

Market and Real Estate Analysis

TOWAMENCIN TOWNSHIP COMPREHENSIVE PLAN

Market and Real Estate Analysis



Prepared For:

Towamencin Township

Prepared By:

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Towamencin Township Comprehensive Plan

Table of Contents

Executive Summary 1

Study Purpose 1

Study Areas 1

Market Opportunities and Challenges..... 2

Township Redevelopment Opportunities..... 5

 Mixed-Use Opportunities 6

 Residential Opportunities..... 7

Market Analysis 8

Socio-Economic Analysis..... 8

Labor and Industry Analysis..... 12

Real Estate Analysis 16

Development Pipeline..... 16

Office 16

Retail 19

Residential 23

Senior Housing 29

Appendix 39

Interviews 39

Towamencin Township Comprehensive Plan

List of Figures

Figure 1.	Study Areas	1
Figure 2.	Population Trends, Estimates, and Projections	8
Figure 3.	Annualized Percent Population Change Trends and Projections	9
Figure 4.	Household Trends, Estimates, and Projections	9
Figure 5.	Annualized Percent Household Change Trends and Projections	9
Figure 6.	Household Size Trends and Projections	9
Figure 7.	Average Annual Household Expenditures on Dining Out, 2023.....	10
Figure 8.	Educational Attainment by Share of Adult Population (25+ Years).....	11
Figure 9.	Income Comparisons, 2023.....	11
Figure 10.	Household Income Distribution, 2023	11
Figure 11.	Top 10 Employers in Montgomery County.....	12
Figure 12.	Employment Trends by Top Six Industries by Employment: Montgomery County.....	13
Figure 13.	Top Six Industries by Employment and Earnings	13
Figure 14.	Average Unemployment Rate Trends.....	14
Figure 15.	Primary Worker Inflow/Outflow Trends: 15-Minute PMA	15
Figure 16.	Distance to Work: 15-Minute PMA Primary Workers, 2020.....	15
Figure 17.	Primary Job Clusters: 15-Minute PMA, 2021.....	15
Figure 18.	Office Space Absorption and Construction Trends: Suburban Philadelphia	17
Figure 19.	Overall Office Vacancy and Asking Rent Trends: Philadelphia MSA.....	18
Figure 20.	Suburban Philadelphia Office Market Statistics, 3Q 2023	18
Figure 21.	Business Parks: Montgomery County	19
Figure 22.	Retail Net Absorption and Availability Trends: Philadelphia MSA	20
Figure 23.	Retail Market Characteristics: Montgomery County, Q4 2023	20
Figure 24.	Shopping Centers: 15-Minute PMA	21
Figure 25.	Neighborhood Shopping Centers: Towamencin Township	21
Figure 26.	Shopping Centers: Montgomery County.....	22
Figure 27.	Existing Housing Inventory.....	23
Figure 28.	Housing Units by Year Built, 2021.....	23
Figure 29.	Housing Unit Permit Trends: Towamencin Township	23
Figure 30.	Housing Units and Tenure, 2023	24
Figure 31.	Housing by Structure Type, 2021.....	24
Figure 32.	Detailed Vacancy Rates by Housing Tenure, 2022	25
Figure 33.	Housing Cost Metrics.....	26
Figure 34.	Affordable Income Limits and Monthly Housing Costs: Montgomery County, 2023	26
Figure 35.	Median Sales Prices, 2022.....	26
Figure 36.	Township Net Dwelling Unit Demand Through 2028.....	27
Figure 37.	BTR Product Groupings.....	28
Figure 38.	BTR Subcategories.....	29
Figure 39.	BTR Demand Drivers.....	29
Figure 40.	Senior Housing Evolution of Services.....	30
Figure 41.	Action Adult Key Performance Indicators	31
Figure 42.	Senior Housing Market Fundamentals, 3Q23.....	31
Figure 43.	Traditional Senior Housing Occupancy Trends	32
Figure 44.	Age-Restricted Housing Summary: Montgomery County.....	33
Figure 45.	Comparison of Age-Restricted Housing Type by Geography	33
Figure 46.	Age-Restricted Housing Map.....	34
Figure 48.	Age-Restricted Housing in 15-Minute PMA.....	35
Figure 49.	Adult Population Distribution by Life Stage, 2023	36
Figure 50.	Median Age.....	36
Figure 51.	55-Plus Population Age Distribution: 15-Minute PMA.....	37
Figure 52.	Median HH Income by Age of Householder, 2023.....	38
Figure 53.	Senior Householders with Median HH Incomes \$75,000 or Higher	38
Figure 54.	Homeownership Rate Among Senior Households, 2020.....	38

Executive Summary

Study Purpose

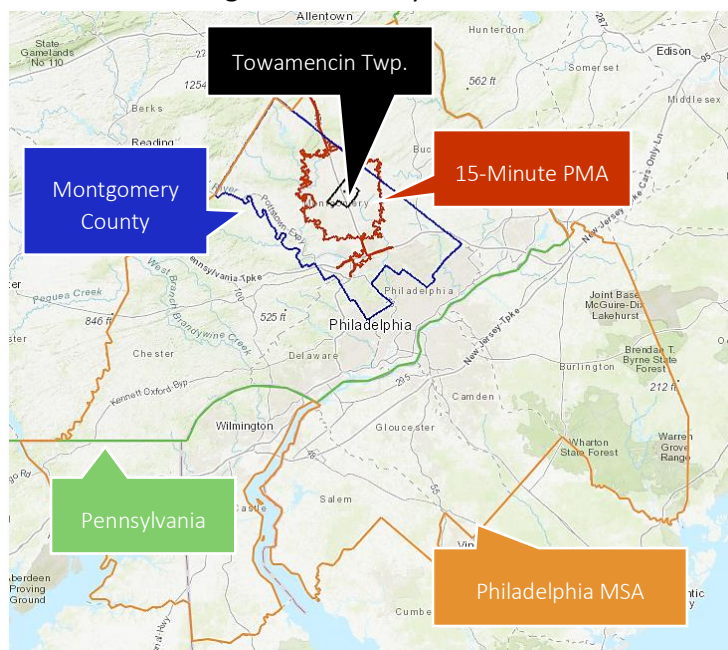
Working in collaboration with Simone Collins Landscape Architecture, 4ward Planning is providing market, real estate, financial, and fiscal analysis services to Towamencin Township in support of its Comprehensive Plan update. Market and real estate analysis findings from this report identify near-term, market-supportable residential and commercial land uses that could be prospectively captured within the township over the next five years, as well as potential redevelopment sites. A subsequent analysis will evaluate the financial feasibility and fiscal impacts of potential development.

Study Areas

The market and real estate analysis examines the following study areas:

- **Towamencin Township:** Serves as the base area.
- **15-Minute PMA:** The Primary Market Area (PMA) represents the catchment area from which 70 percent or more of consumer patronage originates – here defined as the 15-minute drive-time contour from the intersection of Route 63 and Forty Foot Road.
- **Montgomery County:** Serves as the Secondary Market Area (SMA), representing a larger catchment area from which the township could prospectively compete for new residents and businesses.
- **Philadelphia MSA:** The Philadelphia-Camden-Wilmington, PA-NJ-DE-MD Metropolitan Statistical Area (MSA) includes 11 counties in New Jersey, Pennsylvania, Delaware, and Maryland.
- **Pennsylvania:** As defined by state borders.

Figure 1. Study Areas



Source: Esri

Market Opportunities and Challenges

Residential

The township's suburban housing market is tight, with little built over the past two decades.

With over 19,000 workers commuting more than 25 miles to work in the PMA, there is likely pent-up housing demand, as a small portion of these workers would likely trade a commute if adequate housing were available closer to their place of employment. Furthermore, the County's unemployment rate is historically low (2.7 percent as of October 2023), indicative of an extremely tight labor market. Some companies may face challenges in expanding or meeting consumer demand, due to a limited pool of workers and tight housing market.

Despite pent-up housing demand and relatively tight housing vacancy rates (1.4 percent among ownership units and 2.4 percent among rental units), few housing units have been built or permitted in the township over the past two decades, suggesting there is likely limited vacant land or land zoned to allow for a greater diversity of housing typologies.

Like much of Montgomery County, the township is suburban in nature with many owner-occupied, single-family homes. Allowing for a greater diversity of housing stock in the township (e.g., townhomes or apartments) could help create a more sustainable and inclusive community. Considering nearly half of renter households in the township pay more than 30 percent of their monthly incomes on housing, according to Census data, the development of multi-family rental housing in the township could help alleviate the tight rental market and cost-burdened households.

Largely due to estimated pent-up demand from workers who commute into the township, this analysis projects by 2028 there will be an estimated unmet demand for approximately 4,280 residential units in the PMA, assuming no new development projects come to market. In addition to the known housing units in the development pipeline, Towamencin Township has market support for capturing 128 and 214 additional housing units by 2028, principally in the form of multi-family rental and townhouses averaging 1,800 s.f..

Senior Housing

The township has a relatively large share of age-restricted housing units. Consideration should be given to modifying these units from "age-restricted" to "age-targeted," to prepare for future shifts in housing needs and preferences.

While the traditional senior housing market (composed of majority independent living (IL), assisted living (AL), or nursing care (NC) facilities) was profoundly impacted by the Covid-19 pandemic, the relatively new active adult (AA) senior housing development has been booming in recent years - due to the large baby boomer population that is aging, yet remaining physically active and desiring higher-end recreation and community amenities. AA facilities are also attractive to developers, as they typically command rent premiums and require fewer healthcare licenses and operational costs than traditional senior housing.

Towamencin Township Comprehensive Plan

Currently, age-restricted housing¹ units represent 11 percent of all housing units in Towamencin Township (compared to just six percent of all housing units in the county). Not surprisingly, given this large inventory, the township also has a relatively large share of residents ages 55 and older - a “target market” for potential new senior housing development aimed at seniors interested in remaining in the township as they age.

