

**Towamencin Township  
Board of Supervisors  
Monthly Meeting  
March 25, 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 on Saturday, March 21 to discuss personnel.
- Please note that in April, the Board will meet on Wednesday, April 8, and Wednesday, April 29. The second meeting has been pushed back a week due to the PSATS Conference.
- The Veterans Committee of Towamencin will host a “FREE” social gathering on Friday, April 17th, from 6 PM to 8:30 PM at the Kulpsville Holiday Inn on Sumneytown Pike. All Towamencin Veterans and their families are invited. Snacks, hors d’oeuvres, and beverages will be available. Alcohol will be available for purchase. This event is for Towamencin Veterans only. For more details, visit our website.
- Save the Date! Celebrate America 250 with Towamencin on Thursday, June 25. This year marks the 250th anniversary of the signing of the Declaration of Independence. Join us for a fun, family-friendly evening honoring our nation’s history. Enjoy games, crafts, a petting zoo, food vendors, trivia, live music, and reenactors who will bring the past to life. We’ll wrap up the night with a spectacular patriotic drone light show you won’t want to miss!

- The 2026 Spring Newsletter will be coming to your mailbox soon. You can get a sneak peek by visiting our website.

### **Emailed Public Comments:**

Resident Rose Mary Aversa (comment originally intended for March 11) commended the work in the latest Comprehensive Plan update draft. She raised concerns that while open space is identified as a top priority, Township code definitions (such as counting stormwater basins and drainage infrastructure) may dilute the intent, emphasizing the importance of preserving usable green space. Regarding housing, she acknowledged rising costs but cautioned against adding new development without a full assessment of infrastructure capacity, including roads, stormwater systems, schools, emergency services, and existing issues like flooding and safety. She added implementation must include clear mechanisms, sequencing, and accountability to ensure goals are achieved. Finally, she requested transparency on the adoption timeline so residents can remain engaged.

Resident Rose Mary Aversa commented on the proposed Ordinance 26-5 – to allow data centers as a conditional use in the Limited Industrial district. While not opposed to responsible commercial development, she believes the ordinance has significant gaps. She raised concerns about noise levels, noting the permitted daytime limit is comparable to continuous highway traffic and that generator testing and outage exemptions lack time restrictions. She also highlighted the lack of a required buffer between facilities and residential areas - sites could be located directly adjacent to homes. She questioned the approach to utility capacity, stressing the absence of an independent Township assessment of cumulative impacts or limits on water and energy use. Concerns were also raised about decommissioning, as no financial surety is required to ensure site cleanup if an operator defaults. Additionally, she noted the ordinance does not limit the size or number of facilities or require a fiscal impact analysis. She requested the Board table the ordinance until these issues are addressed with greater protection for residents.

### **Police Recognition – Employee of the Year Award**

In celebration of its 50th anniversary in 2025, the Towamencin Police Department instituted an annual Officer of the Year award, honoring an officer each year for outstanding service to the Department and community. Chief Troxel presented the 2025 Towamencin Police Department's Officer of the Year award to Officer James Bonner, and recognized Mr. Bonner's exceptional actions throughout the year. The Board commended and thanked Officer Bonner for his service.

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

Resident Leon Kashishian noted he feels the Seipt property should be saved for its historical legacy. As we approach the country's 250th anniversary, he feels it is even more important to save this property to show the importance of preserving history. He indicated the property he refers to is located at the intersection of Sumneytown Pike and Troxel Road. He provided a brief overview of the property's historical background and historical references within the Township.

Molly Jobson, Director of Morgan Log House, indicated she has been working on historical research with Mr. Kashishian and she continued sharing the historical background from the previous comment. She spoke of the historical significance of the 250<sup>th</sup> anniversary and

historical events locally in Towamencin Township, and its settlers. She hopes the Board and developer can find a way to protect the Township's legacy but also find a way to grow.

