

**Towamencin Township
Board of Supervisors
Monthly Meeting
June 26, 2024
7:00 PM**

Present:

H. Charles Wilson III, Chairman
Laura Smith, Vice Chair
Joyce F. Snyder, Secretary
Kristin Warner, Treasurer
Kofi Osei, Asst. Treasurer/Asst. Secretary

Staff:

David G. Kraynik, Township Manager
Robert J. Iannozzi, Jr., Esq., Township Solicitor
Mary Stover, Township Engineer
Niral Modi, IT Director
Timothy Troxel, Chief of Police

Chairman Wilson called the meeting to order at 7:01 PM and led the assemblage in the Pledge of Allegiance.

Opening Comments

- This Board meeting is provided live via Zoom for residents unable to attend in person but wish to view and hear the meeting remotely. Public comments submitted by 4:30 pm this afternoon will be read at the start of the meeting. For those present, public comment will be held at the beginning of the meeting. Reminder: when prompted for questions, please come up to a microphone as Zoom does not pick up voices from the audience.
- The Township pool is now open daily from 12 pm - 7 pm, unless otherwise indicated. For more information or to purchase a membership, visit StandGuard Aquatics' website.
- Our second summer concert will be held June 27th, featuring The Fabulous Greaseband. The concert is free at Fischer's Park. Concessions sales begin at 6 pm and the concert starts at 7 pm. Visit the Township website or Facebook for more information.
- Join us for our first Classic Car Show, this Saturday, June 29th, from 9 am – 12 pm, at Fischer's Park.

Awards & Recognitions

Lifesaving Award Presentation – Officers Bluem & McAroy

The recent lifesaving efforts of Officers Christopher McAroy and Detective Christopher Bluem were recognized at the start of the meeting. On March 17, these officers responded to a medical call involving an unresponsive 34-year-old male in cardiac arrest, following a seizure. Both officers performed CPR, while Officer McAroy delivered a shock with an AED unit. Though still unconscious, the male regained his breathing and pulse. He was transported to Grand View Hospital, where he was admitted as stable.

Chief Troxel provided additional details related to the emergency, noting that the gentleman has fully recovered, is doing well and looking forward to his upcoming birthday. Chief Troxel noted he loves to give these types of awards to officers because it acknowledges the great things going on every day. Chief Troxel read the award citations before the officers' family and friends, then issued the awards to Officer McAroy and Detective Bluem for their lifesaving measures. The Supervisors congratulated both officers.

Public Comments - In-Person Comments:

Resident Todd Omohundro commented on the sober living home at 1050 Pross Road. He thanked Will Brugger and the Board for their efforts on this issue. The neighbors understand that everyone in this home needs help but cautioned that it needs to be carefully monitored as to how many people are residing in the home. He added there is a goodwill donation container at the end of Pross Road, and recently someone painted a swastika on it. He and a fellow neighbor painted over it. He shared this concern in the hopes that everyone remains vigilant and keeps peace within Towamencin Township.

Resident Joe Silverman remarked on the streetlights in the Township, specifically on Bustard Road. He provided a demonstration of what he feels is the current intensity of streetlights and what he proposes should be used. He stressed the current lighting used is obnoxiously bright, adding the alternative he has offered is better and more cost effective. He asked the Board if they had any comments to make regarding the matter.

Supervisor Smith noted a response regarding lighting would be offered during the Public Works Committee report.

Resident James Collins commended the gentleman who spoke from Pross Road regarding the goodwill offered by the neighbors in response to an offensive act. He commented on the recent flag policy discussion, cautioning the decision may present Towamencin as being a closed community; excluding certain people and we do not want that. He stated as we talk about change and new development in the Township, we must recognize the face of the Township will and is changing. He invited the Board to consider branding the Township, like Lansdale Borough did a few years ago. He feels conversations should begin identifying what type of community Towamencin aspires to be and reflect those values in its direction/motto. He would like Towamencin to remain open, inviting and inclusive.

Approval of Minutes

On a motion by Supervisor Smith, seconded by Supervisor Warner, the Board approved the June 12th meeting minutes.