Overall population and household growth in both the township and the larger Philadelphia MSA region are projected to be relatively flat through 2028 (e.g., less than a half-percent annual growth or decline). Absent significant investment, near-term housing demand will come from shifts in household needs and preferences rather than from household growth. The near-term increase in PMA residents ages 65 and older should drive additional demand for senior housing, which could be captured in the township (the average age for AA and IL housing is 73 years and mid-80s, respectively, to the National Investment Center (NIC). New AA units in the township, however, should consider the large competitive supply of 55-plus AA units currently being constructed in neighboring Hatfield Township (326 single-family detached homes and townhomes at Del Webb North Penn).

Over the long-term, as the baby boomer population continues to age, and housing needs and preferences shift again, there will likely be an oversupply of age-restricted houses and apartments in the township. Consideration should be given to modifying these units from “age-restricted” to “age-targeted,” providing amenities and designs consistent with the needs of active adults, while not limiting occupancy to those 55 and older.

Retail

Underutilized commercial sites could be redeveloped to include multi-family housing.

The Philadelphia MSA’s retail market has been slowly rebounding since the Covid-19 pandemic and has seen positive year-to-date net absorption of retail space. Montgomery County is a major retail hub and is strong in terms of retail occupancy and demand. The township’s largest neighborhood shopping center, the Shops at Town Square (formerly the Towamencin Village Shopping Center) is currently being expanded and remodeled. While not in the current redevelopment plans, developing multi-family apartments at this site has also been considered. Market findings support the development of multi-family rental housing at this site, due to the township’s tight rental inventory and high share of cost-burdened renter households.

New housing in the township would likely increase its customer base and help attract and support additional food and beverage establishments. Further, there will likely be demand for more retail, in general, should additional multi-family units get built.

According to consumer expenditure data from the U.S. Bureau of Labor Statistics (BLL), the average household in the PMA spends approximately \$2,370 per year on dining out at full-service restaurants (66 percent on dinner) and \$2,320 per year on dining out at fast food, takeout, or delivery food establishments, totaling nearly \$4,400 per year on food away from home (41 percent on dinner). Potential new housing development in the township (e.g., higher density townhomes or apartment developments, in particular) could increase the township’s overall household density and customer base, which could

¹ Age-restricted housing includes units in developments where a legal restriction requires either 1) that all residents are ages 62 and older, or 2) at least one person (per household) age 55 or older lives in at least 80 percent of the development’s occupied units.

help attract and support more food and beverage establishments, as well as other retail businesses, in general.

Office

Potential new office space in the township should be limited and targeted to local-serving businesses in need of flexible office space (e.g., medical office, coworking spaces). Additionally, office-to-residential development, where feasible, could be a strong economic and environmental strategy for the township's existing underutilized office spaces.

Office vacancy rates in the Suburban Philadelphia office market remain well above pre-pandemic levels, suggesting that new office space development in the region should proceed cautiously, if at all. Based on feedback from local real estate professionals, Towamencin Township is located outside of existing suburban office hubs, and there is little demand for office space in the township.

Consequently, potential new office space in the township should be limited and targeted to local-serving businesses in need of flexible office space (e.g., business incubators, coworking spaces). Additionally, office-to-residential development could be a strong economic and environmental strategy for the township's existing underutilized office spaces – relieving the tight housing market, reusing existing structures where feasible, and making use of existing supportive infrastructure (e.g., utilities, roadways).

Township Redevelopment Opportunities

There are five potential large redevelopment sites within the township.



Mixed-Use Opportunities

Village Shopping Center

This vacant 14-acre site is currently owned by the Nicoletti Robert Family Trust and has a land use code of C - Convertible Real Estate - Comm Condo.

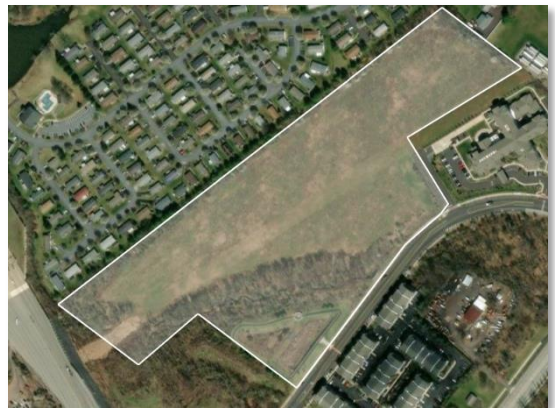
Given the site's located adjacent to the Village Shopping Center with frontage along Forty Foot Road, the 14-acre site could easily support the development of 168 units under a low-density approach (12-units per acre) or 336 units under a higher-density scenario (24 units per acre).



PSDC Site in Town Center

This approximately 24-acre site is currently owned by the Philadelphia Suburban Development Corp (PSDC)² and has a land use code of C - Com Vac Land.

Given the site's location along Towamencin Avenue near the Interstate 476 (PA Turnpike), the 24-acre site could developed as a mixed-use site containing several hundred housing units (multi-family, townhouses and carriage homes), along with 30,000 square feet of neighborhood serving retail and personal services.



PSDC Site

This approximately 6-acre site is also currently owned by the PSDC and has a land use code of C - Com Vac Land.

Given the site's located along the Sumneytown Pike south of Forty Foot Road adjacent to the site proposed for the new Wawa, the 6-acre site could easily support the development of additional commercial services such as fast casual dining establishments and a fitness center (8,000 to 10,000 s.f.).

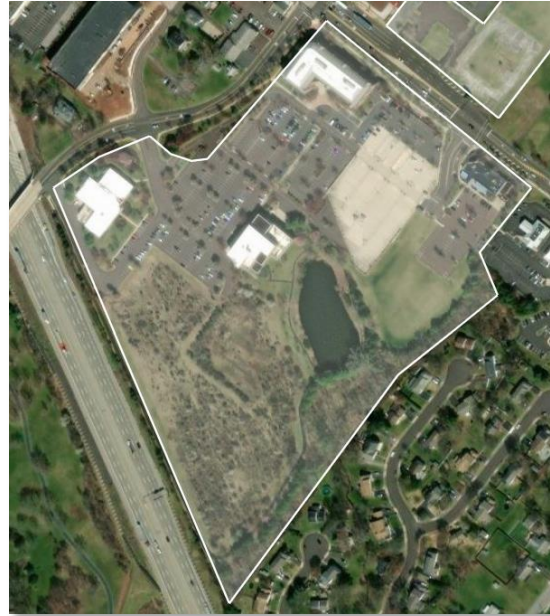


² PSDC was founded in 1962 by Robert V. Nicoletti and is one of the largest family-owned and -operated commercial real estate development firms in the Philadelphia region.

PSDC Office Site

Located at 100 Ross Road Suite 200 just east of I-476, this 30-acre site (former Kulpville Business Campus) is owned by the PSDC. The parcel's current land use code is C - Office: Condo.

Given the site's size, location, surrounding uses, and existing zoning, the 30-acre site could easily support the development of small-scale light industrial buildings which are in short supply regionally and nationally. These buildings would range in size from 10,000 to 25,000 s.f. and offer flex space.



Residential Only Opportunities

Residential Land

Located immediately northeast of I-476 and southwest of Sumneytown Pike, the following two adjacent parcels (both with R - Preferential Assessment land use codes) contain approximately 128 acres of residential land combined and represent potential redevelopment opportunities:

- The 94.3-acre parcel at 1440 Sumneytown Pike is owned by Freddy Hill Ventures LP. The site is currently an active dairy farm with family-oriented amenities and activities such as mini-golf, a golf shop, studio, and driving range, batting cage, picnic area, dairy store, and homemade ice cream parlor.
- The adjacent 33.5-acre parcel at 1780 Kriebel Road is owned by Walton Raymond E and Pauline. The parcel also appears largely comprised of farmland and contains a single-family home.



Given the parcels size and nearby access to I-476, both sites could potentially be rezoned to allow for a build-to-rent (BTR) development (defined in more detail in the residential section of this report).

The combined 128-acre site could easily support the development of up to 100 rental single-family homes (attached and detached) and townhomes at between six to 12 dwelling units (DUs) per acre, leaving adequate space for community amenities like walking trails, passive green spaces, a dog park, a swimming pool, and clubhouse.

Market Analysis

The following section presents socio-economic and labor and industry findings.

Socio-Economic Analysis

Population and Households

Population and household growth in the township are projected to be relatively flat through 2028. Absent significant in-migration into the PMA, near-term local demand for new goods and services will come from shifts in the needs and preferences of existing households.

Near-term land-use demand in the township is largely driven by population growth and new household formation in the PMA. Communities which experience an increase in population growth and household formation are far more attractive for business investment than are communities experiencing flat or declining population and household formation. According to Esri, a private firm that compiles socio-economic census data for various geographies, population within the 15-minute PMA is expected to increase by 1,680 through 2028; however, and exhibited in the below table and chart, the rate of population growth in the PMA has been declining over the past two decades.

The projected rates of population growth in both the township and PMA are expected to be relatively flat through 2028 (-0.21 and 0.17 percent per year, respectively). Population and household formation projections suggest there will be relatively flat regional near-term market demand for new goods and services.

Consequently, absent significant in-migration into the PMA, near-term local demand for new goods and services will come from shifts in the needs and preferences of existing households (notably among the aging baby boomer population).

