

**Towamencin Township
Board of Supervisors
Monthly Meeting
May 27, 2026
7:00 PM**

Present:

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

Staff:

David G. Kraynik, Township Manager
Mark A. Hosterman, Esq., Township Solicitor
Mary Stover, Township Engineer
Niral Modi, IT Specialist
Tim Troxel, Chief of Police

Via Zoom:

Courtney Morgan, Asst. Treasurer/Asst. Secretary

Absent:

Kristin Warner, Treasurer

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 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 prior to this meeting to discuss personnel matters.
- Don't miss Towamencin Day, scheduled for this Saturday, May 30th, from 12 pm – 4 pm at Fischer's Park. This event is free and will feature face painting, axe-throwing, pony rides, police/fire activities, inflatables, magic shows, and much more! There will also be live music, food court, and an array of vendors and local community groups.
- 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!

Emailed Public Comments:

Resident Margie Shellenberger noted she is against the proposed illuminated sign the developer wants to install on Forty Foot Road. She indicated that her development backs up to Forty Foot Road, with no barrier between it and the street. She claimed the proposed sign would devalue their homes and cause various issues for homes facing it. She feels that if permission is granted, the developer should be required to install a high, solid fence so residents won't see the sign or any other development. She also believes their 55-and-older community will experience greater traffic. She added that the developer needs to focus on the existing buildings and attract reputable businesses to fill the vacant store spaces, rather than consistently requesting changes and variances. She does not believe the Township should accede to the developer's wishes because he has not proven that he can do anything he has said he would do for many years. In her opinion, putting up signs won't help the developer rent out the stores.

Resident Peter Van Thuyne thanked the Township for conducting a traffic study on Anders Road during the school year and requested that the report be made publicly available. He expressed concerns about pedestrian safety on Anders and Kriebel Roads due to the lack of continuous sidewalks and noted that approximately 1,000 vehicles per day use the roads as a cut-through route. Concerns were also raised regarding potential increased traffic impacts from the proposed development on the Freddy Hill property if housing density exceeds the originally planned 141 units. He estimated that additional development could significantly increase vehicle traffic on neighborhood roads. Regarding the traffic study, he questioned whether the monitoring equipment's location may have affected speed data and noted that vehicle speeds were recorded as high as 68 mph. He emphasized that speeding occurred throughout the day, with maximum speeds ranging from 50–68 mph during most hourly periods. He requested careful traffic planning and consideration of future development impacts to protect resident safety.

Resident Sarah Tarpey commented that she spoke with Supervisor Osei about speed limit concerns on Anders Road, and he shared an Anders Road study, for which she is thankful. Its findings included vehicle speeds up to 68 mph, that matched their observations. She noted that Anders Road is a residential street without continuous sidewalks and suggested excluding very low-speed readings from median speed calculations, as they are likely to reflect residents entering or exiting driveways. She expressed concern that Anders Road has a higher speed limit than some sections of Forty Foot Road, despite Anders Road's residential character. She highlighted significant speeding during the 7:00–8:00 am period, when students, families, and other pedestrians are active, and noted the need for pedestrians to cross Anders Road to access safer walking routes. She indicated that commuters frequently use Anders Road as a cut-through route and cited concerns about excessive speeding, aggressive driving, difficulty exiting driveways during peak hours, and vehicles passing on the double-yellow-lined roadway. She supports reducing the speed limit to 25 mph and increasing traffic enforcement, particularly during morning and late-afternoon peak periods, to improve neighborhood safety.

In-Person Comments:

Resident Barry Kenyon asked for a ledge on the podium. He also asked referencing Resolution 26-16, asking which auction house to contact for general information about the items for sale. Chair Snyder and David Kraynick, Township Manager, indicated the information would be available online via a link to Municibid. He also took issue with those reciting the Pledge of Allegiance, that

omit the words “under God,” questioning if a person does not cite the pledge in its current form, why are they serving in public office.

Resident Lisa Lieb asked about the study conducted on Anders Road, and whether a study was conducted on Kriebel Road, and how she can obtain a copy of the study. If one was not done on Kriebel, she asked when one would be done, as she feels it follows the same pattern as Anders. Chair Snyder noted she does not know the answer but will find out.