Resident Barry Kenyon commented on data centers. He reviewed the draft of the data center document. He agreed with almost all points made by the resident who submitted an email comment. He feels there are shortcomings in the electrical/utility portion of the draft. He feels small nuclear power units that could fit into a tractor-trailer should be reviewed. He believes the Township needs to amend its ordinance to state which type of power is permitted.

Resident Casey Hannings agreed with the previous comments made and posed questions about the data center ordinance. He asked if the intention of the ordinance is to get ahead of future proposals or invite them in. Supervisor Snyder noted it is more important to get ahead than to be reactive. He does not see any harm in passing it, then modify later. He saw emissions language was missing. He also encouraged lowering the decimal level. He indicated that all recent stories note negative impacts on populations and appreciated the Board's efforts to be proactive and felt any regulations would be a good thing. He shared he agrees with the comments made on the comprehensive plan and closed by stating his previous meeting comments in regard to Freddy Hill stand.

Supervisor Osei asked Solicitor Iannozzi to clarify that there is some risk without an ordinance in place, where a data center applicant could come in without any protection. Solicitor Iannozzi confirmed the point and further explained the Township could be open to a challenge. Such that, if an applicant was successful, the court could rule to allow the applicant to place the data center where they desire without Township input, which is what the Board would want to avoid.

Resident Joe Silverman referenced at the last meeting, he gave a brief historical background on work force housing. He shared a picture depicting his account for the Boards review and read from a postcard from November 1918, from one such worker at the time.

### **Approval of Minutes**

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved the minutes of the February 25 meeting.

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

**March 11, 2026, Minutes** – to be deferred to the next meeting.

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

#### **Review Draft Zoning Ordinance - Regulating Data Centers**

Township staff has prepared a draft ordinance to establish zoning guidelines for data centers. The ordinance allows for data centers only in the Limited Industry (LI) Zoning District by Conditional Use, with provisions for parking, traffic, noise, and buffering. Conditional Use requires the Board's review and approval. Staff has requested input from the Supervisors. Solicitor Iannozzi

presented background on the facilities, noting they are not new. He explained they are usually warehouses that house electronics for data and have existed as long as the internet. He continued the demand for these facilities has grown based on the need for internet and AI. Solicitor Iannozzi reviewed the key points from the draft ordinance and the Board's rationale to proactively prepare for future data center application submissions.

Supervisor Warner asked whether the use of generators could be either prohibited or restricted. She expressed concern about the noise level. She played a video from an online article that revealed a loud, constant humming noise experienced by a neighbor, reportedly half a mile from a data center already constructed in Vineland, New Jersey, that allegedly used generators that run 24/7. She expressed concern that the captured sound was louder than the turnpike hum that already plagues Township residents. She fears that such noise from any potential data center built in our Township could crush home values, adding that there is not a single portion of Towamencin that does not have residents within a half mile. Solicitor Iannozzi indicated that the Board can add or remove anything from the ordinance, and that it could be vetted and thoroughly explored.

Supervisor Gaynor asked if the Board could adjust the permitted noise decimal level, suggesting the Board decrease the current standard. Solicitor Iannozzi confirmed it could be changed. A brief discussion was held regarding noise.

Supervisor Osei is glad the Board is looking into this topic. He referenced PennFuture's model ordinance for comparison with respect to parking and on-going requirements for sound provisions. He added the possibility of limiting specific roads in the ordinance and defining setback standards from existing homes. He would like to hear the Planning Commission's comments.

Chair Snyder said she hopes the Montgomery County Planning Commission will provide guidance on managing data centers sooner than later. She noted it is a balancing act – to be both thoughtful and careful, and to quickly move the process along. She thanked Mr. Iannozzi for his attention and guidance as the document was drafted.

Supervisor Warner inquired about what happens if someone submits a request while the Board is working on a draft ordinance. Solicitor Iannozzi explained that the outcome depends on the timing, which could provide some protection to the Township. Adding it hinges on when the advertisement is made. He believes starting the process now puts the Board beyond the curve.