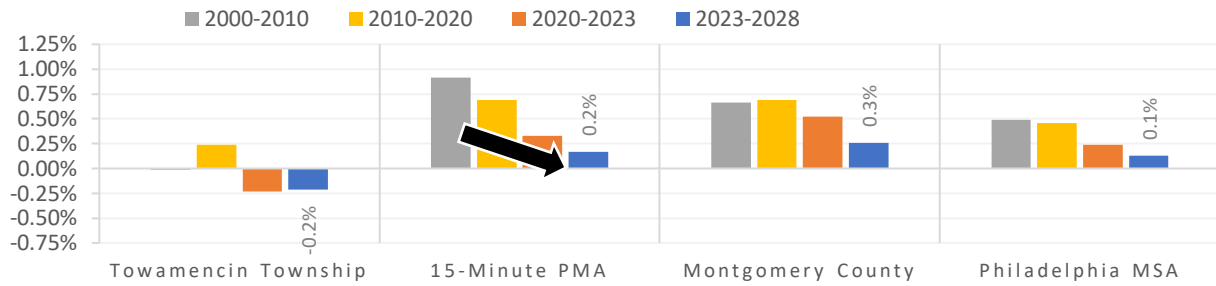
Figure 2. Population Trends, Estimates, and Projections

Township	Counts			Estimates	Projections	2023-2028	
	2000	2010	2020	2023	2028	Change	Annualized % Change
Towamencin Twp.	17,597	17,578	18,009	17,872	17,688	-184	-0.21%
15-Minute PMA	162,915	177,861	190,520	192,579	194,259	1,680	0.17%
Montgomery County	750,097	799,874	856,553	871,229	882,409	11,180	0.26%
Philadelphia MSA	5,687,158	5,965,343	6,245,051	6,292,945	6,333,683	40,738	0.13%

Source: Census; Esri

Towamencin Township Comprehensive Plan

Figure 3. Annualized Percent Population Change Trends and Projections



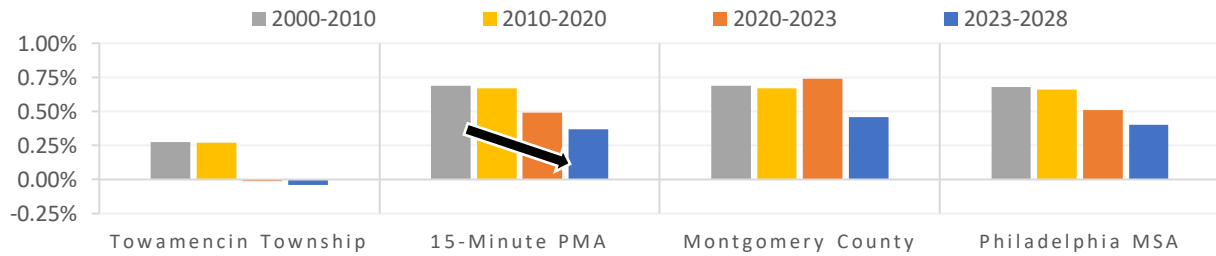
Source: Esri

Figure 4. Household Trends, Estimates, and Projections

Township	Counts			Estimates	Projections	2023-2028	
	2000	2010	2020	2023	2028	Change	Annualized % Change
Towamencin Twp.	6,872	7,287	7,486	7,483	7,468	-15	-0.04%
15-Minute PMA	61,383	68,571	73,299	74,468	75,855	1,387	0.37%
Montgomery County	286,098	307,750	328,958	336,927	344,783	7,856	0.46%
Philadelphia MSA	2,134,406	2,260,312	2,413,835	2,453,801	2,503,881	50,080	0.40%

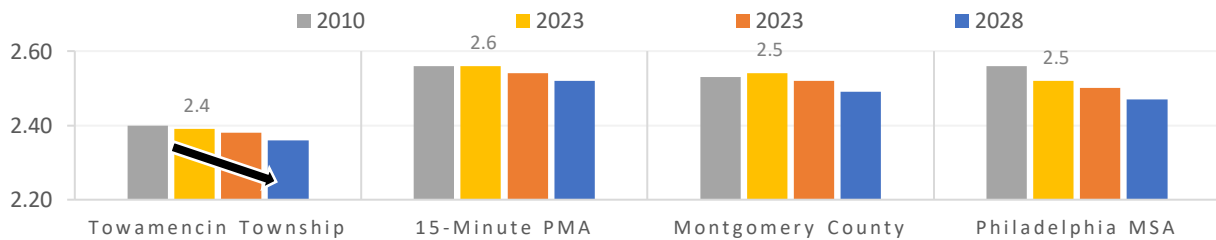
Source: Census; Esri

Figure 5. Annualized Percent Household Change Trends and Projections



Source: Esri

Figure 6. Household Size Trends and Projections

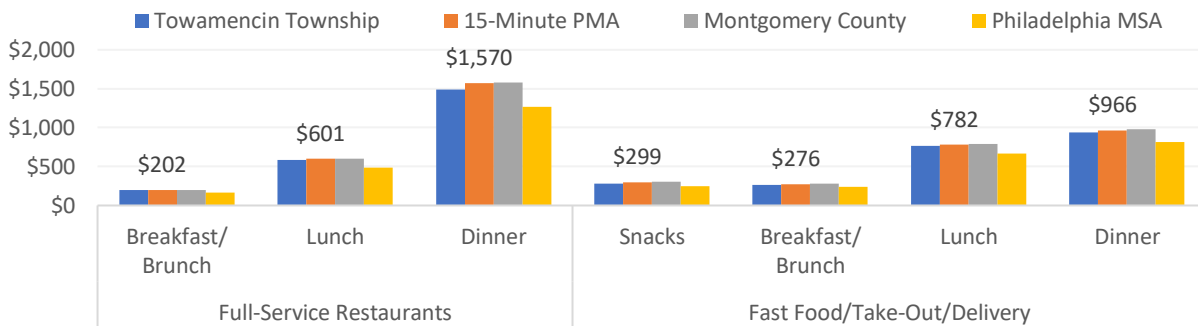


Educational, Income, and Spending Levels

The average household in the PMA spends approximately \$4,400 per year on food away from home. New housing development in the township would attract more households and support more food and beverage establishments. Further, there will likely be demand for more retail, in general, should additional multi-family units get built.

Educational attainment and income levels are relatively high in the township. For example, 57 percent of the adult population ages 25 and older in the township have attained a bachelor’s degree or higher, compared to 43 percent in the MSA. Since educational attainment is often strongly and positively correlated with income, it is not surprising the median household income in the township (\$101,772) is also higher than that in the MSA (\$83,525). People with higher incomes tend to have higher disposable incomes and ability to spend more on non-essential items, which can help support local businesses.

Figure 7. Average Annual Household Expenditures on Dining Out, 2023



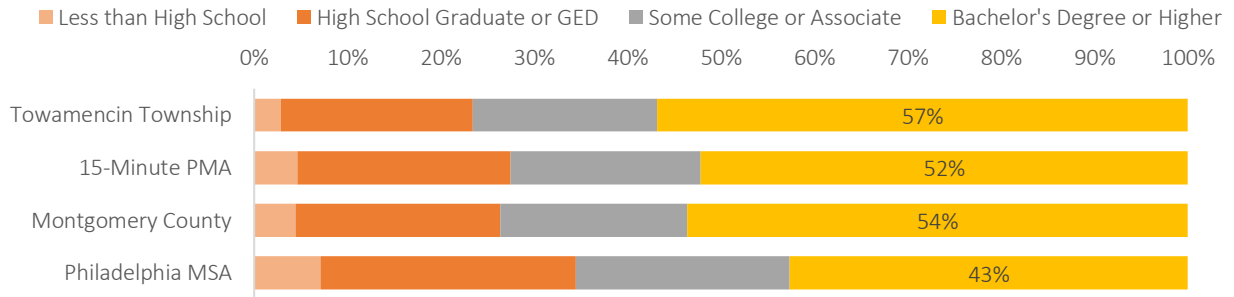
Source: Esri

For example, and according to the consumer expenditure data reported by the Bureau of Labor Statistics (BLS), the average household in the PMA spends approximately \$2,370 per year on dining out at full-service restaurants (66 percent on dinner) and \$2,320 per year on dining out at fast food, takeout, or delivery food establishments, totaling nearly \$4,700 per year on food away from home (41 percent on dinner).

Potential housing development in the township (e.g., higher-density townhomes or apartment developments, in particular) could increase the township’s overall household density and customer base, which, in turn, could help attract and support more food and beverage establishments.

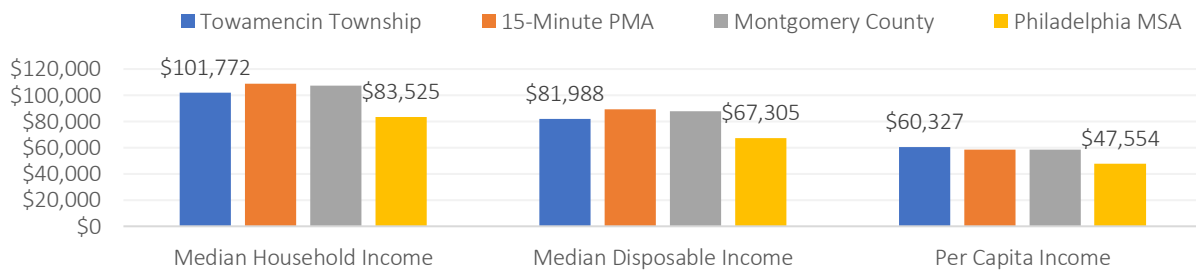
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Figure 8. Educational Attainment by Share of Adult Population (25+ Years)



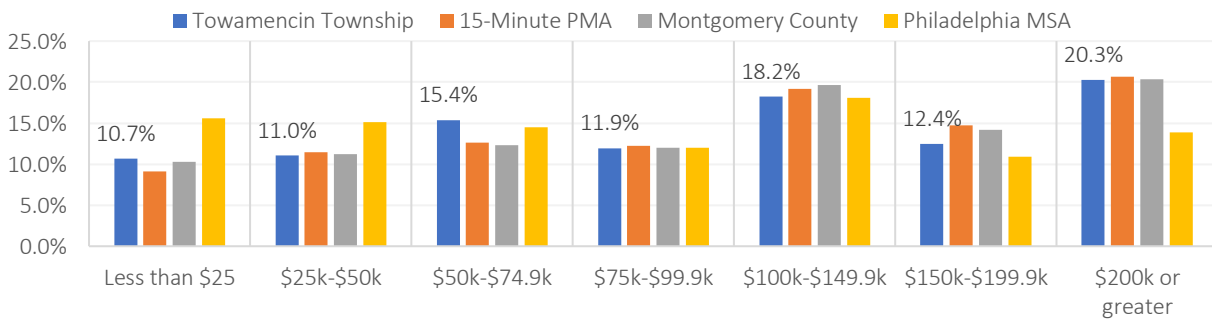
Source: Esri

Figure 9. Income Comparisons, 2023



Source: Esri

Figure 10. Household Income Distribution, 2023



Source: Esri

Labor and Industry Analysis

Employment and Earnings

The county’s largest employer, Merck Sharp & Dohme Corporation, is located just outside of township boundaries. This manufacturing sector employer provides relatively high-wage job opportunities in the county.