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

Zoning, Subdivision and Land Development

North Penn School District Revised Concept Plan Presentation

Last November, North Penn School District representatives presented a concept plan for the expansion and comprehensive renovation of the high school building and its facilities. Included were improvements to on-site circulation for vehicles and pedestrians, new sidewalks, new access points, updates to athletic fields, maintenance building and football stadium, as well as stormwater management, and transportation facility changes. In January, a special election was held to determine if financing of the proposed renovations would be imposed as electoral debt. The election results determined voters were not in favor of the imposed debt. Representatives from North Penn School District, Superintendent Dr. Todd Bauer, Barry G. Stingle of T & M Associates, and David Schrader, of Schrader Group Architects, were present to review the revised plans.

Dr. Bauer shared their intentions were to provide an update and inform the Board of their progress, noting the schematic design was approved at the District's action meeting on Thursday, June 20. Mr. Bauer noted the District's intention is to move the transportation hub, but it may need to remain at the current site if a suitable site is not identified.

Mr. Stingle and Mr. Schrader presented the site and concept plans. Site changes referenced included: modifications to the existing parking lots with the goal of efficiency, potentially adding 215 parking spots, and more ADA stadium compliant spaces, two new multipurpose fields, two new tennis courts, added sidewalks, and significant renovations to the existing high school buildings. Preliminary design, bid and construction schedules were also provided.

Supervisor Warner asked if the driveways coming out of Valley Forge and Snyder Roads will be widened. Dr. Bauer responded that right now there is no expected changes, adding it was discussed when they were considering adding capacity at the site, but since that is no longer occurring, it does not warrant a change. Supervisor Warner continued while the circulation is a well-oiled machine, from experience she knows traffic queues up in both directions and if the driveways were widened it could get those vehicles off the road. Dr. Bauer noted that these are roadways owned by various entities, County, State, and local governments, and they must be mindful of that, but he believes this topic will come up again.

Supervisor Snyder asked for clarification on the bidding schedule specifically start and completion dates. Representatives clarified it has changed since prepared, and a modification was needed on the submittal and procurement year from 2024 to 2025.

Supervisor Osei asked if there was a drop-dead date for a decision establishing the location of the transportation facility. Dr. Bauer stated they should know before the end of the summer. Supervisor Osei asked if the high school will have fob/key access for students. Dr. Bauer confirmed that currently, students have swiping access via kiosks as a means of attendance tracking. However, he did not envision students using them to unlock doors. Lastly, Supervisor Osei asked if bike racks would be accessible on the campus. Dr. Bauer noted he was aware that prior to his tenure bike racks had been onsite, but were removed as biking to the school was considered unsafe, considering the access roads, such as Valley Forge Road, etc. However, with the sidewalk changes proposed, they would be considered in the future.

Public Hearing: 2060 Detwiler Road – Zoning Text Amendment, E-9 Place of Worship Use

The applicant, Detwiler Road Holding Company, LLC, has requested amending the zoning ordinance to permit, as a Conditional Use, the use of an “E9 - Place of Worship” within an existing building in the Limited Industrial (LI) zoning district. E-9 use is not currently permitted in the LI district. The amendment includes adding language which permits the reuse of an existing building and no exterior modifications, within the LI district. The Planning Commission recommended that the Board approve this language amendment. Representatives were present to offer comments for the hearing. Solicitor Iannozzi conducted the public hearing, marking the associated hearing exhibits. William Dion, Esq., representing the applicant, offered additional statements. The hearing was closed.

Ordinance 24-05: Zoning Text Ordinance Amendment, E-9 Place of Worship Use

The proposed text amendment includes adding specific language to Chapter 153, Article IV, Section 414 regarding E-9 Conditional Use within the LI District, specifying:

E-9 use shall only be permitted on lots having improvements already constructed and occupying all or a portion of the existing building; shall be restricted to one place of worship in the proposed building; shall be restricted to existing structures and no expansion or modifications shall be permitted; a parking demand study must be submitted demonstrating all existing and proposed uses comply with Article VII; and dimensional and building requirements shall meet the requirements of subsections 153-414 (B), (C), (D), & (E) of this Chapter.

On a motion by Supervisor Warner, seconded by Supervisor Snyder, the Board approved Ordinance 24-05, Zoning Text Ordinance Amendment, E-9 Place of Worship Use.

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

Consider Authorizing to Advertise Conditional Use Hearing 2060 Detwiler Road, E-9 Place of Worship Use

The applicant has requested approval from the Board of Supervisors to hold a future Conditional Use hearing to permit an E-9 Place of Worship Use at 2060 Detwiler Road. The adoption of the zoning amendment permits the proposed use of the property as a Conditional Use. The application has been submitted to the Township and is currently under review. Representatives will discuss details of the proposed use during a future hearing.

