

**Towamencin Township
Board of Supervisors
Monthly Meeting
January 28, 2026
7:00 PM**

Present:

Joyce F. Snyder, Chair
Vanessa Gaynor, Vice Chair
Kofi Osei, Secretary
Kristin Warner, Treasurer
Courtney Morgan, 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 7:02 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. When emailing comments, use the info@towamencin.org email address. For in-person comments or questions, please use a microphone, as Zoom does not pick up voices from the audience.
- We recently learned Towamencin has been selected for a \$159,000 grant through the DCNR Community Conservation Partnership Program, for the construction of a future trail connection from Grist Mill Park to Grist Mill Drive. The proposed walking/biking trail will be eight-foot-wide and approximately 1,570 linear feet.
- The Board met in executive session for personnel matters this evening prior to this meeting.

Emailed Public Comments:

Resident Lynn Fox indicated she wanted to start with something that cannot be ignored. She feels the Township is at a standstill because the Planning Commission cannot meet, noting several Commission members' terms have expired, seats remain unfilled, and meetings have been canceled due to lack of quorum. She indicated the Board has full authority to reappoint or appoint members immediately, yet has not done so, and feels this directly impacts the Hilltop/Freddy Hill Farm project and undermines normal Township operations. She feels these seats must be filled so the process can function. Regarding the project, while many residents would prefer no development, current zoning permits up to 141 units. She believes the

community's position is simple: if development occurs, it must not exceed 141 units. She also noted environmental concerns, particularly stormwater management, given the property's sensitive location. Residents want assurance that runoff, flooding, and downstream impacts are properly addressed. Other remaining issues - stormwater compliance, traffic, sewer capacity, and emergency access - are standard technical matters that require coordination and timely progress. She stated the community is not seeking delay or denial, but a complete, compliant plan. Approving a clean 141-unit plan provides certainty, protects the Township and environment, aligns with zoning and prior decisions, and prevents future attempts to revisit density. The Township and the applicant should continue working transparently to resolve outstanding issues.

In-Person Comments:

Resident Paula Dreher expressed concerns about the outstanding Central Drive storm sewer project. She shared earlier in the month, she sent an email to Chair Snyder with no response, and one to the Township Manager, David Kraynik. Mr. Kraynik responded, indicating that the second grant application for this project was recently denied. She asked how recently the notice was made and why affected residents were not notified. She wanted to know what plan b is. She referenced potential funding alternatives, namely PENNVEST, Pennsylvania Department of Community and Economic Development provides infrastructure grants for flood mitigation and flood control projects. She indicated the Township has been aware of the storm water issue since 2019 and had liability concerns. She asked if state representatives were contacted for assistance. She questioned whether funds previously budgeted for the project will be sufficient as time passes. Lastly, she asked for the results of the Public Works's last meeting. She feels the lengthy delay is unacceptable and the longer the delay, the worse the issue gets. She requested a letter be issued to the affected residents with responses to the issues and questions she has raised.

Resident Joe Silverman provided cold weather tips - suggesting disconnecting outdoor hoses or getting frost-proof valves or faucets, then provided guidance on proper care for outdoor spigots.

Resident Casey Hannings commented on Freddy Hill development, encouraging the Board to review the environmental performance standards already part of the Township Code to ensure protections are upheld. He provided an example of environmental habitats and their impacts.

Approval of Minutes

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved the minutes of the January 5 Reorganization Meeting.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, and Courtney Morgan
Voting No: N/A
Abstaining: N/A
Absent: N/A

On a motion by Supervisor Gaynor, seconded by Supervisor Morgan, the Board approved the minutes of the January 14 meeting.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, and Courtney Morgan
Voting No: N/A
Abstaining: N/A

Absent: N/A

Zoning, Subdivision and Land Development

Pinnacle Realty Development/Hilltop – Time Extension for Preliminary Plan

The Pinnacle Realty Development/ Project Hilltop Preliminary Plan review period is set to expire on February 8, 2026. The Township requires additional time to complete the necessary reviews and requested an extension for the pending application. The applicant has granted an indefinite time extension, or until the applicant provides a 60-day termination notice in writing.