Resident Joe Silverman dittoed the request for a ledge on the podium. He shared information on the Dorman Company, offering its history and operations. He holds it in high regard and thinks it is a great fit for the SKF building.

Resident Terry Cooney commented on the RB Distribution conditional use. She feels the Supervisors should have the most complete picture possible of the impact on the surrounding neighborhood before deciding. She cited portions of a review letter and questioned the storage and handling of chemicals on-site. She also asked whether a traffic analysis has been completed to determine impacts on surrounding neighborhoods. She asked what type of transportation would be used for the business and what transportation schedules would be in place. She would like to hear a brief description of the requirements. She is in favor of new businesses but feels that thorough information is needed before making decisions that will impact the Township.

Supervisor Osei responded to public comments regarding traffic concerns. He noted that the community used to be a farming community, so many of the roads are designed as “highways.” As neighborhoods were built, the road design did not change, so they remain fast. He will continue to push for long-term planning, including completing the connectivity study and implementing traffic calming on roads such as Kriebel and Anders. He believes roads like these should be 25 mph and that the new developments present an opportunity to make changes.

Approval of Minutes

The meeting minutes for May 13, 2026 will be deferred to the next meeting.

Zoning, Subdivision and Land Development

Conditional Use Hearing (RB Distribution, Inc.)

The applicant, The Robert Nicoletti Trust, proposes redeveloping the commercial property at 890 Forty Foot Road. The redevelopment includes a Conditional Use request for an I-5 - Manufacturing Use in the LI – Limited Industrial Zoning District. Existing buildings are approved for B-2 - Office Use and I-10 Warehouse Use. The current plan proposes that up to 15,000 SF of the buildings be used for I-5 – Manufacturing, which requires conditional use approval. Solicitor Hosterman conducted the hearing, obtained approval of witnesses, and admitted exhibits. The applicant and representatives were present for the hearing: Matthew McHugh, Esquire; John Anderson, Civil Engineer; Ben Guthrie, Traffic Engineer; Ian Bowan, Economist; and Mark Nicoletti applicant. A court reporter was present to make a complete and formal record of the hearing.

Supervisor Gaynor requested a summary of completed traffic impact studies. Ben Guthrie, Traffic Engineer, provided an update. Supervisor Osei asked about traffic to compare numbers. Mr. Guthrie indicated that it could be provided as part of the land development process.

Supervisor Gaynor asked questions about the screening around the site and the feasibility of adding more screening. John Anderson, Civil Engineer, responded that it is possible and that they would work with the Township to do so.

Resident Joe Silverman commented that he is in favor of this operation, citing the site's brief history. He thinks this is a good business for this site.

Resident Terry Cooney asked about the traffic impact analysis, scheduling, and hours of operation. She also asked about chemical storage safety. Mr. McHugh noted they would comply with all local, state, and federal laws.

Resident Barry Kenyon asked for clarification of the distribution center. Mr. McHugh provided additional details. He also wanted to know if there would be any counter sales. Mr. McHugh indicated there would not be.

On a motion by Supervisor Osei, seconded by Supervisor Gaynor, the Board approved the Conditional Use application for RB Distribution, Inc.

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

Supervisor Osei said he is supportive of filling the vacancy and is happy to move it along. He noted that Mr. Nicoletti sent an email about a press conference on the Township's failure to move his projects along; he hopes the next email is to promote a ribbon cutting.

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 the removal of two existing apartment buildings along Dock Drive and the construction of a "hybrid" building. The property is located within the "IN - Institutional" Zoning District. Last May, the applicant made an informal presentation to the Board. The Conditional Use application seeks to increase the building height from 35 feet to a proposed 52 feet. Solicitor Hosterman conducted the hearing, asked for approval of witnesses, and entered exhibits. The applicant and their representatives were present for the hearing: Nate Fox, Esquire, Edward Brubaker, President/CEO of Living Branches, and Tom Knab, Engineer. A court reporter was present to make a complete and formal record of the hearing.

