



Open Space and Parks Advisory Committee Meeting Minutes of the July 13, 2026 Meeting

In Attendance:

Joseph Meehan, Chair
Dr. Richard Costlow, Vice Chair
Michon Blake
Robert DeHaven
Todd Fisher
Patrick McKeever

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

Excused:

Nancy Becker

Other Attendees:

Jeff Sands

Agenda Item 1.. MEETING FORMALITIES

The Chairperson, Mr. Meehan, called the meeting to order at 7:01 PM. All present participated in the pledge of allegiance. The 13JUL2026 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 09JUL2026 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 08JUN2026

Grammatical corrections and editorial suggestions were received from Mr. DeHaven and Mr. Meehan and will be incorporated. There were no other additions or corrections. A motion to approve the draft minutes as amended was voiced by Ms. Blake and seconded by Mr. DeHaven. Votes on the motion were 10 aye, 0 nay; the motion carried.

Agenda Item 5.. PUBLIC COMMENTS

Mr. Jeff Sands commented that the Clemens Road Park should have added amenities not only to serve the residents but the employees of the commercial corridor that exists adjacent to the park. He proposed restrooms, benches or tables and a pavilion or other shaded areas to accommodate residents who wish

to enjoy the park during the summer or have an alfresco lunch out of the direct sunshine. The only seating currently is the benches in the dugouts on the baseball field. He expressed opposition to the pickleball court. It should be considered after the mentioned amenities were installed. He clarified that he was not opposed to pickleball, per se, but felt the proposed pickleball court was a lower priority.

Mr. Meehan explained that the OSPAC has submitted grants to fund building or purchasing the amenities requested by Mr. Sands. He added that the engineering required to facilitate the pavilion and restrooms is a particularly expensive item because the proposed site is distant from the existing power lines, water supply and wastewater drainage. In addition, there are rights-of-way for those utilities to be considered.

The suggestions by Mr. Sands were taken under advisement [see Agenda Item 6.B.3]. There were no additional public comments.

Agenda Item 6.. OLD BUSINESS

6.A PROJECT UPDATES

6.A.1 Grist Mill Park - Recreational Improvements

The park is open. The rain garden and tree replacement may still needs to be completed. Signage to keep dogs out of the play areas was installed.

6.A.2 Green Lane Road Park - Expanded Parking

The BOS approved the funding. ARRO Engineering will write the RFP to request bids for the Township.

6.A.3 Green Lane Road Park - Soccer Field

A time-sensitive response is due to ARRO Engineering 15JUL2026 for proposed design of fencing to block soccer balls from going into the ravine or onto Kriebel Road. The OSPAC concluded that a black vinyl coated chain-link fence, augmented by netting in one location, is needed to prevent balls from either field from going onto Kriebel Road or into the ravine between the fields and the wastewater treatment plant. See Addendum #1 of these minutes for the diagram accompanying the descriptions of the proposed fences.

Along the Kriebel Road border of the large field the diagram depicts a fence six (6) feet high and set back fifteen (15) feet from the edge of the soccer field. This section has 2 walk-through openings. Behind the goal along the border with the wastewater treatment plant, a second section of fence six (6) feet high and set back twenty-five (25) feet from the edge of the soccer field is shown. This section also has 2 walk-through openings and joins the Kriebel Road section. The third section of fence, also six (6) feet high, joins the second section as a “wing” fence and is approximately one hundred (100) feet wide.

A net fence is shown as an addition to the chain-link fence behind the goal. The net is fifty (50) feet wide centered on the goal. It is envisioned as an upward extension of the chain-link fence to a total

height of 20 feet [6 feet of metal fence topped by 14 feet of netting], set back twenty-five (25) feet from the edge of the soccer field.

For the small field a black vinyl coated chain-link fence six (6) feet high with no openings is needed along the ravine with a forty (40) foot setback from the edge of the soccer field. [see Addendum #1 to these minutes].

Tree planting discussion for this area was deferred to a later date.

The contractor, Land Tec Enterprises, and the Township Public Works continue to manage the field [water, and any necessary mowing, etc.].

