



Open Space and Parks Advisory Committee Meeting Minutes of the June 08, 2026 Meeting

In Attendance:

Joseph Meehan, Chair
Dr. Richard Costlow, Vice Chair
Nancy Becker
Michon Blake
Robert DeHaven
Patrick McKeever

Todd Montgomery
Dave Sponseller
Chuck Wilson
Katie Cleary – Township Events Coordinator
Kristen Warner — Board of Supervisors Liaison

Excused:

Todd Fisher
None

Other Attendees:

Wendy Zole-Filgrove – EAC Member
Kofi Osei - Board of Supervisors Member

None

Agenda Item 1.. MEETING FORMALITIES

The Chairperson, Mr. Meehan, called the meeting to order at 7:00 PM. All present participated in the pledge of allegiance. The 08JUN2026 meeting of the OPEN SPACE AND PARKS ADVISORY COMMITTEE MEETING began and minutes of the meeting are reported here.

Agenda Item 3.. OPENING COMMENTS

Mr. Meehan and Dr. Costlow noted that an audio recording of the meeting is made for convenience in preparing the minutes. Mr. David Kraynik, the Township Manager, met with Mr. Meehan on 04JUN2026 and provided an update on Township items of interest to the Open Space and Parks Advisory Committee (OSPAC). Discussion of the issues was deferred to the topics on the agenda.

Agenda Item 4.. APPROVAL OF OSPAC MINUTES – Meeting of 11MAY2026

Grammatical corrections were received from Mr. Meehan and will be incorporated. There were no other additions or corrections. A motion to approve the draft minutes was voiced by Ms. Becker and seconded by Ms. Blake. Votes on the motion were 9 aye, 0 nay; the motion carried.

Agenda Item 5.. PUBLIC COMMENTS

Ms. Idaide Ramos commented that the playpark she saw on the Hilltop Grayson Greene presentation was adjacent to her property on Kriebel Road. She felt that that location was potentially unsafe due to its proximity to her backyard swimming pool and the possibility of kids climbing her fence for pool access. She suggested a better location would be on the property across Kriebel Road. The OSPAC indicated that

the park to which she referred was not part of any plan submitted to the Township by the developers nor is it part of any plan proposed by the Township. Mr. Meehan explained that the presentation was from OSPAC. It contained an analysis of the Hilltop Plan for compliance with the Township Code for Open Space and suggestions or concepts for how the developer could meet the Township Code for recreational open space. The suggestions by Ms. Ramos were taken under advisement. There were no additional public comments.

Agenda Item 6.. OLD BUSINESS

6.A Grant Update

The Township was awarded a MontCo40 grant for \$188,000 for the connection trail from Gristmill Drive to Gristmill Park. This is addition to a previous \$159,000 grant. The total is \$347,000 for that trail which was estimated to cost \$318,000 plus engineering costs. The next step is for ARRO and the Township Engineer to submit a cost for the engineering and plan development for the trail. That proposal will go to the board for approval. It is possible but unlikely that some construction would begin in 2026.

6.B Capital Project Budget Requests

Notification from Eric Reinbold, Towamencin Finance Director, indicates capital project budget request for 2027 are due by 24 July. OSPAC project suggestions at this time included:

- Green Lane Park soccer field fencing, safety netting to prevent balls going into the ravine
Consider re-use of the netting from Freddy Hill driving range
(Joe to contact V. Seipt)
- Design and engineering of the Butch Clemens Park restroom utility.
- Update of the 2006 Park Recreation and Open Space Preservation Plan
Incorporate new contributors and a “from scratch” new plan reflecting current land use and zoning, not a rehash of the existing report. Discuss the idea with Henry Sukawongo.
- Pickleball Courts in Clemens Park
- Adult recreation facilities enhancement and shared space utilization in TOWAMENCIN TOWNSHIP [soccer, softball, other]
- Recreational space management for best use
- Shade for the bocce courts
- Fence adjacent to the stable pavilion bocce courts to discourage non-bocce pedestrian traffic and minimize vandalism
- Stepped access from Spring Valley Road to Kriebel Road trail
This topic was discussed in light of the steepness of the slope.

A motion was made by Dr. Costlow to ask the BOS to get, from the Township engineer, a suggestion for an access from Spring Valley Road to the Kriebel Road Trail that is acceptable. A second came from Mr. DeHaven. Votes on the motion were 9 aye and 0 nay; the motion carried unanimously.