On a motion by Supervisor Warner, seconded by Supervisor Gaynor, the Board approved the Pinnacle Realty Development/Hilltop time extension for the preliminary plan.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, and Courtney Morgan
Voting No: N/A
Abstaining: N/A
Absent: N/A

Keeler Road Subdivision - Time Extension for Preliminary/Final Plans

The Keeler Road Subdivision submission review period is set to expire on January 28, 2026. The applicant has agreed to a time extension until final approval is granted or until the applicant provides a 60-day termination notice in writing.

On a motion by Supervisor Osei, seconded by Supervisor Warner, the Board approved Keeler Road Subdivision time extension for preliminary/final plans.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, and Courtney Morgan
Voting No: N/A
Abstaining: N/A
Absent: N/A

Dock Woods Hybrid Apartments - Time Extension for Preliminary Plan

The Dock Woods hybrid apartments plan submission review period is set to expire on January 31, 2026. The applicant has granted an indefinite time extension, or until the applicant provides a 60-day termination notice in writing.

On a motion by Supervisor Warner, seconded by Supervisor Gaynor, the Board approved Dock Woods Hybrid Apartments time extension for the Preliminary Plan.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, and Courtney Morgan
Voting No: N/A
Abstaining: N/A
Absent: N/A

Consider Escrow Release – 680 Weikel Road

The Fire Marshal has reported that all permits for the dwelling rebuilt at 680 Weikel Road have passed final inspection and are now closed out. It is appropriate to consider releasing the escrow funds. The homeowner has moved back into the dwelling, which was the site of significant fire damage on August 25, 2024, dislocating the family.

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved the escrow release for 680 Weikel Road.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, and Courtney Morgan
Voting No: N/A
Abstaining: N/A
Absent: N/A

Old Business: None

New Business

Warrant List

The December (2 of 2) warrant list, totaling \$2,140,857.37, was presented for approval. On a motion by Supervisor Gaynor, seconded by Supervisor Warner, the Board approved the warrant list.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, and Courtney Morgan
Voting No: N/A
Abstaining: N/A
Absent: N/A

Consider Award - Green Light-Go Project - Sumneytown Pike Signal System

Bids for the referenced project were received on December 18, 2025, with a total of three bid submissions. Our Traffic Engineer reviewed the submissions and recommended awarding the contract to the qualified low bidder, Armour & Sons Electric, Inc., for a total of \$441,175.00.

On a motion by Supervisor Gaynor, seconded by Supervisor Osei, the Board awarded the Green Light-Go Project for the Sumneytown Pike Signal System.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, and Courtney Morgan
Voting No: N/A
Abstaining: N/A
Absent: N/A

Traffic Engineer Report Presentation

The Township’s Traffic Engineer, Chad Dixson, provided updates on various transportation projects.