According to second-quarter 2023 data provided by the Quarterly Census of Employment and Wages, Merck & Company, Inc., a pharmaceutical company (a manufacturing sector employer), is the top employer in Montgomery County. The Merck Sharp and Dohme Research Lab is located just under a mile southeast of the township’s boundaries. The manufacturing sector provides relatively high-wage job opportunities in the county (\$111,300 per year as of fourth-quarter 2022) and has seen recent job growth (increasing by 1,850 jobs from first-quarter 2017 to first-quarter 2023).

Three of the top five employers in the county are within the health care sector (Abington Memorial Hospital, Main Line Hospitals, and Albert Einstein Medical Center). Unsurprisingly, the health care and social assistance sector represents the top sector by employment within the county (16 percent of total jobs as of first-quarter 2023). This sector is also the top sector by recent employment growth in the county (increasing by 11,180 jobs from first-quarter 2017 to first-quarter 2023). This industry sector provides mid-wage job opportunities (\$63,350 per year as of fourth-quarter 2022).

The finance and insurance sector, and professional, scientific, and technical services sector (the second and fourth largest sectors by employment in the county) also saw recent job growth in the county, (increasing by 5,690 and 3,500 jobs, respectively, from first-quarter 2017 to first-quarter 2022). These two industry sectors provide high-wage job opportunities (\$121,550 and \$134,480 per year, respectively).

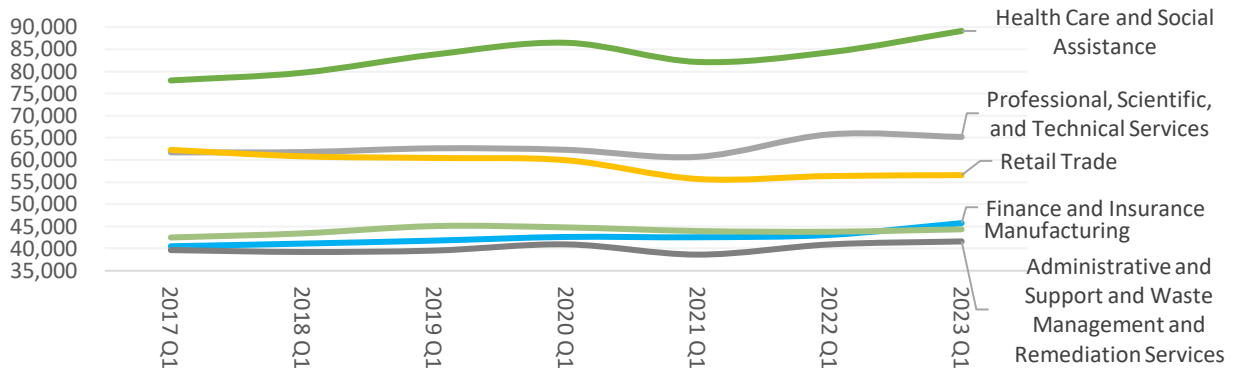
While many of the county’s top sectors by employment have recovered to pre-pandemic levels or higher, retail trade, a sector that was declining even before the pandemic, remains below pre-pandemic levels. - The pandemic likely accelerated existing trends in retail that were causing further challenges for traditional retailers and impacting sector employment (e.g., rise of e-commerce, self-checkout systems, consolidation, bankruptcies, and shifting consumer preferences). Retail trade provides relatively low-wage job opportunities (\$44,616 per year).

Figure 11. Top 10 Employers in Montgomery County

Rank	Employer	Rank	Employer
1	Merck Sharp & Dohme Corporation	6	SmithKline Beecham Corporation
2	Abington Memorial Hospital	7	SEI Investments Company
3	Main Line Hospitals Inc	8	Giant Food Stores LLC
4	State Government	9	Lockheed Martin Corp
5	Albert Einstein Medical Center	10	Federal Government

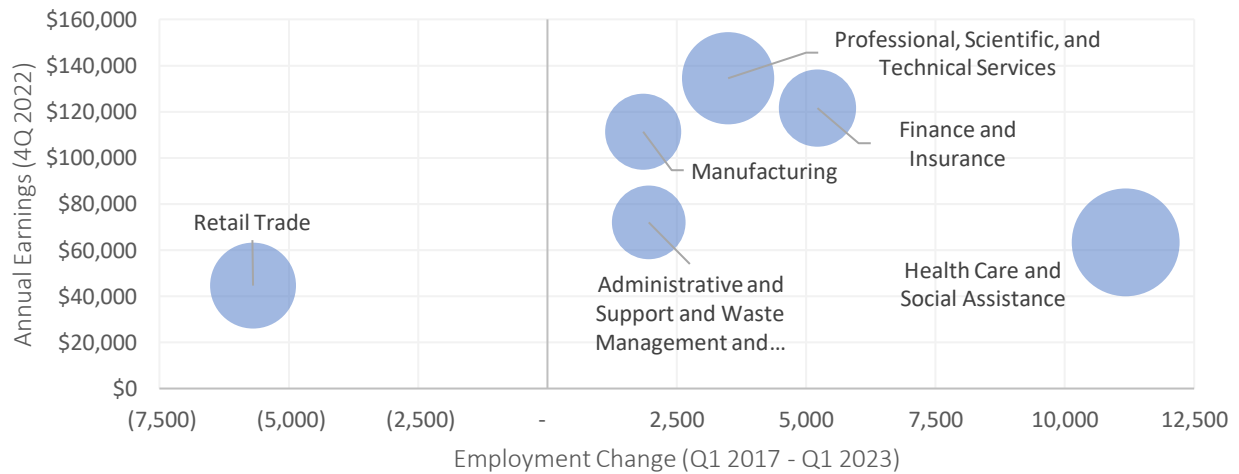
Source: PA Department of Labor and Industry, *Quarterly Census of Employment and Wages, 2Q 2023*

Figure 12. Employment Trends by Top Six Industries by Employment: Montgomery County



U.S. Census Bureau, Center for Economic Studies, LEHD

Figure 13. Top Six Industries by Employment and Earnings



Note: Bubble size represents employment in Montgomery County as of first-quarter 2023.
Source: U.S. Census Bureau, Center for Economic Studies, LEHD

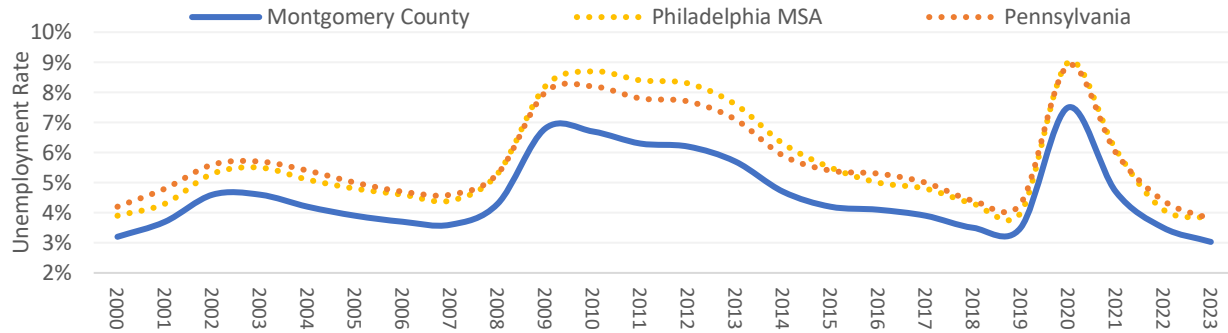
Unemployment Rate

The county's unemployment rate is historically low, indicative of an extremely tight labor market. Consequently, some companies may face challenges in expanding or meeting demands due to a limited pool of workers.

According to non-seasonally adjusted monthly unemployment data provided by the U.S. Bureau of Labor Statistics (BLS), Montgomery County's current unemployment rate (2.7 percent as of October 2023) is the lowest it's been in over two decades. Furthermore, over the past three decades, the county's unemployment rate has been consistently lower than that in the MSA and state, overall, suggesting it has a relatively tight labor market.

In October 2023, the county’s unemployment rate was also relatively low compared to that observed in the Philadelphia MSA (3.6 percent) and state (3.2 percent). While a tight labor market with very low unemployment can drive up wages as companies compete for skilled workers, some companies may face challenges in expanding or meeting demands due to a limited pool of workers.

Figure 14. Average Unemployment Rate Trends



Note: 2022 data is as of October 2022.
 Source: U.S. Bureau of Labor Statistics

Commuting Workers

Over 19,000 primary workers commute more than 25 miles to work in the PMA, suggesting that there is likely pent-up housing demand, as some of these workers would trade a commute if adequate housing were available closer to work.

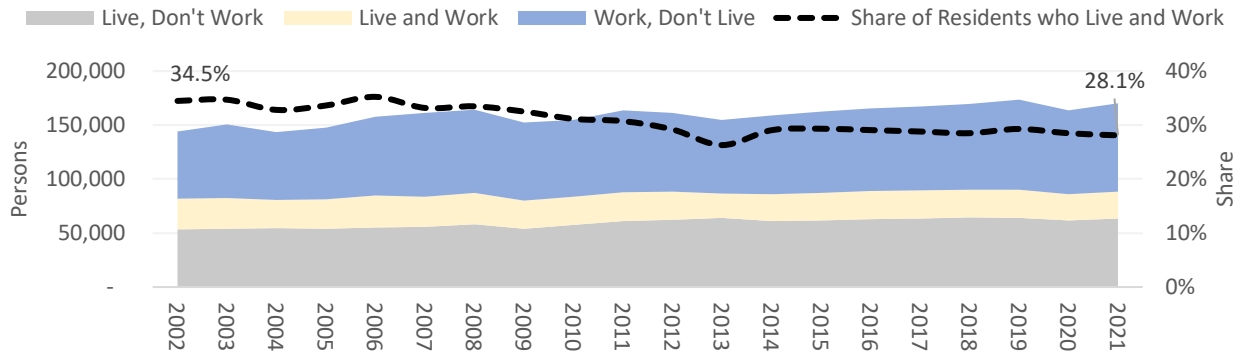
A small portion of workers who commute into the PMA represent pent-up housing demand, as these workers may trade a long commute if quality workforce housing were available closer to their place of employment. According to 2021 primary job data provided by the U.S. Census Bureau (the latest year provided), 5,572 persons commuted into Towamencin Township for work, and 7,596 residents commuted outside the township for work (resulting in net out-migration of primary job workers).³ In contrast, within the larger 15-minute PMA, 81,565 persons commuted into the PMA for work, and 63,635 residents commuted outside the PMA for work (resulting in net in-migration of primary job workers).