Supervisor Gaynor asked about reducing the height requirements and screening options. She noted her preference was a combination of solid material and landscape screening.

Supervisor Osei added PennFuture referenced sound guidelines based on sound frequency; as some frequencies known to be more harmful. He asked for sound frequencies to be considered.

Resident Joe Silverman asked for clarification on what is meant by Section 2, regarding utility requirements. Solicitor Iannozzi explained if the applicant is unable to secure will serve letter from the respective utility, they would have to improve the public infrastructure to facilitate their use.

Resident Casey Hannings thanked the Board for their comments. He appreciates the concern about the noise levels, noting it is important to include all the points made in the draft, and making

additional changes later would be great. He also highlighted the environmental concerns that could be addressed.

Township Manager David Kraynik, noted he believes the draft should not only go to the Planning Commission but suggested the Board schedule a public hearing at their April 29<sup>th</sup> meeting, where the ordinance could be considered for adoption at that time. Solicitor Iannozzi indicated he sees no issue with that timeline, unless comments from the Planning Commission include significant edits, then the Board would want to review the amended draft again before considering adoption.

Supervisor Osei asked whether the County Planning Commission meets in time for the Township to receive their letter before the adoption. Mr. Kraynik indicated that it is not a matter of when they meet, as their staff typically reviews the submission and provides a response within 30 days. Mr. Iannozzi mentioned that the only issue would be if the County's review is received too close or after the hearing, since the advertisement could become an issue. Mr. Kraynik emphasized the timing to have something on the books sooner rather than later, then amend if needed. Chair Snyder commented that her preference is to have something ready and make adjustments later.

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved scheduling a public hearing and consider adopting the referenced draft ordinance at their April 29 meeting.

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**

**Warrant List**

The March warrant list, totaling \$1,019,818.32, was presented for approval. On a motion by Supervisor Gaynor, seconded by Supervisor Osei, the Board approved the warrant list.

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

**Consider Ordinance 26-02 - Issuance of General Obligation Debt**

The proposed ordinance would authorize the incurrence of general obligation debt in the amount of \$5,000,000 as provided in the 2026 adopted capital budget. This would approve the negotiated sale of the note for the Delaware Valley Regional Finance Authority. This is necessary to provide funding for projects including: Skippack Creek pollution-reduction projects; stormwater projects; road and sidewalk projects; park and trail projects; building improvements; acquisition of vehicles; acquisition of computer equipment and software; construction projects; and other equipment. The General Obligation Debt will benefit the health and welfare of the Township.

Mr. Kraynik suggested that before the Board adopts the ordinance, Jeff Calhoun, of Calhoun Baker Inc., consultant for the Delaware Valley Regional Finance Authority, provide a brief update on the current interest rates and how quickly the obligation can be settled. Mr. Calhoun noted the current rate is 3.27% and indicated the rate could be locked as early as the next morning as long as the rate is cooperating or it could be held until the market is stable.

On a motion by Supervisor Warner, seconded by Supervisor Gaynor, the Board adopted Ordinance 26-02, Issuance of General Obligation Debt.

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

**Consider Resolution 26-11 - Towamencin Township Authority Dissolution**

The proposed resolution aims to facilitate the termination of the Towamencin Township Authority (the "Authority"). The Authority was established under the Municipalities Authority Act of 1945 to carry out specific projects assigned by the Township. On March 9, 2026, the Towamencin Township Authority met and approved Resolution 26-01 to approve its termination. The final step to dissolve this Authority will be the approval vote of this resolution by the Board of Supervisors.

On a motion by Supervisor Gaynor, seconded by Supervisor Warner, the Board approved Resolution 26-11 - Towamencin Township Authority Dissolution.

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

**Consider Proposal For Grant Preparation Services - Veterans Park**

The Township Engineer submitted a proposal for services required to prepare design plans, construction specifications, bidding documents, and to provide bid administration services for two grant submissions for Phase A of the proposed Veterans Park. Grant applications will be submitted to the Community Conservation Partnerships Program (C2P2), via the Department of Natural Resources, and the Greenways, Trails, and Recreation Program through the Department of Community Development (DCED). The Public Works Committee recommended these services.