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

6.A.4 Kriebel Road Trail III

The project will be discussed with Mr. Sekawungu [TT Planning Officer] and the recent acceptance by TT of planning services from Montgomery County will also be utilized as necessary to develop a feasible plan to connect the current terminus of the Kriebel Road Trail [near the TMA] to Fischer's Park. Mr. Meehan mentioned his draft White Paper on the issue based on the historical documents [it is on the OSPAC Drive]. See also OSPAC minutes of 13APR26 for more details.

6.A.5 Connector Trail – Spring Valley Road to KRT

This connection project was accepted by the Spring Valley neighborhood in 2025. The recent engineering opinion indicated the slope was too steep for a standard trail. An alternate solution was discussed as a possible 2027 budget item. Dr. Costlow was asked to collect pictures of steps or other infrastructure to display as possible alternatives to a path.

6.A.6 Valley View Way – Court Paving

This project was approved for 2026. Public Works Department plans to complete paving in July. Lines on the courts [pickleball and basketball] will be painted thereafter.

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6.A.7 Veterans Park Development Plans – Engineering of the Entrance Road

Access to the park has been resolved. The entrance will come from Forty-foot Road behind the old Genuardi's market. The full plan is available at https://www.towamencin.org/media/2487/221121_tvmp-report-final-web.pdf

The entryway concept plan was presented and discussed [see Addendum #2 to these minutes]. This concept plan was submitted with the grant applications cited below. The engineering for the

construction is in progress by ARRO. The Philadelphia Suburban Development Corporation [PSDC] is also involved in the project because of the adjacent commercial development. It is notable that there is a lease with PSDC that gives TT a permanent easement to build a pedestrian walkway entrance to the park if the park is constructed. If the park is not constructed, the lease dissolves. It was not clear in the discussion whether this is a Contingent/Conditional contract, an Executory contract or a Voidable Contract.

No new information was received on the two grants submitted: (1) a 50% funds-matching grant for \$900K under C2P2; (2) a 15% funds-matching grant for \$250K under GTNR. Total request is \$1,150,000.

6.A.8 Open Space Requirements for Developers

The most recent concept plan from Pinnacle for the development of the Freddy Hill property was presented [see Addendum #3 to these minutes and the video of the 08JUL26 Working Meeting of the BOS for details]. Mr. Meehan pointed to the open space additions [2 additional acres] and trail route changes. The BOS did not approve this plan. They sent it for review by the Planning and Zoning Commission [PZC] and OSPAC. OSPAC will review the plan and provide comments to both the PZC and the BOS.

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 envisioned for August but not scheduled.

6.A.9 A Towamencin Park Challenge

The proposal for a program to promote a purposeful exploration of the township was adopted by consensus. It will include parks and be expanded to include an historical tour of Towamencin using information previously compiled by Dr. Hollenbach [see Addendum #3 to these minutes]. The best method to identify locations will be further evaluated [signs, punch cards, GPS, etc.] as will the possibility of a tour completion certificate [pin, badge, or flag] to be issued by the Township to participants who visit all sites. The action was assigned to Mr. DeHaven and Ms. Cleary with help from Mr. John French [a geocaching enthusiast].

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

The overall perception 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. Mr. Meehan noted that an update to the fee in lieu is being considered by TT. The OSPAC discussed the parameters of the fee and Dr. Costlow was tasked with developing a proposal for future discussion by OSPAC and with Mr. Sekawungu. Information resources noted by Mr. Wilson were the Montgomery County Association of Township Officials [MCATO] <https://mcato.us/resources/education/> and the Pennsylvania Association of Township Officials [PSATS] <https://www.psats.org/helpful-links/>.

6.A.11 Fence at Bocce Courts

It was suggested that this request be put to the BOS for approval as a budget item for 2027. It is merely a fence to discourage foot traffic over the bocce courts and redirect that traffic to the paved walking path. The \$1000 estimate for fence components will be appended to that proposal.