In 2021, 19,008 primary workers in the PMA commuted more than 25 miles to work, suggesting there is likely pent-up housing demand, as some workers may trade a long commute if quality affordable housing were available in the PMA. From 2002 to 2021, the share of residents both living and working in the PMA declined by approximately 6.4 percent, suggesting an increasing local jobs/housing imbalance. The Merck Sharp and Dohme Research Lab represents one of the township’s closest primary job clusters.

³ A primary job represents the highest paying job for an individual worker for the year, and the count of primary jobs is equivalent to the count of workers in a given location.

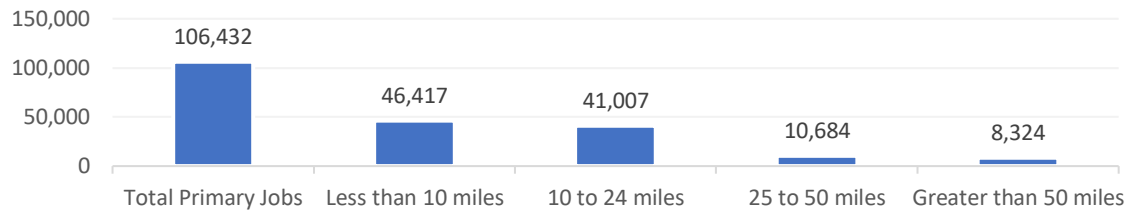
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Figure 15. Primary Worker Inflow/Outflow Trends: 15-Minute PMA



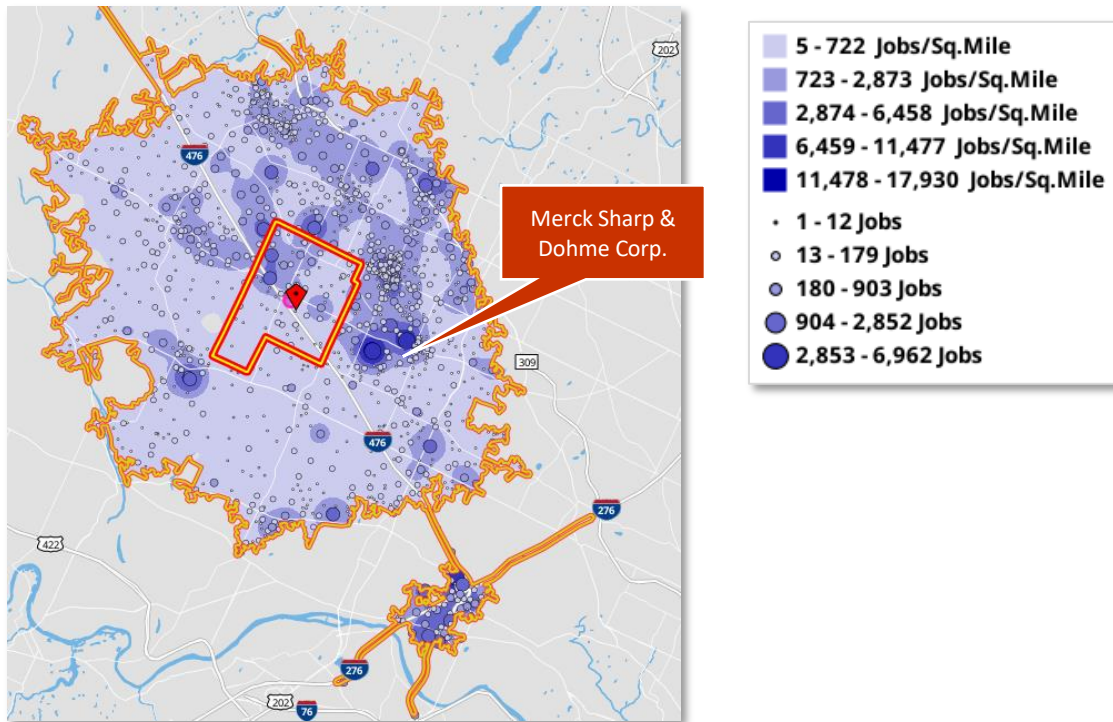
Source: U.S. Census Bureau Center for Economic Studies, LEHD, 2021

Figure 16. Distance to Work: 15-Minute PMA Primary Workers, 2021



Source: U.S. Census Bureau Center for Economic Studies, LEHD, 2021

Figure 17. Primary Job Clusters: 15-Minute PMA, 2021



Source: U.S. Census Bureau Center for Economic Studies, LEHD, 2021

Real Estate Analysis

Development Pipeline

There are currently 11 projects in the development pipeline in Towamencin Township, consisting of a combination of warehouses, retail space and residential units.

Name	Street	Description	Status
PSDC Supermarket	Allentown Rd.		Pending
PSDC Chipotle/Mattress Warehouse	Allentown Rd.	Demo./ Rebuilding	Pending
PSDC Pad Development - 3 pad sites	Forty Foot Rd.	Drive-thru restaurant and retail	Pending
Delp Drive Warehouse Development	Delp Dr.	267,648 sqft.	Pending
Belfair Square Sketch Plan	Welsh Rd.	16 townhomes	Pending
Wawa	Forty Foot Rd.	Demo./ Relocation	Pending
Core 5 Warehouse	Wambold Rd.	591,360 sqft	Under Construction
TNC Self Storage	Wambold Rd.	+40,200 sqft	Recently Constructed
Extra Space Storage Facility	Franklin St.	102,720 sqft	Recently Constructed
Core 5 Residual Lot Residential Dev.	Allentown Rd.		Development not anticipated
Essential Portfolio Partners Residential Community	Old Forty Foot Rd.		Rezoning not likely granted

*Note: Philadelphia Suburban Development Corp. (PSDC)
Source: Towamencin Township*

The following section presents real estate analysis findings for office, retail, residential, and senior housing.

Office

Suburban Philadelphia Office Market

Office vacancy rates in the Suburban Philadelphia office market remain well above pre-pandemic levels, suggesting that new office space development should proceed cautiously, if at all.

According to data provided by Cushman & Wakefield, a commercial real estate brokerage and real estate data company, the Suburban Philadelphia office submarket contains nearly 62.4 million square feet of existing office space (46 percent of that in the Philadelphia MSA).

Like much of the nation, the Suburban Philadelphia’s office market has experienced rising office vacancy rates and net negative absorption over the past three years, due to the rise of remote and hybrid work models spurred by the Covid-19 pandemic which decreased demand for traditional suburban office space.

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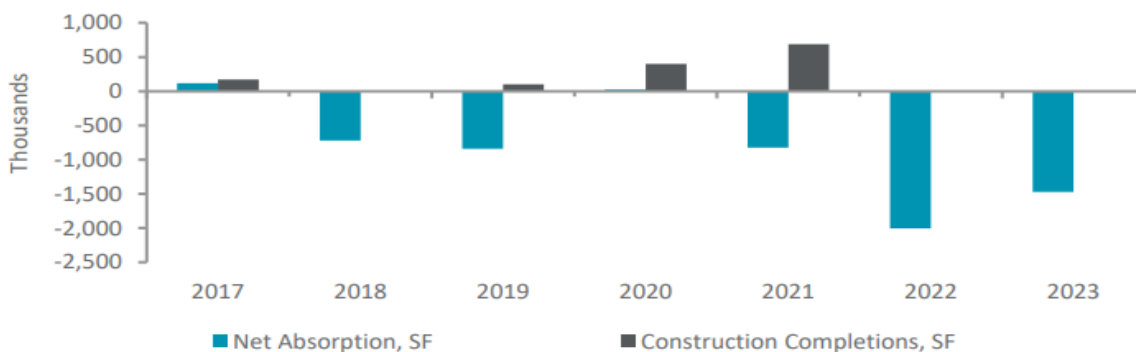
As of third-quarter 2023, the Suburban Philadelphia office market experienced a negative net absorption of 1.5 million square feet of office space (negative absorption reflects office space vacated and made available for lease). Although the office market is expected to stabilize over the next year, as more companies implement mandates, office vacancy rates are expected to remain well above pre-pandemic levels, suggesting that new office space development in the metro region should proceed with caution.

Montgomery County Office Submarket

There is little demand for office space within Towamencin Township. As such, office-to-residential development, where feasible, could be a strong economic and environmental strategy for the township's existing underutilized office spaces.

Montgomery County's office submarkets are located along the Interstate 276 or 476 in southern portions of Montgomery County (e.g., Blue Bell/Plymouth Meeting/Fort Washington, King of Prussia/Valley Forge, Horsham/Willow), in the southernmost portions of the 15-minute PMA. According to data provided by Montgomery County Planning Commission, just three of the county's 53 business parks (includes those with at least 75,000 gross square feet of office, industrial, or flex space) are located in the 15-minute PMA, with none in Towamencin Township. Based on feedback from local real estate professionals, there is little demand for regional office space in Towamencin Township. As such, office-to-residential development could be a strong economic and environmental strategy for the township's existing underutilized office spaces – relieving the tight housing market, reusing existing structures where feasible, and making use of existing supportive infrastructure (e.g., utilities, roadways).