The C2P2 grant is due April 30, requires a 50% match, and has a maximum funding request of \$500,000. The Greenways, Trails & Recreation Grant is due on May 31 and has a maximum award of \$250,000 with a 15% match. Both applications require project descriptions, cost estimates, drawings, and projected construction timelines, letters of commitment, and grant-specific information. The estimated costs will cover all work described, for a total of \$9,000.

On a motion by Supervisor Warner, seconded by Supervisor Gaynor, the Board approved the proposal for grant preparation services for Veterans Park – Phase A.

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

Voting No: N/A  
Abstaining: N/A  
Absent: Courtney Morgan

**Consider Proposal - Grant Preparation Services - Central Drive Storm Sewer Improvements**

The Township Engineer submitted a proposal for grant preparation and bid administration services for the DCED Flood Mitigation grant program, requesting \$500,000. The project involves repairing and replacing existing corrugated metal storm sewer pipes to restore proper drainage and resolve ongoing stormwater management issues. The flood mitigation application requires additional data and reporting, including a detailed flooding analysis, plans, and technical specifications. The estimated cost for all work is approximately \$11,500.

On a motion by Supervisor Osei, seconded by Supervisor Gaynor, the Board approved the grant preparation services proposal for the Central Drive Storm Sewer Improvements Project.

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

**Consider Approving Local Match - Green Light-Go Grant Submission**

The Township is preparing a PennDOT Green Light-Go grant submission due March 31st. The funding request is \$391,288.00 with a match of \$97,822.00, the 20% municipal match. The proposed project would upgrade equipment along the Valley Forge Road, Allentown Road, and Orvilla Road corridors, including seven intersections.

On a motion by Supervisor Warner, seconded by Supervisor Gaynor, the Board approved the local match for the Green Light-Go Grant submission.

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

**Consider Proposal for Monument Restoration Services for Tennis-Lukens Cemetery**

The Veterans Committee recommends restoring the headstones at the Tennis-Lukens Cemetery, including conservation, reconstruction, and cleaning of the stones and monuments. Conservation work would involve filling, patching, leveling, and resetting/straightening. Roth Cemetery Service has provided a proposal for these services for \$10,000.

On a motion by Supervisor Gaynor, seconded by Supervisor Warner, the Board approved the proposal for monument restoration services for the Tennis-Lukens Cemetery.

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

Abstaining: N/A  
Absent: Courtney Morgan

**Consider Change Order #2 - Skippack Creek Interceptor Phase 2 Project**

This change order provides extra time for the contractor to finish cured-in-place lining and channel reconstruction within manhole 500, in accordance with the plans and the previously approved Change Order No. 1, and to address any remaining punch list items. The change order does not increase the contract price and extends the final contract completion date by 69 days. The deadline has been moved from February 21, 2026, to April 30, 2026.

On a motion by Supervisor Osei, seconded by Supervisor Warner, the Board approved change order #2 for the Skippack Creek Interceptor Phase 2 Project.

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

**Consider Award - 2026 Road Paving Program**

Bids were received for the Township's annual road paving program, which includes 14 roads scheduled for milling and paving. Paving will occur during the summer months to minimize conflicts with traffic and school buses. Bids were opened on March 6th, with 13 submissions ranging from \$784,319.00 to \$1,173,987.36. The low bidder is Heidelberg Materials Northeast LLC of Flourtown, PA. The Township Engineer has reviewed the bids and recommends awarding the contract to Heidelberg Materials Northeast LLC in the amount of \$784,319.

Supervisor Warner asked Mary Stover, the Township Engineer, whether the Township had ever worked with this contractor. Ms. Stover indicated they had not, but the contractor had worked with PennDOT and provided substantial references. Supervisor Warner indicated that last year's paving contractor was excellent, and she has heard the same from other residents.