6.C Trash in Grist Mill Park

A complaint was received from TYA about the amount of residual trash in Grist Mill Park. Trash was noted in the parking lot, around the basketball court and some on the soccer fields. It was suggested that most of

the trash was being left by the individuals (mostly kids) using the new basketball court. The issue was mentioned to Mr. Kraynik and Mr. McMaster of Public Works. They will attempt to determine periods of peak use, possibly relocate trash cans closer to the court, and a possible clean-up day.

6.D Internal OSPAC

These three sub-items were discussed together and briefly: (i) drive organization, (ii) goals and objectives, and (iii) populating the drive. Dr. Costlow noted the document on the drive that describes the preferred organization of the drive and a file-naming convention.

The collection and organization of historical OSPAC files is deferred. Members were asked to read the files for organization and goals/objectives for discussion at a subsequent meeting.

Agenda Item 7.. OLD BUSINESS

7.A PROJECT UPDATES

7.A.1 Grist Mill Park Recreational Improvements

The park is open. The rain garden still needs some fine tuning. Trees likely need to be replaced. Signage to keep dogs out of the play areas and asking people to pick up excrement from their dog will be installed.

7.A.2 Green Lane Road Park Expanded Parking

Comments were received from the Township on suggestions from OSPAC for the layout for the upgrade to Green Lane Park parking lot. Installing bumpers at each space was not accepted. Painting space outlines directly on the gravel lot was accepted [to be done by TYA]. The small asphalt area will not be needed; it can be stone. ARRO Engineering confirmed the design is for a rail fence. Additional trees for the buffer closer to Kriebel Road will not be planted as that would take the project over one acre which would necessitate a NPDES permit and delay the project.

7.A.3 Green Lane Road Park Soccer Field

The contractor, Land Tec Enterprises, and the Township Public Works will manage the field, under the direction of Land Tec, for the summer [water, and any necessary mowing, etc.].

The Township and TYA will inform all groups that the fields are strictly off limits for any activity.

7.A.4 Kriebel Road Trail III

The Kriebel Road Trail III [KRT3] extension from the terminus of the current trail near the Towamencin Municipal Authority to Fischer Park will require an expansive re-assessment of access to the park along its northwest border. Mr. Meehan noted he has drafted a White Paper on the issue based on the historical documents he has and placed it on the OSPAC Drive. See OSPAC minutes of 13APR26 for more details.

7.A.5 Connector Trail – Spring Valley Rd. to KRT

This project budget was discussed above under 2027 budget items.

7.A.6 Veterans Park Development Plans

Access to the park is still the major impediment to progress. The entrance will come off Forty-foot Road behind the old Genuardi's market. Two grants written by ARRO Consulting totaling \$1,150,000 were submitted: (1) a 50% funds-matching grant for \$900K under C2P2 and (2) a 15% funds-matching grant for \$250K under GTNR.

7.A.7 Open Space Requirements for Developers

A meeting of Mr. Kraynik, Mr. Henry Sekawungu [new Director of Planning and Zoning Enforcement] and Messrs. Meehan, Montgomery and Costlow of OSPAC to discuss the open space proposals is still envisioned but not scheduled.

7.A.8 Towamencin Day Celebration

The OSPAC open space proposals for Hilltop Grayson Greene [Freddy Hill and Walton] were displayed available all occur 13MAY26 at the BOS. The outline of the proposal was shared with OSPAC.

The discussion of parking suggested this year's plan worked better than last year and could be used for America 250 in Fischer's Park.

7.A.9 A Towamencin Park Challenge

The idea to encourage awareness of Towamencin parks previously raised by Mr. DeHaven was advanced to promote a purposeful exploration of the township. The ideas include:

- add GPS coordinates of each park and historical site on the Towamencin website [on OSPAC page],
- post GPS QR codes on signs at the parks so people can document that they have been there,
- create an historical tour of Towamencin via GPS using Dr. Hollenbach information,
- post a site map for parks and historical sites on the website,
- consider distribution to or announcement to NPSD for K-12 summer activities,
- consider a TT/NPSD award for going to all the parks.

The action to implement the suggestions will be further pursued by Mr. DeHaven and Ms. Cleary. Towamencin may offer an acknowledgement certificate, pin, badge, or flag as participation recognition.

7.A.10 Fee in lieu Review [Township Code]

The OSPAC consensus is that the current Towamencin Township "fee in lieu" paid to the Township is outdated. This fee is paid to the Township by the developer as an alternative to the allocation of recreational open space in a proposed development. The fee has not been reviewed

in years. It is a component of the Towamencin Township fee schedule package which is approved each December by the BOS. See the addendum to the minutes for relevant Code information.