Figure 18. Office Space Absorption and Construction Trends: Suburban Philadelphia

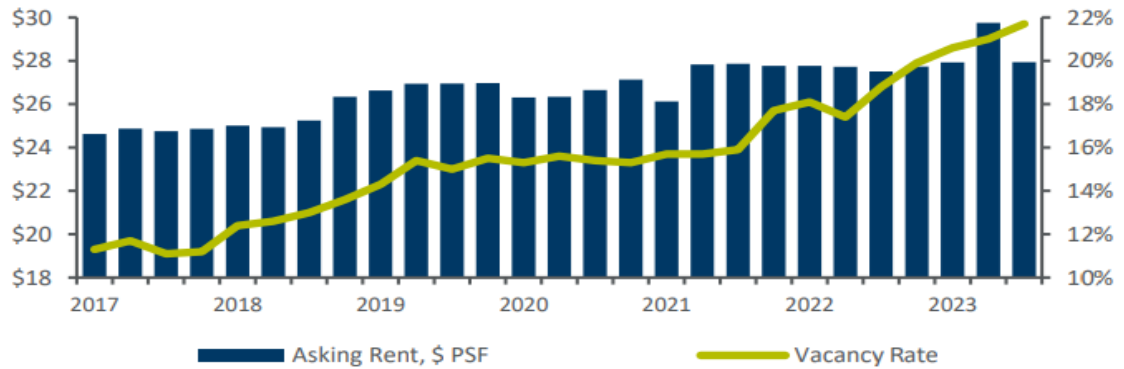


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Source: Cushman & Wakefield, Pittsburgh Marketbeat, Office, Q3 2023

Towamencin Township Comprehensive Plan

Figure 19. Overall Office Vacancy and Asking Rent Trends: Philadelphia MSA



Source: Cushman & Wakefield, Pittsburgh Marketbeat, Office, Q3 2023

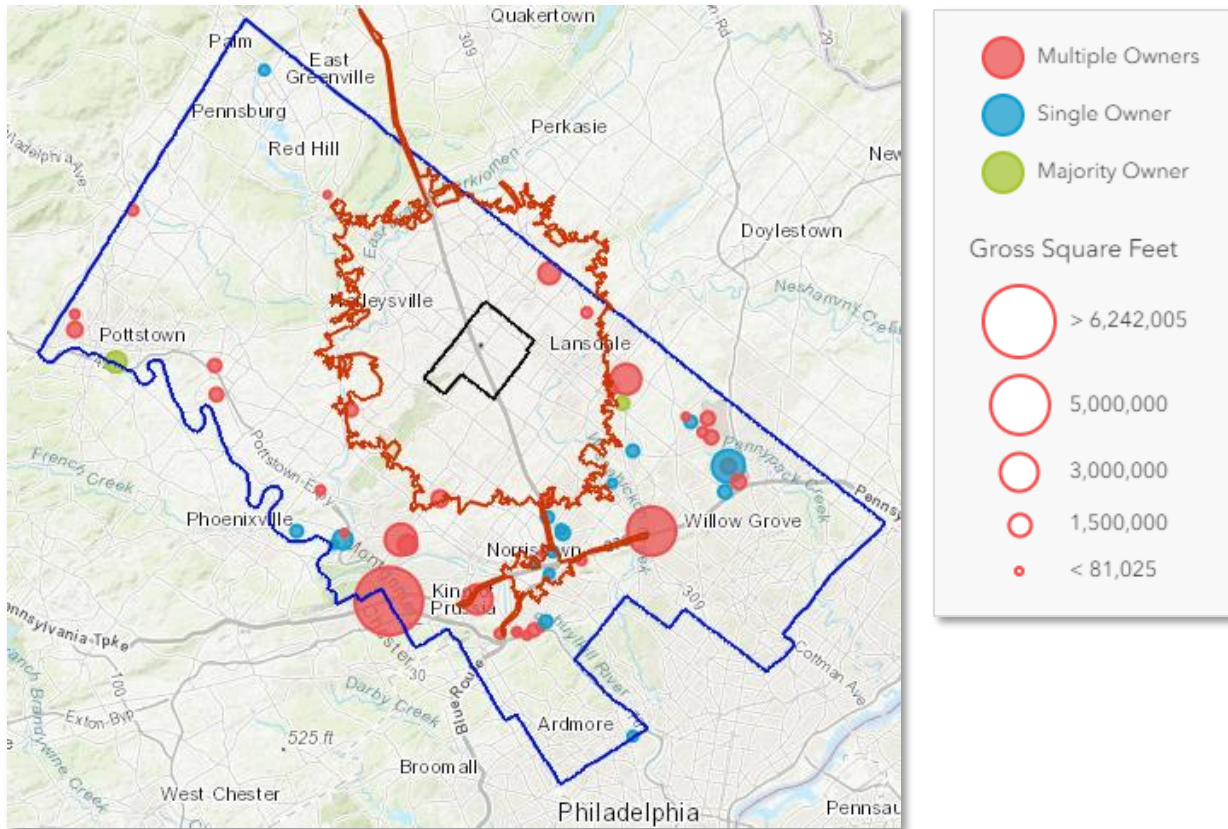
Figure 20. Suburban Philadelphia Office Market Statistics, 3Q 2023

Submarkets	Overall Vacancy Rate	Square Feet				Overall Avg. Asking Rent	
		Inventory	YTD Overall Net Absorption	YTD Leasing Activity**	Under Construction	All Classes*	Class A*
Bala Cynwyd	20.7%	2,718,024	-37,819	98,311	-	\$36.14	\$36.71
Southern Bucks County	23.1%	6,262,103	-117,354	132,204	-	\$25.34	\$27.68
Southern Route 202 Corridor	18.8%	6,199,423	-24,548	105,107	-	\$26.28	\$26.78
Delaware County	17.7%	4,561,028	-48,068	64,825	-	\$28.56	\$28.16
Blue Bell/Ply. Mtg./Ft. Wsh.	26.8%	11,737,868	-354,241	296,256	-	\$25.79	\$28.15
Main Line	14.0%	3,570,734	-84,039	125,497	145,000	\$39.84	\$43.32
Conshohocken	20.7%	4,191,090	-208,725	132,121	-	\$36.77	\$37.51
Horsham/Willow Grove/Jenkt.	25.5%	5,221,411	-190,102	84,221	-	\$21.36	\$23.00
King of Prussia/Valley Forge	20.7%	17,875,353	-405,959	509,197	-	\$28.94	\$30.28
Suburban Philadelphia	21.7%	62,337,034	-1,470,855	1,547,739	145,000	\$27.94	\$29.94
Philadelphia MSA	20.8%	134,351,043	-3,111,835	3,281,180	912,000	\$29.05	\$31.38

*Rental rates reflect full-service gross **Does not include renewals.

Source: Cushman & Wakefield, Philadelphia Marketbeat, Office, Q3 2023

Figure 21. Business Parks: Montgomery County



Source: Montgomery County Planning Commission, Esri

Retail

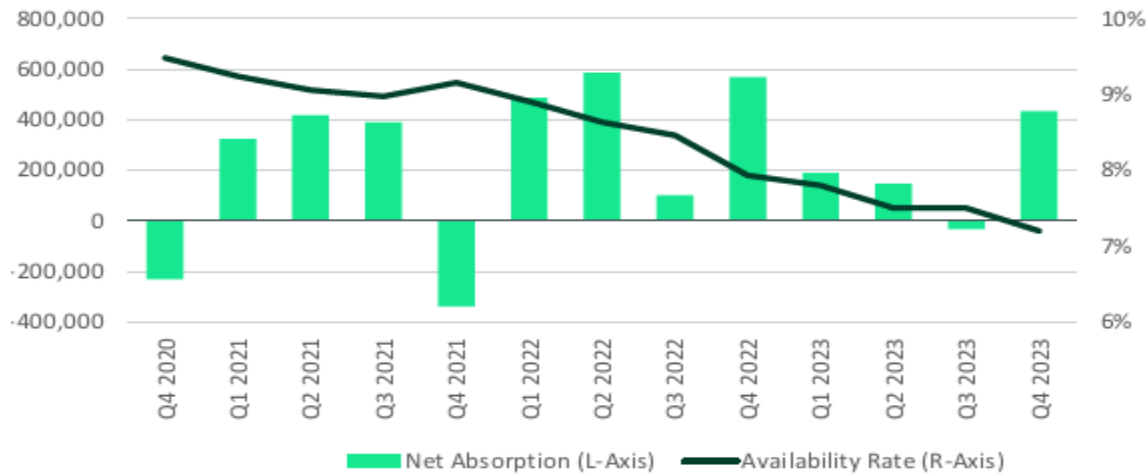
Philadelphia Retail Market

The Philadelphia MSA's retail market has been slowly rebounding since the Covid-19 pandemic and has seen positive year-to-date net absorption of retail space.

According to fourth-quarter 2023 data provided by CBRE Research, a commercial real estate services and investment firm, there is approximately 127.7 million square feet of retail space in the Philadelphia MSA. Overall, the MSA has seen positive year-to-date net absorption of retail space (736,343 square feet), largely driven by newly opened restaurants and experiential retailers in Philadelphia Center City, as well as holiday shopping and tourism, which has been slowly rebounding since the Covid-19 pandemic when hotels and restaurants were heavily impacted by pandemic-related restrictions.

Towamencin Township Comprehensive Plan

Figure 22. Retail Net Absorption and Availability Trends: Philadelphia MSA



Source: CBRE Research, Philadelphia Retail, Q1 2023

Montgomery County Retail Market

With a quarter of the nine-county Philadelphia MSA’s retail square feet located in Montgomery County (31.4 million), the county is a major retail hub in the metro area. However, while the county has seen negative year-to-date net absorption of retail space (-197,805 square feet), it has a relatively low availability rate⁴ (6.2 percent) compared to the MSA (7.2 percent) and relatively high asking retail rents (\$21.13) compared to the MSA (\$19.32) - suggesting the county’s retail market is relatively strong in terms of occupancy and demand. Just nine percent of MSA retail space currently under construction is occurring in Montgomery County.