On a motion by Supervisor Gaynor, seconded by Supervisor Warner, the Board approved awarding the 2026 Road Paving Contract to Heidelberg Materials Northeast LLC in the amount of \$784,319.

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

**Consider Authorization to Advertise Ordinance to Establish a Human Relations Commission**

The proposed ordinance would amend the Township Code by adding Chapter 20 to establish a Human Relations Commission. The purpose of this ordinance is to:

- A) promote equal opportunity for all people;
- B) prohibit discrimination in employment, housing, and public accommodation;
- C) establish a Commission to receive, investigate, and mediate complaints of discrimination;
- D) advance public education, outreach, and community engagement to reduce discrimination and foster inclusion;
- E) provide procedures consistent with the Pennsylvania Human Relations Act while extending protections locally.

Supervisor Warner indicated that she does not oppose advertising for this. However, she believes the Township is overstepping its bounds as a local government by implementing it. She thinks all items listed are covered by state and federal law, and the recourse for an individual should be through the courts or a state entity. She shared concerns that the Township's involvement, in what could become a legal matter, risks the Township becoming part of it. Solicitor Iannozzi indicated some wording could be adjusted.

Supervisor Gaynor stated that the Pennsylvania Human Relations Act permits local governments and municipalities to establish these commissions to provide a local presence, bringing mediation and education closer to the community. It provides a trusted local place, and they still have the option to go to court if necessary.

Chair Snyder stated that she feels Solicitor Iannozzi has done a great job preparing the ordinance, and that it is an important way to provide protection and to offer inclusion, welcoming all members of the Township.

Supervisor Warner requested a required training program for future members included in the mediating process. Solicitor Iannozzi said that the Board could consider striking the word practicable with the noted reference.

Resident Barry Kenyon commented he agreed with Supervisor Warner that this is not the Township's responsibility. There are other commissions at the County, State, and Federal levels. If the Board takes action, it should consider hiring the Labor Counsel. He mentioned that a commission would make them responsible and believes the Board should leave this alone.

On a motion by Supervisor Gaynor, seconded by Supervisor Osei, the Board approved advertising the proposed ordinance to establish a Human Relations Commission.

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

Resident Leon Kashishian asked the Board to wait after the meeting to review a picture.

### **Consider Police Request for Overnight Travel for Training**

Chief Troxel has requested approval for Detective Christopher Bleum to attend the PA State Police Wiretapping and Electronic Surveillance Training and Certification Program in Hershey, from

April 6 to April 10. This training will authorize the detective to conduct electronic surveillance via wiretap within Pennsylvania for criminal investigations. His ability to perform such surveillance will improve the department's investigative capabilities. The training cost will be covered under the department's 2026 training budget.

On a motion by Supervisor Warner, seconded by Supervisor Gaynor, the Board approved the police request for overnight travel for training.

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

**Consider Police Benevolent Association Request - Banners at Township Parks for Golf Event**

The Towamencin Police Benevolent Association (TPBA) will hold its annual golf outing on June 1st and requests permission to hang banners on the fences at Grist Mill Park and Fischer's Park to promote the event. TPBA has not yet finalized details about the sign size, as they are awaiting Board approval to move forward. The signs would be similar to TYA's signs currently displayed on Township fences. TPBA is asking the Board to approve this request and to permit this practice to continue annually.

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved the Police Benevolent Association's request to affix banners at Township parks for their annual golf event.

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

**Additional Business:**

Supervisor Warner encouraged everyone to attend the International Spring Festival, to be held on Saturday, April 18, at North Penn High School. This celebration of culture is a wonderful event filled with food, free entertainment, and cultural sharing. It begins at 10 am.

Supervisor Osei shared it was his birthday, adding he enjoyed the discussion and comments made at this meeting and thanked residents who came out.

The meeting was adjourned at 8:20 pm.

Respectfully submitted,



Colleen Ehrle  
Assistant Township Manager