On a motion by Supervisor Smith, seconded by Supervisor Warner, the Board authorized Advertising Conditional Use Hearing 2060 Detwiler Road, E-9 Place of Worship Use.

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

Resolutions 24-19 & 24-20: Preliminary & Final Land Development Mainland Golf Course Parking Lot

Construction is proposed for a paved area with 55 parking spaces adjacent to the facility’s new pavilion. The project will include a new stormwater basin and drainage. The Planning Commission has recommended approval of the plan, along with several waivers and a deferral.

On a motion by Supervisor Smith, seconded by Supervisor Osei, the Board approved Resolutions 24-19 & 24-20: Preliminary & Final Land Development Mainland Golf Course Parking Lot.

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

Consider Recommendation for ZHB Application (2024-02) – 1401 Forty Foot Road Wawa

The Wawa development project, located at 1401 Forty Foot Road, received Conditional Plan Approval from the Board of Supervisors originally in March of 2020 and again in March of 2023. The property had been in litigation for a few years. The proposed free-standing signs received variances from the Zoning Hearing Board (ZHB) in 2022, but the approvals have since expired. The applicant is requesting the ZHB reapprove the previously granted variances.

Solicitor Iannozzi recommended the Board remain neutral, emphasizing the applicant is present only because the relief expired. Their proposal is to simply obtain a time extension.

Supervisor Snyder asked how many more extension requests will be made and when will they break ground. Julie Von Spreckelsen, Esq., representing the applicant, responded that this was the first time this request had been made, adding the land development process was held up and they are now moving through the administration process.

Consider Approval of Waiver of Damages for 115 Finch Run

The Township has prepared a Waiver of Damages Agreement, to allow the owners of 115 Finch Run to install a fence within a Township stormwater easement.

On a motion by Supervisor Smith, seconded by Supervisor Snyder, the Board approved the waiver of damages agreement for 115 Finch Run.

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

Consider Acceptance of Right-of-Way Dedication from 2001 Gehman Road Development

Three sections of right-of-way had been dedicated to Amazon.com Services LLC during the time of intersection improvements at Gehman and Detweiler Roads. This dedication was necessary for the widening of the intersection, as required by the development agreement in 2019. As a formality, Amazon.com LLC is now offering the sections of right-of-way to the Township for dedication.

On a motion by Supervisor Warner, seconded by Supervisor Smith, the Board accepted the right-of-way dedication from Amazon.com Services LLC.

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

Old Business

None

New Business

Appointment of Fire Marshal

Chairman Wilson reviewed William Oettinger’s related background. Mr. Oettinger previously served at three other communities as a Fire Marshal, Zoning Codes Officer, and Emergency Management Coordinator. He also served as a volunteer firefighter for over 33 years. Since 2020, he has served as the Township’s Fire Marshal and Fire Code Official in a part-time, third-party capacity.

On a motion by Supervisor Warner, seconded by Supervisor Snyder, the Board approved the appointment of William Oettinger as Fire Marshal.

Voting Yes: H. Charles Wilson, III, Laura Smith, Joyce F. Snyder, Kristin Warner, Kofi Osei
Voting No: N/A

Abstaining: N/A

Absent: N/A

Warrant List

The June Warrant list in the amount of \$2,007,996.79 was presented for approval. On a motion by Supervisor Smith, seconded by Supervisor Osei, the Board approved the warrant list in the amount of \$2,007,996.79.

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

Voting No: N/A

Abstaining: N/A

Absent: N/A

Public Works Report

The Public Works Committee meets monthly to scope projects and identify efficiencies related to Township infrastructure, properties, and equipment. The Committee met on June 20th. Supervisor Smith provided the Committee's report, summarizing the following topics:

- Weikel Road Project
- Central Drive Storm Sewer Repairs
- 2024 Road Paving & ADA Ramp Project
- Landscape Signage at the Turnpike Interchange
- Repairs to Pedestrian Bridge over Forty Foot Road
- Green Lane Park Soccer Fields
- Welsh/Orvilla Road Intersection improvement Project
- Forty Foot Road/Newbury Way/PSDC Traffic Signal
- Walking Path at Fischer's Park
- Grant Opportunities
- Comprehensive Plan
- MS4 Permit Requirements
- Township Pool – 2024 Season
- Butch Clemens Park Pickleball Courts Concept Plan
- 309 Connector Project
- Streetlight complaint – Bustard Road: request lower wattage, downward lighting- the Committee confirmed, at this time, the Township is not in the position to fix this fixture and surrounding fixtures and recommended the resident use blackout curtains or shades.