7.A.11 Fence at Bocce Courts

The previous request, to put up a fence to discourage foot traffic over the bocce courts and redirect that traffic to the paved walking path, generated some additional inquiries. The suggestions were to put this and the \$1000 estimate for fence components directly to the BOS for approval in 2026 or as a budget item for 2027.

7.A.12 Recreational Equipment

Dr. Costlow made a reference to an exercise area in the Spring House Research Park. The installation was visibly pleasing [powder blue and gray], compact [a square of 36 feet on one side] and had multiple stations [15 to 18 different exercises]. The OSPAC could consider this for installation in Towamencin locations.



7.A.13 Trees

Mr. Meehan asked for confirmation from the OSPAC for the proposed fall 2026 tree plantings. Approval is for the species selection and the locations. In addition, Mr. Meehan wanted to pursue a conversation with Steve McMaster about some special care for some previously planted trees that are struggling. The OSPAC approved by voice vote.

Agenda Item 8.. ADJOURNMENT

There being no other new business topics or discussions, Mr. Meehan entertained a motion to adjourn. A motion to adjourn was made by Dr. Costlow and seconded by Ms. Becker.

Votes on the motion were 9 aye and 0 nay; the motion carried. The June 08, 2026 meeting was adjourned.

Next Meeting: 13 July 2026, 7:00PM, Township Building

Respectfully Submitted

Dr. Richard D. Costlow

Vice Chair, Open Space and Parks Advisory Committee

Addendum #1 to OSPAC Minutes**Relevant information on the creation of the “fee in lieu” for real estate developments in PA.**

The following text was not a part of the meeting discussion, but the MPC reference was mentioned. For the convenience of the OSPAC additional relevant information is provided here.

A municipal “fee in lieu” for park/recreation land dedication is governed by the **Pennsylvania Municipalities Planning Code (MPC) Section 503(11)**, not by Montgomery County as a countywide fee formula.

Under the MPC framework, the allowable components used to negotiate an appropriate fee for a development in a local area such as Towamencin Township are generally:

- **Public dedication of land** suitable for a park or recreational space [acreage allotted to recreation].
- **Payment of fees in lieu of dedication**, if agreed to and if the ordinance has definite standards for calculating the fee.
- **Construction of recreational facilities** by the developer.
- **Private reservation of land** within the subdivision for park/recreation purposes.
- **A combination** of land dedication, fee payment, facility construction, and/or private reservation.

The funds or land may be used **only** for providing, acquiring, operating, or maintaining **park or recreational facilities reasonably accessible to the development**. The Township also needs a formally adopted recreation plan and ordinance standards supporting the dedication/fee requirement. For additional information see: <https://library.weconservepa.org/guides/17-public-dedication-of-land-and-fees-in-lieu-for-parks-and-recreation>

So, for a the legally supportable “fee in lieu” the components should be tied to the actual cost of creating or supporting recreational capacity. They include, but are not limited to:

- land acquisition value or equivalent land dedication value;
- design, engineering, and permitting costs for park/recreation improvements;
- construction costs of recreational facilities;
- costs for equipment and site improvements;
- operation and maintenance of park or recreation facilities reasonably accessible to the development;
- potentially indexing/escalation tied to construction or park-development cost metrics, if adopted in the ordinance or fee schedule with clear standards.

It may be advisable to avoid treating the fee as a general open-space revenue source unless the Township solicitor confirms that the use is tied to park/recreation purposes and remains consistent with the MPC’s “reasonably accessible” requirement.

For purposes of reviewing the Township fee-in-lieu amount, OSPAC should consider the land-acquisition component should be based on the fair market cost of acquiring equivalent park or recreational land in Towamencin Township, preferably supported by an appraisal or comparable-sales analysis. As a preliminary planning placeholder only, recent Montgomery County land listings suggest that developable land values may reasonably fall in the approximate range of \$75,000 to \$150,000 per acre, depending on

zoning, utilities, access, constraints, and development potential; this placeholder should be replaced by Township-specific appraisal data before any fee schedule revision is adopted. See

[\[montgomery...untypa.gov\]](#), [\[data-montc...arcgis.com\]](#), [\[mcpa-montc...arcgis.com\]](#)

Examples from current county listings include larger parcels around roughly **\$30,000 to more than \$130,000 per acre**. County land listings include examples such as **28.1 acres for \$2,000,000** in Royersford, about **\$71,000/acre**, and **10.55 acres for \$975,000** in Pottstown, about **\$92,000/acre**.
[\[zillow.com\]](#)