

**Towamencin Township  
Board of Supervisors  
Work Session Meeting  
March 11, 2026  
7:00 PM**

**Present:**

Joyce F. Snyder, Chair  
Vanessa Gaynor, Vice Chair  
Kofi Osei, Secretary  
Kristin Warner, Treasurer

**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

**Absent:**

Courtney Morgan, Asst. Treasurer/Asst. Secretary

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. When emailing comments, use the [info@towamencin.org](mailto:info@towamencin.org) email address. For in-person comments or questions, please use a microphone, as Zoom does not pick up audience voices.
- The Board met in executive session before the meeting to discuss personnel and real estate matters.
- The Township's annual Jigsaw Jamboree is scheduled for Friday, March 20, at Trinity Evangelical Lutheran Church. Visit our website to register your team.

**Emailed Public Comments:**

Resident Natalie Zolo commented on Freddy Hill; she feels we do not need any more houses on that road. She noted that trees need to be saved and that animals don't know where to hide during wintertime. Her idea is to set aside a portion for wilderness and another for activities; splitting the property in half for wilderness, a park, and a homeless shelter.

**In-Person Comments:**

Resident Casey Hanning commented on the Comprehensive Plan update, expressing support for the final findings, particularly the focus on open space and environmental considerations. He referenced his previous remarks regarding a potential open space referendum, noting that the plan provides a strong framework for why such an initiative is necessary and reflects a significant priority for Township residents. He also reiterated his concerns about the Freddy Hill area, emphasizing the need to protect mature trees. He cited examples, illustrating the impacts of tree loss and emphasized that existing code provisions should be used to strengthen tree preservation efforts.

Resident Bruce Bailey expressed agreement with Mr. Hanning's previous comments and reflected on past environmental experiences. He acknowledged that it may be too late to preserve the Freddy Hill property, noting that the Opens Space and Parks Advisory Committee and residents made significant efforts to encourage the developer to retain mature trees, and that any remaining efforts to do so would be appreciated. He urged the Board to adopt the Comprehensive Plan update as presented, stating that many in the community believe it is in good condition.

Resident Barry Kenyon referenced a statement made to the North Penn Reporter by the two newest Board members, which he read aloud. The statement outlined their support for the 141-unit plan at Freddy Hill Farm, noting that it would minimize community impact by reducing the total number of homes. He suggested that this same reasoning should apply to the 207-unit plan. He emphasized the importance of them honoring their previous statements and they should remain consistent with what they communicated to residents. He added that the community has voiced its perspective on this issue multiple times and urged those involved to follow through on their stated commitments.

Resident Joe Silverman commented on an article in the weekend edition of the Reporter about data centers and AI. He noted that these centers use a lot of electricity and water. He mentioned other communities that changed their ordinances and voted against these centers. He believes the Township should be proactive in reviewing the rules governing these centers as proposed. He offered insights into the impact of electric and water use in these types of facilities. He currently does not have an opinion on these proposed developments but feels the community should be considered when making decisions about these facilities and urged the Township to consider a protective ordinance.

Resident Lisa Lieb encouraged everyone to carefully review the proposed Comprehensive Plan update. She mentioned that Kriebel Road has been a swamp lately, and the Township already has a high-water table. She does not want to see the R-175 district changed. She also noted the pond behind Freddy Hill has expanded over the past few months and believes this is due to the recently added walking trail, which prevents water from draining properly. In her opinion, if the Township keeps allowing construction, this problem will worsen.

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

#### **Consider Appointment - Director of Planning, Zoning & Code Enforcement**

Henry Sekawungu has been offered conditional employment as the Township's New Director of Planning, Zoning, and Code Enforcement. Henry joins Towamencin with a strong foundation in municipal planning, zoning, and development with over 30 years of local government experience. He currently works at Cheltenham Township as their Director of Planning and Zoning. Prior, Henry served as the Assistant Director of Planning and Municipal Development for Norristown.

Henry received his bachelor's degree in business from Messiah College and holds a master's degree in Economic Development from Eastern University.

On a motion by Supervisor Warner, seconded by Supervisor Gaynor, the Board appointed Mr. Sekawungu as the future Director of Planning, Zoning & Code Enforcement, contingent on satisfactory background completion.