Supervisor Snyder asked about sight lines and whether anything has been done conceptually to show residents what this would look like. Representatives noted that they are unaware that any of the proposed changes would be visible outside the campus. Chair Snyder clarified that someone who lives at Living Branches is concerned about the proposed building height. The representatives indicated that there is some variation in height and that they would review any concerns throughout the land development process. Supervisor Gaynor asked additional questions about the height.

On a motion by Supervisor Osei, seconded by Supervisor Gaynor, the Board approved Conditional Use Hearing (Dock Wood Hybrid Apartments).

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

Supervisor Osei commented and questioned why this is a conditional use when they are relatively easy to comply with, compared to the last. It seems to him that there is general arbitrariness around height, and he would like to make it consistent.

Consider Resolution 26-14: Waiver of Land Development Dock Mennonite Academy – Longacre Center Campus Entrance

Dock Mennonite Academy has requested a waiver of the land development for their Longacre Center Campus Entrance project, located at 1000 Forty Foot Road. The proposed project includes constructing an 1,877 SF entrance addition for the Longacre Center, modifying the walkways, storm sewers, and other improvements in the vicinity of the addition. The applicant's representatives presented to the Supervisors on May 13. A resolution has been drafted approving the waiver from the Land Development process consistent with the provisions of the Township's Subdivision and Land Development Ordinance, conditioned upon the completion and satisfaction of the provisions and conditions set forth in the consultant review letters.

On a motion by Supervisor Gaynor, seconded by Supervisor Osei, the Board approved Resolution 26-14, Waiver of Land Development Dock Mennonite Academy – Longacre Center Campus Entrance.

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

Consider Resolution 26-15: Preliminary Plan Approval - 695 Keeler Road Subdivision

The proposed subdivision plan is located at 695 Keller Road and is approximately 6.9 acres, within the R-175 Residential Zoning District. The applicant proposes subdividing the property into five lots (lots 1 to 5) for single-family residential use. The existing single-family home will remain on lot 4. The applicant's representative reviewed the subdivision plan and waiver requests to the Board at the May 13 meeting. A Preliminary Plan resolution was drafted for the Board's consideration.

On a motion by Supervisor Gaynor, seconded by Supervisor Osei, the Board approved Resolution 26-15, Preliminary Plan Approval for the 695 Keeler Road Subdivision.

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

Old Business: None

New Business

Warrant List

The May warrant list, totaling \$2,947,620.98, was presented for approval. On a motion by Supervisor Osei, seconded by Supervisor Gaynor, the Board approved the warrant list.

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

Authorization to Advertise Public Hearing: Verizon Cable Franchise Renewal

The Township's current Verizon franchise agreement is nearing expiration. At our December 10, 2025, meeting, the Board approved a proposal, by The Cohen Law Group, for multi-municipal renewal negotiations with Verizon. Consortium negotiations enhance bargaining power for each municipality, reducing attorney fees. As part of the renewal process, each municipality must hold a public hearing, where the Township must provide an opportunity to receive citizen comments about the services provided by Verizon cable.

On a motion by Supervisor Osei, seconded by Supervisor Gaynor, the Board authorized advertising a public hearing for the Verizon Cable Franchise Renewal.

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

Consider Resolutions 26-16: Sale of Police Department Vehicle

According to the Second-Class Township Code, the Board of Supervisors must approve the disposal of personal property. Items with a fair market value of \$2,000 or more must be advertised and sold at auction. This resolution authorizes the sale of a 2016 Dodge Charger used by the Police Department on Muncibid.

On a motion by Supervisor Gaynor, seconded by Supervisor Osei, the Board approved Resolution 26-16: Sale of Police Department Vehicle.

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

Consider Resolution 26-17: Greenways, Trails & Recreation Grant (Veterans Park)

At our March 25 meeting, the Board approved the Township Engineer's proposal to prepare a grant submission to DCED's Greenways, Trails and Recreation Grant Program. This \$250,000

grant would help fund the construction of the initial phase of the future Veteran's Park. The project would include construction of a driveway and trail access to the park, a 21-space parking lot, an ADA-compliant walking trail, and the conversion of a farm area to meadow. A resolution is required for the submission, confirming the Township match commitment and designated signers.