Figure 23. Retail Market Characteristics: Montgomery County, Q4 2023

County (State)	Inventory (SF)	Availability Rate (%)	In-Line Asking Rents (NNN)	YTD Net Absorption	Under Construction (SF)
Bucks County (PA)	20,543,833	4.4	\$27.75	280,308	155,000
Chester County (PA)	9,727,835	7.9	\$17.58	81,634	0
Delaware County (PA)	9,841,647	6.0	\$15.44	126,510	78,000
Montgomery County (PA)	31,404,707	6.2	\$21.13	-197,805	35,000
Burlington County (NJ)	11,295,188	6.2	\$17.57	83,947	0
Camden County (NJ)	10,606,469	7.1	\$11.67	482,595	0
Gloucester County (NJ)	7,925,604	9.5	\$17.96	162,206	0
Mercer County (NJ)	10,875,836	8.4	\$16.86	-201,450	167,204
New Castle (DE)	15,478,648	9.9	\$22.95	-81,602	188,579
Bucks County (PA)	20,543,833	4.4	\$27.75	280,308	155,000
Chester County (PA)	9,727,835	7.9	\$17.58	81,634	0
Philadelphia Region	127,699,767	7.2	\$19.32	736,343	623,783

Source: CBRE Research, Philadelphia Retail, Q1 2023

⁴ An availability rate is the ratio of available space, which is calculated by dividing the total square feet available by the total rentable square feet.

Local Shopping Centers

The township’s largest neighborhood shopping center is currently being expanded and remodeled. While not in current redevelopment plans, the creation of multi-family residential at this site has been considered.

According to data provided by the Montgomery County Planning Commission, there are 25 shopping centers (largely smaller neighborhood and community centers) in the 15-minute PMA, containing over 4.8 million square feet of space.⁵ Just three neighborhood shopping centers (e.g., shopping centers with supermarkets and small tenants) are located in Towamencin Township, including the Allen Forge Shopping Center, Lidl Towamencin, and the Shops at Town Square (former Towamencin Village Square).

According to the Township and feedback from CBRE, permits have been obtained for the demolition and rebuilding of the facades at the Shops at Town Square (formerly the Towamencin Village Shopping Center), the township’s largest shopping center. The Shops at Town Square is a new retail redevelopment, which includes complete interior and exterior demolition and remodeling of the entire center, an additional 40,000-square-foot grocery anchor, and new retail pad sites (Chipotle, Panera, AT&T, Mattress Warehouse).

While not in current redevelopment plans, the creation of multi-family residential at this site has also been considered.

Figure 24. Shopping Centers: 15-Minute PMA

Location	Shopping Centers	Gross Floor Area (Sq. Feet)
Neighborhood	14	1,270,091
Community	9	1,937,759
Regional	1	508,935
Super Regional	1	1,143,649
15-Minute PMA	25	4,860,434

Source: Montgomery County Planning Commission, Montgomery County Board of Assessment Appeals

Figure 25. Neighborhood Shopping Centers: Towamencin Township

Name	Shopping Center Location	Major Tenants/ Anchors	Number of Stores	Gross Floor Area (Sq. Feet)	Year Built
Allen Forge S.C.	Valley Forge Rd.	CVS	14	54,300	1959
Lidl Towamencin	Oak Boulevard	Lidl	1	66,477	1997

⁵ Montgomery County Planning Commission provides data on shopping centers within the county. The criteria established for a shopping center to be included in this inventory are: **1)** A center with a supermarket as an anchor and at least two other stores connected to it. **2)** A collection of five or more stores with at least 30,000 square feet. **3)** Any retail operation, such as department stores or other specialty stores with a gross floor area of at least 60,000 square feet, including standalone stores.

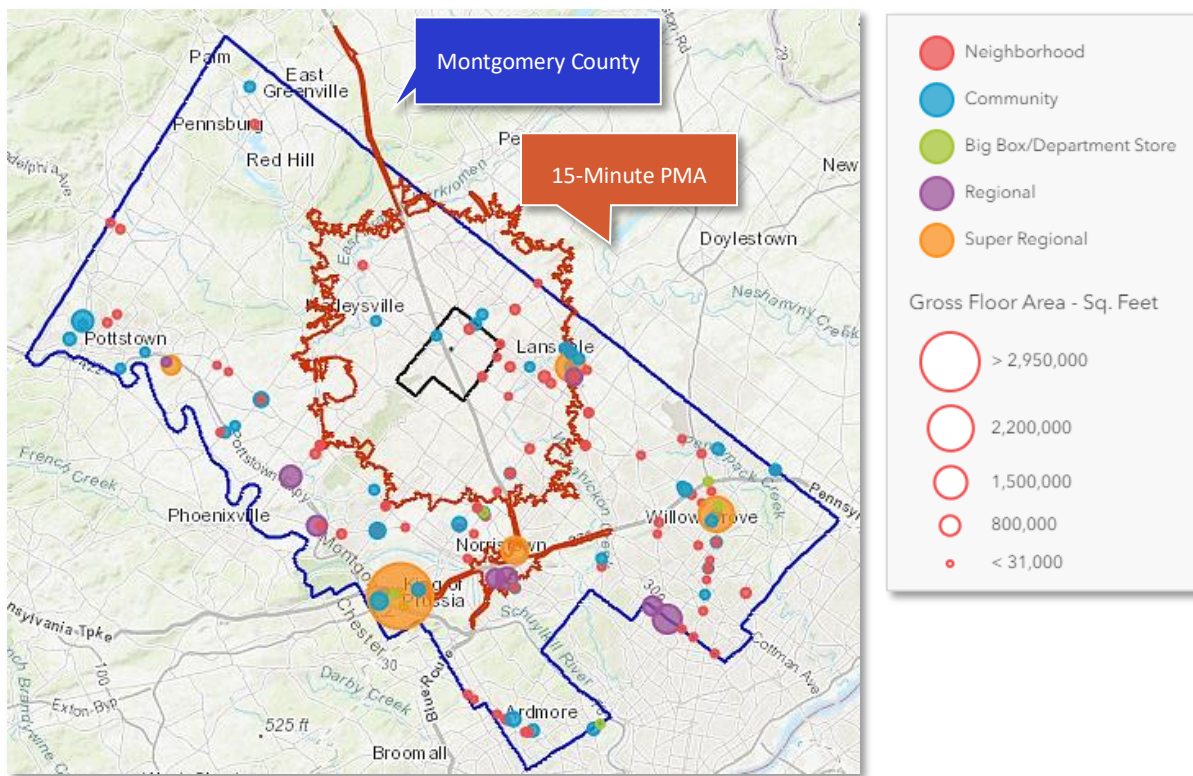
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Shops at Town Square (former Towamencin Village Square)	Forty Foot Rd.	Planet Fitness	22 to 24	176,501	1990
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Source: Montgomery County Planning Commission, Montgomery County Board of Assessment Appeals



Figure 26. Shopping Centers: Montgomery County



Source: Montgomery County Planning Commission, Montgomery County Board of Assessment Appeals, Esri

Residential

Very little new housing has been built or permitted in the township over the past two decades, contributing to the existing low housing vacancy rate.

Existing Housing Inventory

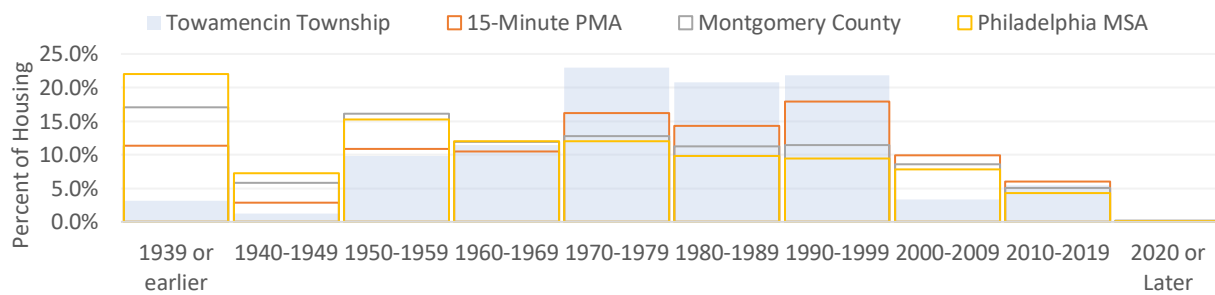
The township contains approximately 7,740 housing units, with 66 percent of housing in the township built between 1970 and 2000, and very little built over the past two decades.

Figure 27. Existing Housing Inventory

Metric (Year)	Towamencin Township	15-Minute PMA	Montgomery County	Philadelphia MSA
Total Housing Units (2023)	7,742	77,257	354,750	2,632,807
Median Year Structure Built (2021)	1981	1979	1969	1965

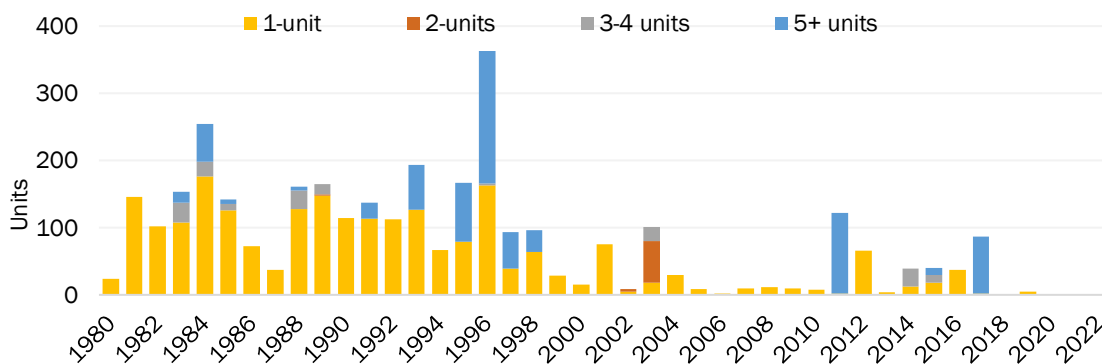
Source: Esri

Figure 28. Housing Units by Year Built, 2021



Source: Esri

Figure 29. Housing Unit Permit Trends: Towamencin Township



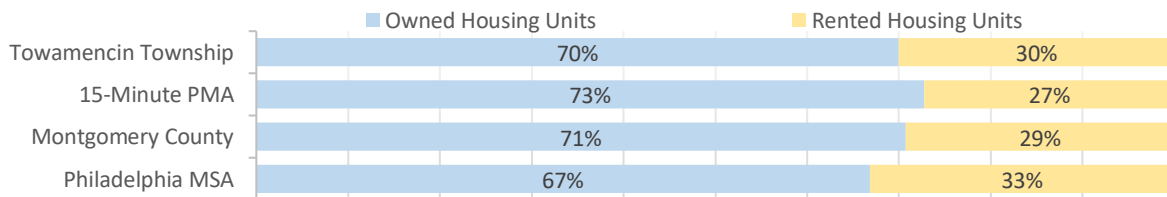
Source: Census Bureau's Building Permits Survey, SOCDS Building Permits Database

Varied housing types can accommodate households with different housing needs, preferences, and life stages.