- **Welsh & Orvilla Roads Intersection** - The project is progressing through the design process, including property owner meetings, NPDES permitting, property appraisals, \$3,000,000 PennDOT Multimodal Transportation Fund (MTF) Grant received, additional permit application to DEP for stormwater improvements, and the kickoff meeting with PennDOT. The anticipated project schedule was shared.
 - Chair Snyder asked for an estimate on a construction start date, suggesting Spring 2027. Mr. Dixon indicated that would be the best-case scenario
 - Supervisor Warner wanted to clarify (for the public) when discussion of this project first began – Mr. Dixon stated the first grant was in 2021-2022 for design, initial meetings with property owners took place in 2022-2023 – it is customary to move through the design process – projects take time. Supervisor Warner wanted the public to understand the time required to complete a project. She also asked which party typically takes the lead when undertaking these sorts of projects – Mr. Dixon noted both the Municipality and State, but nowadays, mostly the Municipality takes the lead
- **Sumneytown Pike Traffic Signal System Upgrade (Green Light-Go Project)** – The PennDOT GLG Grant \$310,520 was awarded in 2024. The project includes traffic signal equipment and system upgrades for 10 intersections. Recently, a notice to proceed was approved, with an estimated 6-month timeframe and completion in fall 2026.
- **Valley Forge Road Signal System (PennDOT GLG Application)** - Roads to be included in the project are Valley Forge Road, Sumneytown Pike, North Penn High School Driveway, Allentown Road, Whites Road, Troxel Road, Orvilla Road, and Welsh Road. Full grant application is due March 2026.
 - Chair Snyder asked about the signal at Orvilla and Welsh, and if the Township is beginning another project in that area. Mr. Dixon noted the two projects would be coordinated.
- **Forty Foot Road/Newbury Way Traffic Signal** – PennDOT’s final extension for the MTF grant expires November 2027. The signal cannot be installed until all construction has been completed, with occupancy of the proposed PSDC shopping center and pad sites.
- **309 Connector HT4** - Potential improvements include: an additional second left turn lane to southbound Wambold Road; widen the east leg of Sumneytown Pike for a second eastbound lane, and evaluating feasibility of adding a second eastbound thru lane on western leg of Sumneytown Pike. Other improvement considerations: widen Sumneytown Pike for second eastbound thru lane between Wambold Rd and Turnpike Slip Ramp/Old Forty Foot Road; lengthen eastbound dual left-turn lanes on Sumneytown Pike and modify Mainland Road intersection with Sumneytown Pike for emergency-only access. Mr. Dixon noted PennDOT is looking for municipal feedback during the first quarter of this year
 - Supervisor Warner asked if they close Mainland Road, what would happen to the residents and businesses on that road? Mr. Dixon indicated this would be relevant feedback to be provided by both Township staff and residents.
 - Chair Snyder noted she is deeply concerned about a potential Mainland Road closure. She supports safety; but believes it would have a significant impact on the residents in that area. She wants to make sure the Township advocates for those residents.

- Resident Victoria McNally commented on the existing traffic and patterns on and surrounding Mainland Road. She suggested adding barriers and widening the roadways. She stressed residents in this area need access to Mainland Road.
- Resident Joe Silverman commented that he thought the Township had spent money to install a traffic control loop and asked whether that had been done. Mr. Dixon indicated that systems were installed some time ago but require updates to meet current standards. Mr. Silverman questioned why the eastbound lane of the Sumneytown Pike widening was not done when the widening was going west. Mr. Dixon noted at the time, there were state funding issues.
- **Montco 2050 (Sumneytown Pike Corridor)** – There is potential for a 5-lane cross section with bike/pedestrian facilities as part of the County’s ongoing Comprehensive Plan Update. The County has indicated Sumneytown Pike could be the next corridor they explore. Mr. Dixon indicated that general feedback will be provided to the County while they develop their plan.
 - Supervisor Osei asked Mr. Dixon whether he knew what the constraints would be for five lanes. Mr. Dixon indicated issues proximity of buildings to the roadway, stream crossings, and vertical curves. There are several challenges that would have to be evaluated and addressed. Supervisor Osei stated he would be in favor of 3 lanes, with bike lanes and a sidewalk.
 - Supervisor Warner noted that she does not see how more than 3 lanes could fit.
 - Supervisor Gaynor stated that we have heard from residents how difficult this area is to traverse and they have brought up widening.

Mr. Dixon noted he would compile the feedback given for the various projects.

Consider Proposal: MontCo 2040 Grant Application Services - Grist Mill Park Trail

Township staff was notified of being selected for a \$159,000 grant, through the DCNR Community Conservation Partnership Program, for constructing a future trail connection from Grist Mill Park to Grist Mill Drive. The walking/biking trail is proposed to be eight-foot-wide and approximately 1,570 linear feet. Construction for the project requires additional funding. Hence, the Public Works Committee has recommended the Township apply to the MontCo 2040 program for additional funds. The Township Engineer submitted a proposal for associated grant application services in the amount of \$3,500.