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

**Old Business:** None

**New Business**

**Comprehensive Plan Update Presentation – Review of Recommendations**

Peter Simone, of Simone Collins Landscaper Architecture, presented a review of the plan update and recommendations to the Board and the public.

Mr. Simone noted he felt participation in the plan was very good, stating that it was well vetted, with positive comments received. He reminded all that the plan is advisory and does not mandate that the Township implement all items suggested, adding that if half or 75 percent of items are met, the municipality is doing well.

Recommendations for discussion included:

S-5: Housing revising zoning to require multifamily housing to require a percentage of attainable housing for projects with 50 or more dwelling units

- Supervisor Osei commented that both the public and the planning commission have indicated they do not want this, and he is also against it, feeling it should be removed. He provided various reasons for his position.
- Chair Snyder agreed, citing that her research has not shown how effective this is in solving the problem, but reaffirmed her advocacy for affordable and workforce housing.
- Supervisor Gaynor agreed she is not opposed to workforce housing but does not agree that this is the right way to approach it.

S-6: Revise zoning to expand housing types & M-2: Revise zoning to allow accessory dwelling units in R-200 and R-175

- Supervisor Osei feels expanding this type of additional or extra housing makes sense, and he feels this should stay in the plan.
- Supervisor Warner indicated she has reservations, feeling the current zoning in place is good. She had concerns with rentable accessory dwelling units, feeling there is a loss of connection to the community as opposed to an owner who is invested in the community. She does not see how these units could be enforced.

- Supervisor Gaynor noted she is comfortable leaving these recommendations in, and that having an opportunity for more options is a benefit to residents.
- Chair Snyder stated she likes more options than less.

S-21: Zoning to reduce parking requirements for multifamily housing units and explore options for reduced parking

- Supervisor Gaynor stated she is in favor of keeping this, that taking a proactive approach to ensure the Township is aligned with current usage is beneficial.
- Supervisor Warner is fine looking at it, but feels it should be done on a case-by-case basis, emphasizing the Township's lack of public transit and reliance on motor vehicles.
- Supervisor Osei commented that he is in favor of reducing parking. He indicated that the recent Main Street zoning had a parking reduction. He feels that parking requirements influence developers before deciding how to proceed with a project, he thinks it's worth looking at it comprehensively.
- Chair Snyder agreed with the previous comments.

L-2: Zoning - Create density bonuses and other incentives for LEED qualifying energy conservation development

- Supervisor Warner asked for clarification - in exchange for a better energy-efficient building, the Township should allow higher density. Mr. Simone suggested greater impervious coverage, or other considerations to incentivize development.
- Supervisor Osei commented that he is not sure if this is the correct bonus density or if the LEED certification is the right requirement. He suggested not being as specific in language.
- Supervisor Warner suggested removing the word density.
- Supervisor Gaynor indicated she was comfortable with the recommendation without the density bonuses and felt they should further explore what those incentives should be. She agreed with Supervisor Warner's recommendation.
- Chair Snyder was ok with removing the density bonuses but questioned how to ensure the Township is getting what they are being promised through bonuses.

L-9: Support and enact dark skies compliant SALDO regulations for outdoor lighting

- Chair Snyder agreed with keeping this recommendation.
- Supervisor Warner questioned this is being proposed for public space and not policing private property. Mr. Simone noted this would not be retroactive, but moving forward for any new land development.

Support a 3-lane cross-section for Sumneytown Pike, along with pedestrian/bike improvements

- Mr. Simone noted his original understanding was that this was not a priority but that this recommendation has moved up on the list.
- Chair Snyder indicated the County has referenced this priority. Supervisor Warner added the Board was recently advised by its traffic engineer. Chair Snyder noted the County plans

to start this in 2030. Supervisor Osei added that there is a developer who owns significant frontage on Sumneytown, so it is a priority.

Mr. Simone noted there would be updates that reflect changes to land use and development that occurred over the last 30 months and acknowledged Supervisors Gaynor and Osei made specific revision suggestions.

Chair Snyder said she feels references to Walton Farm and Freddy Hill should be adjusted considering developments over the last 30 months.