6.B Capital Project Budget Requests for 2027

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:

- 6.B.1 Veterans Memorial Park construction advancement – no dollar value assigned.
- 6.B.2 Design and engineering for Pickleball Courts in Clemens Park – approx. \$63K.
- 6.B.3 Design and engineering of the Butch Clemens Park restroom utility – approx. \$50K.
- 6.B.4 Green Lane Park soccer field fencing – \$25K-\$35K.
- 6.B.5 Tree planting - \$25K.
- 6.B.6 Adult recreation facilities enhancement in Fischer's Park and Bustard Park
 - horseshoes - \$25K-\$45K depending on materials selected
 - cornhole – no dollar value assigned.
 - table tennis – no dollar value assigned.
- 6.B.7 Basketball court at Bustard Park - – no dollar value assigned.
- 6.B.8 Fence adjacent to bocce courts – approx. \$2K.
- 6.B.9 Bicycle racks at Fischer, Grist Mill, and Butch Clemens Parks – no dollar value assigned.
- 6.B.10 Stepped access from Spring Valley Road to Kriebel Road trail – no dollar value assigned
This topic was discussed above to address a connection up the slope.
- 6.B.11 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.

Agenda Item 7.. NEW BUSINESS

7.A Article for Towamencin Newsletter

The submission deadline is 14AUG2026. A short piece was prepared by Mr. DeHaven and Dr. Costlow to highlight the Towamencin Challenge. It was suggested that this be expanded for the newsletter. The task was jointly accepted by the gentlemen.

7.B Arneth Barn Assessment

The Arneth barn was inspected and graded critical by the structural engineer. It was suggested that it be condemned and torn down. The cost would be ~\$600K and the decision will go to the BOS.

7.C Open Space “Standards” Consideration

The BOS would like to review the standards TT uses to set open space requirements, e.g., the number of parking spaces per unit. The discussion with Supervisor Warner suggested that the term “standards” likely meant Township regulations or historical internal norms. In this context the term “open space” referred to permeable surface area. In the example, if the “standard” for the number of required paved parking spaces is reduced, there is a concomitant increase in “open space”. As discussed in the meeting, that increase may only be temporary. If the number of paved spaces eventually needs to be increased to meet greater demand, the “open” surface area would be paved to meet that demand.

The OSPAC consensus was it could be useful to address the regulatory differences subsumed within the general term “open space”. Discriminating the differences between permeable “open” surface, undesignated “open” surface, and a specific distinction of useable recreational “open” surface.

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 Mr. Fisher and seconded by Ms. Blake.

Votes on the motion were 9 aye and 0 nay; the motion carried. The July 13, 2026 meeting was adjourned.

Next Meeting: 10 August 2026, 7:00PM, Township Building

Respectfully Submitted

Dr. Richard D. Costlow

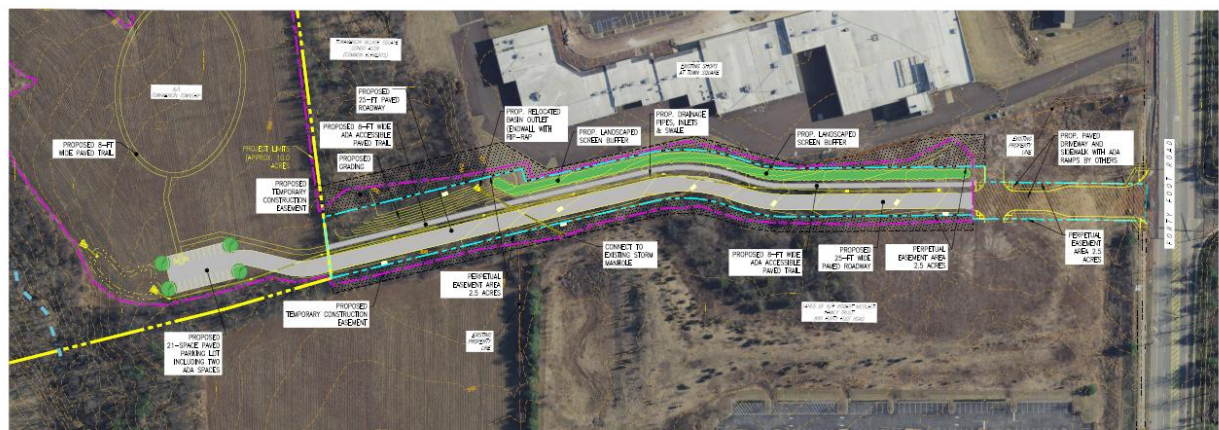
Vice Chair, Open Space and Parks Advisory Committee

Addendum #1 to OSPAC Minutes
Concept Plan for fencing at Green Lane Park soccer fields.



