allowed in 3C; therefore, nothing needs to be removed. She asked for clarification regarding 153-416 subsection E – stating it was removed, which leaves no limit on what can be included going forward. Mr. McHugh responded that the reference was not accurate. He explained since residential use has been eliminated across all sectors, there is no need for a density restriction. He clarified that the proposal includes 8.75 dwellings per acre.

Resident Kathleen Hangey asked if the fire company was involved and if a ladder truck could accommodate the development, believing the fire company could not accommodate three-story buildings. Mr. McHugh said that the fire department will review the plans during the land development process, but the overall height has been reduced. She also asked for clarification on how many units are placed.

Resident Jenn Foster asked for clarification on how the trail will be used. Mr. McHugh stated it will remain the same as its current use.

Resident Lisa Leib asked what would happen to the area if the hotel were not developed and if there was a cap on the number of hotel rooms.

Resident Rich Costlow asked about active recreational space and amenities. He asked what would be open to the public or restricted to the community. He advocated for publicly available active recreational areas, not just trails and open space.

Resident Joe Silverman made historical references and indicated that traffic will always be a problem by Bustard Road and Sumneytown Pike, and that this plan could make traffic in and out of the area more difficult.

**Consider Ordinance 25-08: PSDC Main Street Zoning Ordinance Amendment**

The proposed Main Street Zoning Ordinance amendment, as referenced in the previous hearing, was considered for adoption by the Board.

Resident Lynn Fox stated she has a pending right-to-know request, which she believes should prevent the Board from voting on the proposed ordinance. She objected to the vote.

Solicitor Iannozzi commented that an open right-to-know request has no impact on the Board's right to vote on the proposed ordinance, nor is there any connection between the Home Rule Charter, the Government Study Report, or the right-to-know request and this ordinance consideration.

On a motion by Supervisor Wilson, seconded by Supervisor Osei, the Board approved Ordinance 25-08, PSDC Main Street Zoning Ordinance Amendment.

Supervisor Osei commented that he originally voted against advertising this ordinance because he feels it is incomplete. His feelings remain unchanged, and he will be voting no.

Chair Snyder called the vote for Ordinance 25-08, PSDC Main Street Zoning Ordinance Amendment. The motion passed 3-2.

Voting Yes: Joyce F. Snyder, H. Charles Wilson III, Kristin Warner

Voting No: Kofi Osei, Amer Barghouth

Abstaining: N/A

Absent: N/A

### **Old Business: None**

### **New Business**

#### **North Wales Area Library Update**

Jennifer M. Koch, Director of the North Wales Area Library, provided an update on the library's recent growth, current initiatives, and strategic plans.

#### **Consider Advertising Repealing Sprinkler System Ordinance**

The Fire Marshal and Fire Chief have recommended repealing Chapter 62, Section R328.1, of the Township Code regarding automatic sprinkler systems, noting that the ordinance is unclear, contradictory, and outdated. The ordinance provides no mechanism for maintaining sprinkler systems after installation. However, the PA State Uniform Construction Code (UCC) now addresses residential sprinkler protection, unlike when this local ordinance was adopted. The Solicitor has drafted an ordinance repealing section R328.1 (automatic sprinkler system) of the residential code.

On a motion by Supervisor Warner, seconded by Supervisor Barghouth, the Board approved advertising the ordinance repealing the noted sprinkler system code.

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 Authorizing Facilitation of Access Documents for Bustard Road Connectivity Improvements**

In October, the Township made a grant submission to the Transportation Set-Aside Program for the Bustard Road Connectivity Improvements. These improvements would require multiple easements and agreements between the Township and adjacent property owners (PSDC, PECO, and North Penn School District) along the Bustard Road segment extending from Nash Elementary School up to Sumneytown Pike. Securing this cooperation and the needed agreements will allow the project to advance and will be viewed favorably by the grant selection committee. The Solicitor will facilitate the necessary steps and prepare the access documentation with Board approval.

On a motion by Supervisor Warner, seconded by Supervisor Barghouth, the Board authorized the facilitation of access documents for the Bustard Road connectivity improvements.

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 Barry Kenyon questioned the intention to install a fence along the Nash Elementary School and the dirt road, at the back entrance to the ball field, which is utilized by both patrons and PECO. Mr. Iannozzi clarified there is no proposed fence on the property. Mr. Kraynik noted that if the Township were to receive the grant, details would need to be worked out.

**Presentation of Proposed 2026 Budget by Township Manager & Finance Director**

Township Manager David Kraynik and Finance Director Eric Reinbott reviewed the 2026 budget process. Four budget work sessions were held in October and November, where budget requests for 2026 were presented. Mr. Kraynik and Mr. Reinbott provided a summary of the proposed 2026 Budget, resulting from the work sessions. Mr. Kraynik indicated that the same information presented at this meeting was included at the last budget work session, with minor adjustments based on Board feedback. The main takeaway is for the Board to consider the proposed tax increase and borrowing scenario to fund the 2026 project requests. The Board's direction will allow timely advertising of the proposed budget, as required, with the goal of adoption on December 10.

Supervisor Osei asked what the millage increase would look like if the Board approved split-borrowing. Mr. Reinbott recommended maintaining the 7% increase to provide a buffer in case of future insurance or other increases, rather than splitting between two years.

Supervisor Wilson questioned the proposed tax increase referencing previous year endings with significant surpluses. Mr. Wilson asked if future project realty transfer taxes have been considered. Mr. Kraynik stated the Township has not received any of those funds and has no indication of when funds will be received, adding this approach is conservative. If the Board doesn't raise taxes,



they won't generate the revenue needed to fund the requested projects. Mr. Reinbott explained that funds must be available upfront to initiate grant-funded projects.

Supervisor Osei requested an explanation for the \$600,000 allocated for transfer taxes and the previously mentioned approximate \$850,000 for Freddy Hill at closing. Mr. Reinbott clarified that \$845,000 represents year-end projections for 2025. Supervisor Osei asked whether it would be wise to increase transfer tax revenue and decrease to a 5% tax increase. Mr. Kraynik indicated the Township has no idea what that would be or when these funds would be received.

#### **Authorize Advertising to Adopt 2026 Budget**

Before authorizing the advertising of the proposed 2026 Budget, there was a brief discussion. Supervisor Osei noted that residents raised concerns about traffic safety, that the Township has been working to secure the final grant for the Kriebel Road trail and developing the future Veterans Park remains uncertain. For the future Veterans Parks, he does not like relying on the property owner for the budget and suggested swapping the order of two projects. Chair Snyder agreed with Supervisor Osei's assessment. Mr. Kraynik asked for clarification that the motion is based on the Township staff's recommendations for the proposed tax increase and borrowing scenarios.

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board authorized advertising the proposed 2026 Budget and future adoption consideration.

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 Committee Appointment**

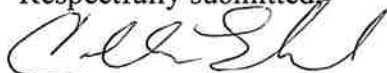
A resident has submitted an application expressing interest in serving on the Township's Environmental Advisory Council as an associate member.

On a motion by Supervisor Warner, seconded by Supervisor Barghouth, the Board appointed Anthony Long to the Environmental Advisory Council as an associate member.

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 9:26 pm.

Respectfully submitted,



Colleen Ehrle  
Director of Administration