Supervisor Warner asked for clarification on page 22 of the housing and affordability index. Mr. Simone explained that it measures average housing and transportation costs per household, noting the housing metric for Towamencin is ranked affordable, while transportation costs are slightly higher. Warner expressed concern that the data could be used to disadvantage residents or influence zoning decisions, and preferred it be removed.

Mr. Simone responded that the index is a preliminary step in equity analysis and is not essential to the plan, though it is often included for context. Supervisor Gaynor supported keeping it, saying it helps better understand and serve the community. Supervisor Osei and Chair Snyder also favored retaining it for informational value.

Supervisor Warner reiterated she supports providing information but feels this topic is already addressed elsewhere and could be potentially divisive. She does not like the disadvantage reference and does not believe the index should guide future land development decisions. Supervisor Osei acknowledged the apparent 3–1 support for keeping it and suggested moving on.

Chair Snyder commented on page 35, understanding the SEPTA bus resolution is dead in the water, and she recommended revisiting this issue, and to include references to the North Wales and Pennbrook train stations. Mr. Simone noted it will be updated.

Mr. Simone added that anything not discussed at tonight's meeting could be forwarded to him by the Board for updates.

Chair Snyder added the YMCA has not returned for their summer program and should be updated.

Resident Lisa Lieb commented back in August, Chair Snyder indicated the next Comprehensive Plan discussion would be placed on an agenda with no other items and that didn't happen. She also questioned why the closed captioning was not available on the screen, indicating she could not hear Supervisor Osei's comments. Chair Snyder indicated it while it was their intention for the meeting to be solely the Comp Plan, but other issues needed to be addressed quickly.

Resident Barry Kenyon asked Supervisor Gaynor to adjust her microphone and noted Supervisor Osei was difficult to hear, suggesting closed captioning would be helpful. He also asked Mr. Simone about in-law suites, observing that they typically do not include kitchens but may have other living spaces. He referenced "granny shacks" or detached garages converted into in-law suites and inquired whether those would be considered, as well as the amount of property required. Mr. Simone responded this could be an option, but would likely fall under the category of accessory dwelling units.

Resident Joe Silverman noted that workforce housing has existed in the Township. He questioned the need for workforce housing if individuals do not have business in the Township and provided several examples to support his point.

Resident Nancy Becker commented on the parking discussion. She indicated that she sits on a condo board and their biggest complaint is resident parking. She encouraged the Board to keep zoning as is for parking requirements. In her opinion, it will be a headache later.

Resident Bruce Bailey seconded Ms. Becker's parking comment. He said you can't have enough parking. He has resided in local condos, and the same occurred at those, with not enough parking. He also indicated that those condos have stacked housing and were built 50 years ago and noted it does exist in the Township, suggesting a review of how it compares to the two plans.

Resident Joe Verchick commented on the LED requirements, noting that new housing is being added. He emphasized that this presents an opportunity for Towamencin to review its housing standards and ensure that LED guidelines are properly implemented. With rising energy costs, he emphasized keeping energy use low, per unit, is increasingly important. He encouraged the Board to take this opportunity to review LED standards and set a strong example for future development.

**Consider Award - Storm Sewer Replacement Project (Kindle Dr, Amber Ln, Spring Valley Rd)**

This project includes replacing deteriorated storm sewer infrastructure along Kindle Drive, Amber Lane, and a section of Spring Valley Road. The project was bid with an alternate/add-on to relocate the pipe so that it is not under the sidewalk and curb at the intersections. This add-on will make the pipe easier to access for future maintenance or repairs. 12 bid submissions were received on March 3, 2026. The Township Engineer reviewed the submissions and recommended awarding the contract to the qualified low bidder, KBC Construction LLC, at the base bid, plus the alternate/add-on for a total of \$495,807.

Supervisor Warner asked Mary Stover, Township Engineer, whether the Township has ever worked with this contractor. Mrs. Stover said she was unsure if the Township had, but her company has, and they are confident with the contractor's work.

On a motion by Supervisor Gaynor, seconded by Supervisor Warner, the Board awarded the Storm Sewer Replacement Project to KBC Construction LLC.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor

Voting No: N/A

Abstaining: N/A

Absent: Courtney Morgan

There being no additional business, the meeting was adjourned at 8:17 pm.

Respectfully submitted,



Colleen Ehrle

Assistant Township Manager