Plan showing fencing
of Soccer Field.pdf

Addendum #2 to OSPAC Minutes
Concept Plan from the Grant submitted to fund construction of the entrance to Veterans Park .



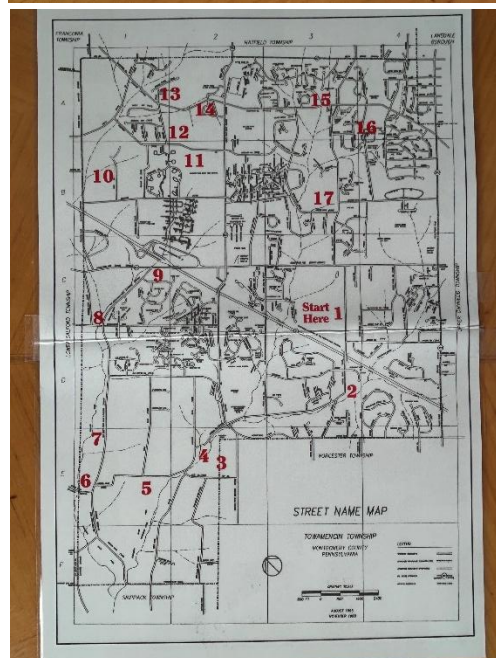
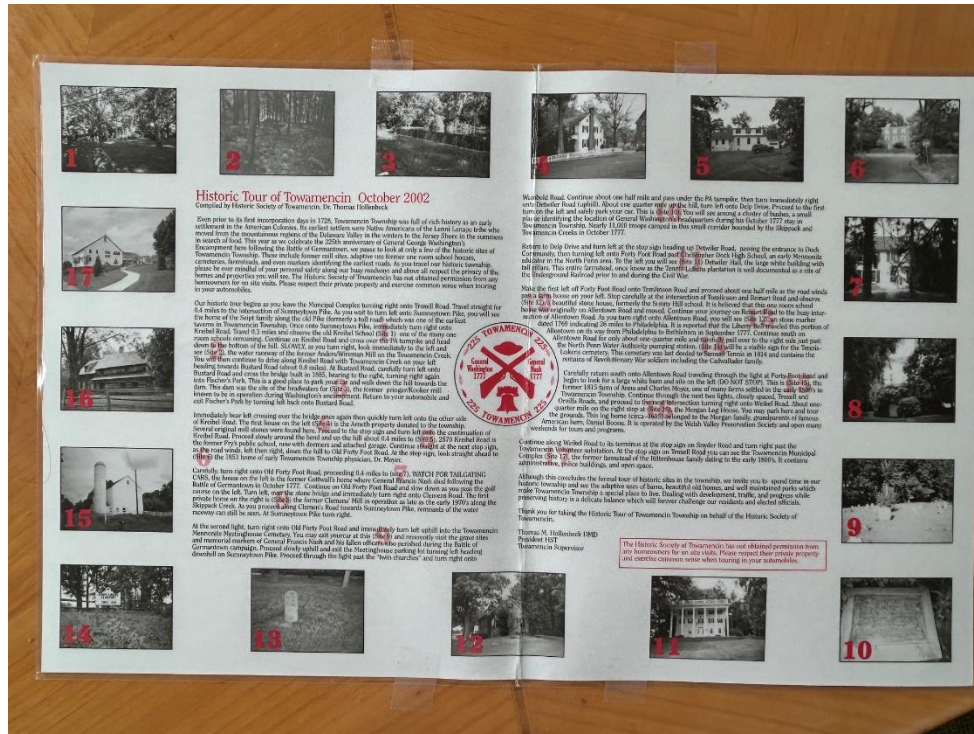
Provided by JM.

Addendum #3 to OSPAC Minutes Concept Plan for the Hilltop Development [old Freddy Hill property].

Presented to the BOS at their July meeting.

<https://www.towamencin.org/media/5516/62-pinnacle-realty-development-hilltop-presentation.pdf>

Addendum #4 to OSPAC Minutes Historical Tour of Towamencin Township.



Created by the Towamencin Historical Society and published as a laminated placemat. Provided by JM.