

**Towamencin Township  
Board of Supervisors  
Monthly Meeting  
June 22, 2022  
7:00 PM**

**Present:**

H. Charles Wilson III, Chairman  
Richard Marino, Vice Chairman  
Kristin Warner, Treasurer  
Laura Smith, Secretary  
Joyce F. Snyder, Asst. Treasurer/Asst. Secretary

**Staff:**

Donald D. Delamater, Township Manager  
Robert J. Iannozzi, Jr., Esq., Township Solicitor  
Mary Stover, Township Engineer  
Niral Modi, IT Staff  
Timothy Troxel, Chief of Police

**Present Remotely:**

Chairman Wilson called the meeting to order at 7:12 PM and led the assemblage in the Pledge of Allegiance.

**Opening Comments**

Chairman Wilson made the following announcements:

- There would be an agenda update, adding 8.6 Pool Membership/StandGuard Reimbursements.
- The meeting is being held in person at the Township's Meeting Hall and also provided via Zoom for residents unable to attend in person. As accorded by law and notice, public comments submitted by 4:30 pm on the meeting day will be read at the start of the meeting. For those physically present, public comment is available at the start of the meeting.
- The Township's Electronics Recycling Event will be held Saturday, June 25<sup>th</sup> from 9 am - 12 noon, at the North Penn High School parking lot, address 1340 Valley Forge Road. Residents must pre-register for this event by visiting the Township's website.
- Reminder of our June scheduled concerts for Fischer's Park includes:
  - June 23<sup>rd</sup> - "Don't Call Me Francis" and June 30<sup>th</sup> - "The SuperNaturals"
- On Monday, June 20<sup>th</sup>, Adam Szumski started as the Township's new Finance Director. Adam has extensive knowledge of fund accounting, the day-to-day operations of municipal government and an understanding of the larger operational and financial issues of the Township. We are excited to see Adam join our team and his passion for local government.

- Township Manager Donald Delamater noted he would be stepping down as Township Manager, effective September 16th. Mr. Wilson expressed the Board’s disappointment seeing Don go, adding Don will work to make the transition a smooth one.
- Prior to the meeting, the Board met in Executive Session to discuss a personnel matter and a potential litigation matter.
- Supervisor Smith read a statement providing an update on the status H pool, including steps taken by the Township to date and future steps scheduled to further evaluate the sources of leak, in conjunction with maintaining safety protocols for patrons.

**Public Comments**

Resident Joseph Silverman, of 1325 Reiff Road, inquired into the quantity and rate at which the H pool was emptying, asking where is the water going. He continued that he knew the supermarket planned at the Shops at Town Square would be an Amazon Fresh.

Resident Kofi Osei, 105 Cambridge Way, criticized Chief Troxel’s traffic analysis, specifically his conclusion of the Allentown Road/Walton Farm Elementary crosswalk analysis and his recommendation for local children to use the bus. While encouraged that the Township is moving forward with the sidewalk study and traffic calming measuring handbook, he recommends the Township develop a more aggressive stance in addressing dangerous roadway conditions.

**Approval of Minutes: May 11, 2022**

On a motion by Supervisor Smith, seconded by Supervisor Warner, the Board approved the May 11, 2022 minutes.

Voting Yes: H. Charles Wilson, III, Richard Marino, Kristin Warner, Laura Smith, Joyce F. Snyder  
 Voting No: N/A  
 Abstaining: N/A  
 Absent: N/A

**Zoning, Subdivision and Land Development**

**Authorize Hearing: Proposed Ordinance Text Amendment**

The Township has received a proposed Zoning Ordinance Text Amendment submitted by Mainland Golf Course Holding Co., Inc. requesting modifications to the regulations for “Use C-19 – Golf Course. As part of the process, the Board must schedule a public hearing on the proposed text amendment.

On a motion by Supervisor Marino, seconded by Supervisor Smith, the Board authorized scheduling the public hearing for July 13, 2022 for the proposed ordinance text amendment.