On a motion by Supervisor Gaynor, seconded by Supervisor Osei, the Board approved Resolution 26-17, Greenways, Trails & Recreation Grant (Veterans Park).

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

Consider Resolution 26-18: Flood Mitigation Grant (Central Drive Storm Sewer Improvements)

At our March 25 meeting, the Board approved the Township Engineer's proposal to prepare a grant submission for the DCED Flood Mitigation Grant program for the Central Drive Storm Sewer Improvements. The \$500,000 grant request would help fund the replacement of existing corrugated metal storm sewer pipes to restore proper drainage and incorporate control structures to increase underground storage capacity. A resolution is required for the submission, confirming the Township match commitment and designated signers.

On a motion by Supervisor Osei, seconded by Supervisor Gaynor, the Board approved Resolution 26-18, Flood Mitigation Grant (Central Drive Storm Sewer Improvements).

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

Consider Change Order - Storm Sewer Replacement Project

This project includes replacing deteriorated storm sewer infrastructure along Kindle Drive, Amber Lane, and a section of Spring Valley Road. The project was awarded to KBC Construction LLC at the March 11th meeting. The contractor has submitted a change order in the amount of \$37,64.13 for storm sewer redesign work needed due to an electrical duct bank conflict, as well as, paving and traffic control on Snyder Road.

On a motion by Supervisor Osei, seconded by Supervisor Gaynor, the Board approved the change order for the Storm Sewer Replacement Project.

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

Supervisor Gaynor asked whether the included paving and traffic control were related to the identified conflict. Mary Stover, Township Engineer, indicated that two issues needed to be addressed. The first issue was an electrical duct bank conflict and the second was a deteriorated connection point that required paving and traffic updates.

Consider Perkiomenville Township Fire Police Request – May 31st

Perkiomenville Township is requesting the assistance of the Towamencin Fire Company Fire Police for traffic direction on May 31st for funeral detail and procession for their past Fire Chief, William E. Paterson, Jr.

On a motion by Supervisor Osei, seconded by Supervisor Gaynor, the Board approved Perkiomenville Township’s Fire Police Request – May 31st.

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

Consider Conshohocken Borough Fire Police Request - June 6 &14, July 3 & 4

Conshohocken Borough is requesting assistance of the Towamencin Fire Company’s Fire Police for traffic direction on June 6th and 14th and July 3rd and 4th for several community events.

On a motion by Supervisor Gaynor, seconded by Supervisor Osei, the Board approved Conshohocken Borough’s Fire Police Request for dates: June 6 & 14 and July 3 & 4.

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

Consider Norristown Fire Police Request – July 4th

Norristown is requesting assistance of the Towamencin Fire Company Fire Police for traffic direction on July 4th for their scheduled parade and fireworks.

On a motion by Supervisor Osei, seconded by Supervisor Gaynor, the Board approved Norristown Fire Police Request – July 4th.

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

Chair Snyder asked if the fire department could accommodate both. David Kraynik, Township Manager, responded that the department has the authority to participate based on its manpower.

Acceptance of Resignation from Elected Auditor Joseph Rumsey

The Board of Supervisors received an email from Joseph Rumsey noting he was resigning from the position of Elected Township Auditor. The Board shall accept the resignation, then follow the process outlined in the Second-Class Township Code to fill the vacancy.

On a motion by Supervisor Gaynor, seconded by Supervisor Osei, the Board accepted the resignation of elected auditor Joseph Rumsey and will accept applications to fill the vacancy with the intention to appoint a new auditor at the June 24 meeting.

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

Consider Committee Appointments

Residents have submitted applications expressing interest in serving on the Human Relations Commission. The following appointments were made:

Corina Fiore appointed to the Human Relations Commission for a term expiring 12/31/26.
Rekha Philip appointed to the Human Relations Commission for a term expiring 12/31/27.
Jenn Foster appointed to the Human Relations Commission for a term expiring 12/31/28.

On a motion by Supervisor Gaynor, seconded by Supervisor Osei, the Board approved the appointments to the Human Relations Commission.

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

There being no additional business, the meeting was adjourned at 8:22 pm.

Respectfully submitted,



Colleen Ehrle
Assistant Township Manager