Resident Joe Silverman commented that the lighting needs to be tested throughout the Township, and all Township fixtures should be downlighting, no omni-directional fixtures. He feels such modifications could be done economically. He does not agree with the suggestion that a resident should put up blackout shading.

Chairman Wilson asked the Township Manager if the lights at Towamencin Corporate Center have been dedicated to the Township. Mr. Kraynik confirmed to the best of his knowledge they have

not been dedicated. Mr. Kraynik added the lights on Towamencin Avenue in front of the apartments also have not been dedicated and are not working properly, which is why the Township will not accept dedication of those lights.

Finance Committee Report

The Township Finance Committee meets monthly to monitor economic indicators and the pulse of the Township's revenues and expenditures. They also address various requests and concerns that may arise. The Committee met on June 19th. Supervisor Warner provided the Committee's report summarizing the following topics:

- April 2024 Financials
- Township 2023 Audit
- Long-Range Financial Forecasting
- Capital Budget Update
- Quarterly Billing for Sewer Fees & Online payment platform
- StandGuard Aquatics Call

Consider Authorization to Award Contract: Weikel Road Improvement Project

The Weikel Road Project includes road widening, drainage improvements and sidewalk installations. Over the last year, the Township Engineer and Township Manager met with all affected property owners to review the overall project and address property impacts. In 2023, the Township was awarded a \$200,000 grant for the project through the County's Montco 2040 Grant Program. The balance of the project will be funded by the Township's COVID-19 ARPA fund balance. Bids were opened on June 19, with 11 bid submissions. The Township Engineer recommends awarding the contract to NYCE Construction Services in the amount of \$1,074,065.93, for the base bid and add-alternative No. 1.

On a motion by Supervisor Smith, seconded by Supervisor Osei, the Board authorized awarding the contract to NYCE Construction Services.

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

Skippack Township Fire Police Request – July 4th Parade

Skippack Township is requesting the assistance of the Towamencin Fire Company Fire Police for traffic direction on July 4th for the Skippack July 4th Parade.

On a motion by Supervisor Smith, seconded by Supervisor Warner, the Board approved the Skippack Township's Fire Police request for July 4th.

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

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

Additional Business

Supervisor Snyder offered an apology to the other Supervisors regarding her recent motion/discussion for a flag policy. She stated she had not done her research, and recently learned that as a Second-Class Township, only one flag is permitted to be flown on a single flagpole. It was never her intent to spend \$15,000 on an additional pole. She apologized for any inconvenience.

Supervisor Osei announced he will no longer be making motions to terminate the sewer sale, noting it has been three years since he began attending these public meetings – making a case not to sell the sewer system. However, he wanted to provide one final argument on the topic, where he cited a better analogy for sewer privatization - a reverse mortgage – where most people lose money, but noted the scenario may be appealing to a person late in life, with no heirs. He continued the Township won't die anytime soon, and they are unable to determine if residents of the future will appreciate this decision but know how they feel now. He referenced Chairman Wilson's sworn statement to the PUC and how he did not make any of the lofty promises he has made in this meeting room, and everyone is aware that lies are being told. He noted the Township hasn't spent much of the budgeted funds associated with the sewer sale this year because the PUC process has not begun. He feels it is worth a chance that American Water agrees to a termination, and there could be a favorable amount of funds available if it is terminated by year end.

He shared this is his second elected position, noting everyone against him before his term on the Government Study Commission continued their opposition at the Commission's first meeting, noting the difference as a Supervisor. He told friends he is bored of his current position, because everyone has been too nice, and his opponents are not attending meetings. He stated his election lawyer was surprised that his opponent was not doing any of the things he would have recommended if the situation was opposite. This made him think - why is the baseball coach not trying to win and why is everyone being nice to him. The only answer he deduce was they are all supporters, and this is a big game to make him better. Therefore, he accepts the challenge, and he will continue to be the best he can be. He thanked everyone for putting him in this position, which allows him to learn more skills.

There being no additional business, the meeting was adjourned at 8:21 pm.

Respectfully submitted,



Colleen Ehrle
Director of Administration