Voting Yes: H. Charles Wilson, III, Laura Smith, Richard Marino, Kristin Warner, Joyce F. Snyder  
Voting No: N/A  
Abstaining: N/A  
Absent: N/A

**Resolution 22-17: Preliminary Land Development Plan Approval - The Shops at Town Square Supermarket**

On June 8<sup>th</sup>, the Board reviewed the proposed land development application, where the applicant proposes to renovate the existing supermarket retail space, remove the vestibule and loading dock, and construct a new loading dock and trash area. The proposed site improvements also include constructing a driveway access from Forty Foot Road, opposite Newbury Way, to provide access to and from the shopping center, the loading area and the adjacent office/warehouse building.

On a motion by Supervisor Marino, seconded by Supervisor Smith, the Board approved Resolution 22-17, Preliminary Land Development Plan Approval - The Shops at Town Square Supermarket.

Voting Yes: H. Charles Wilson, III, Richard Marino, Kristin Warner, Laura Smith, Joyce F. Snyder  
Voting No: N/A  
Abstaining: N/A  
Absent: N/A

**Resolution 22-18: Final Land Development Plan Approval – The Shops at Town Square Supermarket**

As part of this land development application, reviewed by the Board on June 8<sup>th</sup>, the applicant is requesting both preliminary and final land development approval. The final plan approval resolution has also been prepared and is ready for Board consideration.

On a motion by Supervisor Marino, seconded by Supervisor Smith, the Board approved Resolution 22-18, Final Land Development Plan Approval - The Shops at Town Square Supermarket.

Voting Yes: H. Charles Wilson, III, Richard Marino, Kristin Warner, Laura Smith, Joyce F. Snyder  
Voting No: N/A  
Abstaining: N/A  
Absent: N/A

**Old Business**

None

**New Business**

## Warrant List

The June warrant list was presented for approval. On a motion by Supervisor Smith, seconded by Supervisor Snyder, the Board approved the warrant list in the amount of \$1,581,042.80.

Voting Yes: H. Charles Wilson, III, Laura Smith, Richard Marino, Kristin Warner, Joyce F. Snyder  
Voting No: N/A  
Abstaining: N/A  
Absent: N/A

## Public Works Committee Report

The Public Works Committee meets on a monthly basis to review projects and identify deficiencies related to Township infrastructure, properties, and equipment. The Committee met on June 17th. Supervisor Marino provided the Committee's report with the following topics reviewed:

- 1540/1556 Kriebel Road storm sewer replacement project update
- Towamencin "H" Pool update
- Weikel Road Drainage /Pedestrian Walkway status update
- Central Drive Storm Sewer Repair Project – system evaluation for increased capacity
- Orchard Lane Storm Sewer Pipe Relocation Project status update
- 1060 Valley Forge Road drainage concern – PennDOT work delays
- Bocci Court drainage discussion
- 2022 Paving and ADA Ramp Replacement Project update

2022 Paving Cost Increase: The paving contractor, Innovative Construction Services, Inc., has advised that the cost for asphalt has increased significantly since the bids were prepared and have requested they be permitted to request reimbursement for this price increase using PennDOT Price Adjustment standards. The actual cost of the price increase is determined at the time the asphalt is purchased and is calculated using the difference in the price index between when the bid was prepared and the material purchase date. The contractor is responsible for 10% of this increase. The contractor is requesting the Board to authorize the use of the PennDOT price adjustment.

On a motion by Supervisor Marino, seconded by Supervisor Smith, the Board authorized the reimbursement request in conjunction with PennDOT Price Adjustment standards.