On a motion by Supervisor Warner, seconded by Supervisor Gaynor, the Board approved the grant services proposal as outlined.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, and Courtney Morgan
 Voting No: N/A
 Abstaining: N/A
 Absent: N/A

Consider Authoring Bid Release: Grist Mill Basin Modifications

Last year, the Township was awarded a \$50,000 grant through DCED’s Watershed Restoration & Protection program and a \$250,000 Montco 2040 grant to help fund construction costs to convert

two dry stormwater basins to “dry extended detention” basins. These modifications are a best management practice (BMP), which will provide increased nutrient and sediment reduction from the basin discharge. The project is being performed as part of a Multi-Municipal Pollution Reduction Plan to address the water quality within the Skippack Creek Watershed. The Township Engineer has prepared the associated design and bid documents.

On a motion by Supervisor Gaynor, seconded by Supervisor Warner, the Board authorized the bid release for the Grist Mill basin modifications.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, and Courtney Morgan
Voting No: N/A
Abstaining: N/A
Absent: N/A

Consider Resolution 26-08: Authorize Participation in Cooperative Purchasing Program (Sourcewell)

Towamencin staff desires to join the Sourcewell cooperative purchasing program to procure equipment and engage contractors for projects with various Township departments. Sourcewell qualifies as external purchasing activity for cooperative purchasing under Commonwealth law.

On a motion by Supervisor Warner, seconded by Supervisor Morgan, the Board approved Resolution 26-08, authorizing participation in the Sourcewell Cooperative Purchasing Program.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, and Courtney Morgan
Voting No: N/A
Abstaining: N/A
Absent: N/A

Consider Committee Appointments

The Board met with several residents, who were considered for volunteer reappointments and new appointments on various committees. On a motion by Supervisor Gaynor, seconded by Supervisor Warner, the Board approved the following committee appointments:

- David Allen Brady - Agricultural Security Area, term expires December 31, 2026
- Joseph Meehan - Veterans Memorial Committee, term expires December 31, 2028
- Michael Lewis - Veterans Committee, term expires December 31, 2028
- Gisela Koch - Special Events Committee term, expires December 31, 2028
- Wendy Zoll Fillgrove - Vacancy Board, term expires December 31, 2026
- Beth Smith - Towamencin Municipal Authority Board, term expires December 31, 2030
- David Oglevee - Traffic Impact Fee Advisory Committee, term expires December 31, 2026
- Dave Kriebel - UCC Board of Appeals term expires December 31, 2028
- Casey Hannings - Environmental Advisory Council, associate member, term expires December 31, 2028
- Wendy Zoll Fillgrove - EAC, term expires December 31, 2028
- Todd Montgomery - Open Space and Parks Committee term expires December 31, 2028

- Robert DeHaven - Open Space and Parks Committee term expires December 31, 2028
- Gisela Koch - America 250 Committee term expires December 31, 2026
- Ben Fiore - Towamencin Authority term expires December 31, 2028
- Daniel Bell - Towamencin Authority term expires December 31, 2030

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, and Courtney Morgan
 Voting No: N/A
 Abstaining: N/A
 Absent: N/A

Consider Authorizing Advertising of Special Meeting

A review and update of the Comprehensive Plan will be provided at the Board’s March 11, 2026 meeting and will be advertised.

Consider Authorization of Declaration of Disaster Emergency

The Township’s Emergency Management Coordinator prepared a Declaration of Disaster Emergency related to last weekend’s snowstorm. This declaration, retroactive to January 25, is being done out of an abundance of caution in case the state declares a State of Emergency that includes Montgomery County. This proclamation would allow the Township to seek reimbursement of certain costs.

On a motion by Supervisor Morgan, seconded by Supervisor Gaynor, the Board authorized the Declaration of Disaster Emergency.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, and Courtney Morgan
 Voting No: N/A
 Abstaining: N/A
 Absent: N/A

Additional Business

Supervisor Osei reported that many residents have contacted him about mailbox damage and asked whether the Township has a policy to address this damage or, if funds become available, whether it would cover them. David Kraynik, Township Manager, said the Township has a program for damaged mailboxes. He added that affected residents should contact the Township. He also noted that he did not believe any emergency funds would be forthcoming due to potential emergency disaster relief. Mailbox damage reimbursements are borne by the Township.

There being no additional business, the meeting was adjourned at 8:10 pm.

Respectfully submitted,



Colleen Ehrle
 Assistant Township Manager