Voting Yes: H. Charles Wilson, III, Laura Smith, Richard Marino, Kristin Warner, Joyce F. Snyder  
Voting No: N/A  
Abstaining: N/A  
Absent: N/A

- 2021 Road Paving Project Status
- Greenspace/landscape/signage improvements at PA Turnpike right-of-way areas update
- Allentown Road culvert replacement & coordination with 309 Connector Project
- Traffic calming handbook draft proposal

- Inglewood preliminary traffic evaluation update
- Allentown Road/Walton Farm School Crosswalk
- Old Forty Foot/Rittenhouse Road Intersection
- Woodlawn Drive/Allentown Road No Turn on Red – time of day restriction
- Woodlawn Drive/Columbia Avenue Crosswalks
- Municipal Complex Driveway lighting evaluation update
- 595 Reinert Road Drainage
- Forty Foot Road Pedestrian Bridge – Rust concerns
- Miscellaneous items
  - Stormwater Repairs Anders Road – Public Works completing
  - Kerr Road Stormwater Improvements
  - Kibler Meadow Parking Update

**Fire Police Request – Upper Salford Township**

Upper Salford Township is requesting the assistance of Towamencin Fire Company’s Fire Police Unit for traffic control, on a mutual aid basis, for the 60<sup>th</sup> Annual Philadelphia Folk Festival to be held on August 18<sup>th</sup> through August 21<sup>st</sup>.

On a motion by Supervisor Snyder, seconded by Supervisor Smith, the Board approved Upper Salford Township’s Fire Police Request for the Annual Philadelphia Folk Festival.

Voting Yes: H. Charles Wilson, III, Laura Smith, Richard Marino, Kristin Warner, Joyce F. Snyder  
 Voting No: N/A  
 Abstaining: N/A  
 Absent: N/A

**Walton Farm School Flashing Plan Authorization**

In May, McMahon Associates provided recommendations to enhance the school crossing on Allentown Road at Walton Farm Elementary School. After discussion with PennDOT, the traffic engineer has provided an authorization request to move forward with recommendations 1 and 2 as outlined in their May 13<sup>th</sup> letter which are supported by PennDOT, including new signage, and restriping the crosswalk on Allentown Road.

On a motion by Supervisor Marino, seconded by Supervisor Smith, the Board approved McMahon’s authorization request.

Voting Yes: H. Charles Wilson, III, Laura Smith, Richard Marino, Kristin Warner, Joyce F. Snyder  
 Voting No: N/A  
 Abstaining: N/A  
 Absent: N/A

**Employment Search Proposal**

Donald Delamater has informed the Board of his decision to step down as the Township Manager due to personal reasons. Mr. Delamater will work with the Township on the transition to a new Manager. The Board has received an employment search proposal from Larry Comunale and Steve Weisner to perform the Township Manager search in the amount of \$13,000.

On a motion by Supervisor Warner, seconded by Supervisor Smith, the Board approved the Township Manager employment search proposal by Larry Comunale and Steve Weisner.

Voting Yes: H. Charles Wilson, III, Laura Smith, Richard Marino, Kristin Warner, Joyce F. Snyder

Voting No: N/A

Abstaining: N/A

Absent: N/A

### **Pool Membership/StandGuard Reimbursements**

To address the H pool closure and noted repairs needed, Township staff and the Board have been working with StandGuard Aquatics to offer financial relief to pool patrons unable to utilize their pool memberships and the facility.

On a motion by Supervisor Marino, seconded by Supervisor Snyder, the Board authorized StandGuard Aquatics to issue full refunds to pool customers upon request, with no partial refunds issued. Thereafter, at the appropriate time upon the computation of all refunds issued, the Township will reimburse StandGuard Aquatics for such refunds - up to and equal to the maximum of any deficit incurred by StandGuard – accordingly in due course.

Voting Yes: H. Charles Wilson, III, Laura Smith, Richard Marino, Kristin Warner, Joyce F. Snyder

Voting No: N/A

Abstaining: N/A

Absent: N/A

There being no additional business, the meeting adjourned at 7:45 pm.

Respectfully submitted,



Colleen Ehrle

Manager of Administration, Communication & Human Resources