Housing Tenure and Type

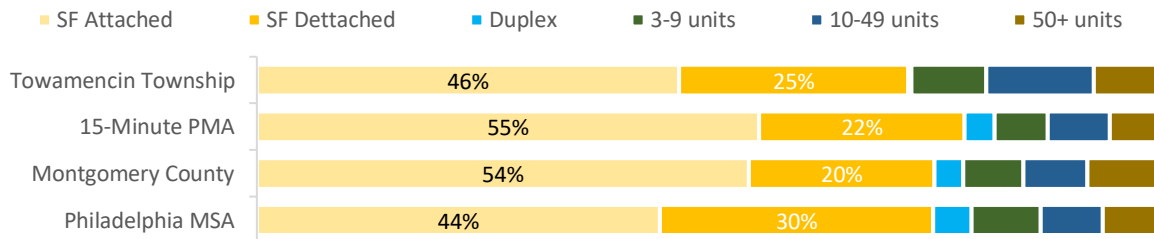
Like much of Montgomery County, the township is suburban in nature (71 percent of homes are characteristic of single-family housing) with most homes owner-occupied (70 percent). Just 30 percent of homes are renter-occupied. Varied housing types can accommodate households with different housing needs, preferences, and life stages, and support sustainable development by promoting efficient land use and reducing urban sprawl, which can lead to more walkable neighborhoods.

Figure 30. Housing Units and Tenure, 2023



Source: Esri

Figure 31. Housing by Structure Type, 2021



Note: Single-family detached (SFD) represents housing units which stand alone on a lot and do not share any party walls. Single-family attached (SFA) represent housing units in which two or more units share a vertical party wall but have individual entries into the units, frequently with common open spaces.

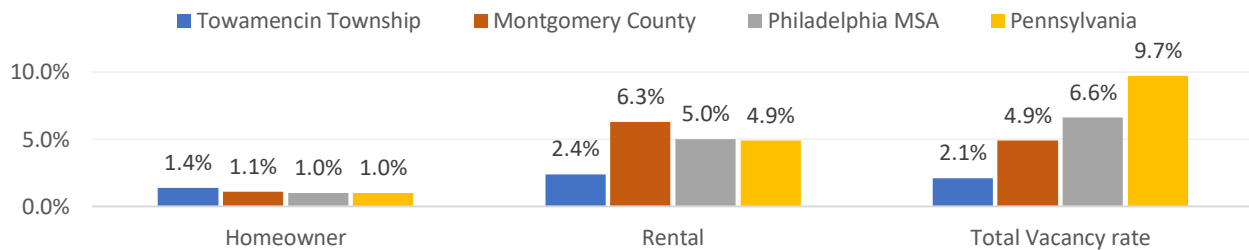
Source: Esri

The township’s rental housing market is extremely tight, with nearly half of renter households considered housing cost-burdened. The development of new rental housing could help alleviate the tight rental market and cost-burdened households.

Housing Vacancy

Vacancies can occur naturally as properties are put up for sale or rent or undergo turnover between occupants. In 2022, while the vacancy rate among ownership units in the township (1.4 percent) was tight, it was slightly higher than that in the county (1.1 percent). However, the vacancy rate among rental units (2.4 percent) was much lower than that in the county (6.3 percent), suggesting the township has a relatively tight rental housing market.⁶

Figure 32. Detailed Vacancy Rates by Housing Tenure, 2022



Source: American Community Survey 5-Year Estimates; 4ward Planning Inc., 2024

Housing Costs

According to Census data, the median home value in the township (\$430,926) is relatively affordable given the township’s median household income (\$101,772). For example, the median home value in the township is equivalent to 4.2 times its median annual household income. For comparison purposes, the national median home value is approximately five times the national annual median household income. While 18 percent of owner-occupied households pay more than 30 percent of their incomes on housing (considered housing *cost-burdened*, according to HUD), it is a share less than that in the MSA (27 percent).

Conversely, in 2021, nearly half of all renter households in the township spent more than 30 percent of their monthly incomes on gross rent. The estimated median gross rent (contract rent plus the estimated average monthly cost of utilities) in the township is \$1,540 per month, which is likely out of reach for many low-income households.⁷

⁶ Typically, homeowners have a greater financial commitment to a property, leading to lower turnover among owner-occupied units. Conversely, renting offers more flexibility, leading to higher turnover and vacancy rates among rental units.

⁷ In Montgomery County, a two-person household with an income of \$44,650 would qualify as a very low-income household (50 percent of AMI), and a two-person household with an income of \$71,400 would qualify as a low-income household (80 percent of AMI). Assuming a household can afford 30 percent of its monthly income on housing, an affordable gross rent or mortgage payment would be \$1,120 per month for a two-person very low-income household and \$1,790 per month for a two-person low-income household.

Towamencin Township Comprehensive Plan

Figure 33. Housing Cost Metrics

Metric (Year)	Towamencin Township	15-Minute PMA	Montgomery County	Philadelphia MSA
Median Home Value (2023)	\$430,926	\$435,319	\$424,053	\$345,262
Median Home Value/Median HH Income (2023)	4.2	4.0	3.9	4.1
Share of Cost Burdened Owner HHs (2021)	18%	21%	23%	27%
Median Gross Rent (2021)	\$1,542	\$1,406	\$1,393	\$1,230
Share of Cost Burdened Renter HHs (2021)	49%	47%	45%	49%

Source: Esri

Figure 34. Affordable Income Limits and Monthly Housing Costs: Montgomery County, 2023

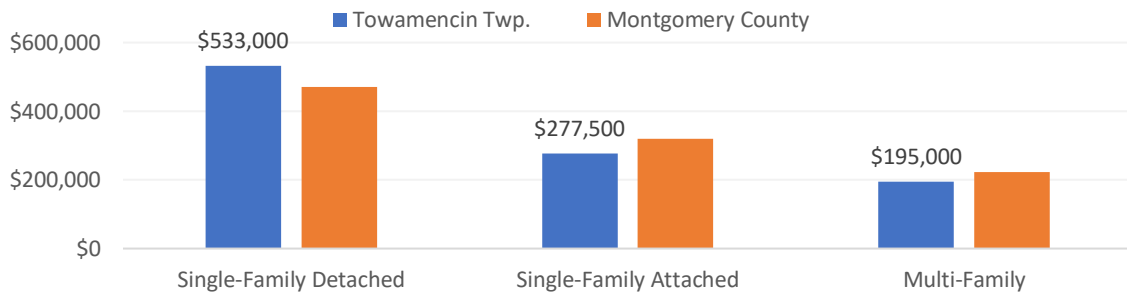
	Family Size			
	1	2	3	4
HUD Income Limits by Persons in Family				
Extremely Low (30%)	\$23,450	\$26,800	\$30,150	\$33,500
Very Low (50%)	\$39,100	\$44,650	\$50,250	\$55,800
Low (80%)	\$62,500	\$71,400	\$80,350	\$89,250
Affordable Monthly Rent/Mortgage Payment (30% of Monthly Income)				
Extremely Low (30%)	\$590	\$670	\$750	\$840
Very Low (50%)	\$980	\$1,120	\$1,260	\$1,400
Low (80%)	\$1,560	\$1,790	\$2,010	\$2,230

Source: HUD, FY 2023 HOME Income Limits effective date is June 15, 2023, Montgomery, PA MSA

Home Sales

According to housing sales data provided by the Montgomery County Board of Assessment Appeals, Towamencin Township had a median sales price of \$428,000, with this sales price highest among single-family detached homes (\$533,000) and lowest among multi-family condos (\$195,000). From 2021 to 2022, the median sales price in the township increased by \$78,000 (or by 22.3 percent), suggesting there is significant demand for housing in the township. The inventory of homes for sale declined from 2021 to 2022, which exerted upward pressure on home prices. Despite an increase of interest rates over the course of 2022, housing demand continues to be strong in both the township and county.

Figure 35. Median Sales Prices, 2022



Source: Montgomery County Planning Commission, Montgomery County Board of Assessment Appeals, 2022 Median Prices for Housing

Residential Supply/Demand Analysis

The following summarizes the assumptions used to develop the residential supply/demand analysis.

- Esri data projects the housing vacancy rate in the 15-minute PMA will be 3.4 percent by 2028. It is assumed the township will maintain a natural average annual housing vacancy rate of 3.0 percent, allowing for housing turnover. It is assumed the remaining vacant housing within the PMA (0.4 percent) is vacant due to physical obsolescence or seasonal, recreational, or occasional use.
- A small portion (1.0 percent) of the remaining housing stock becomes physically obsolete annually.
- Based on 2021 primary worker data provided by the U.S. Census Bureau and average 2020 to 2030 industry employment growth rate projections provided by the Pennsylvania Department of Labor and Industry for Montgomery County, the number of primary workers within the PMA is expected to increase by 3,830 from 2023 to 2028 (0.7 percent per year).
- Currently, 77 percent of primary workers commute from outside the PMA. We assume five of every 100 PMA workers would trade their commute if adequate housing choice were available in the PMA.

In addition to units currently in the development pipeline, Towamencin Township has the potential to support 128 to 214 additional multi-family units by 2028.

Largely due to existing pent-up demand from workers who commute into the township, by 2028, there will be an estimated net demand for approximately 4,280 residential units in the PMA. Assuming between three- and five-percent of these units could be captured locally, the township could accommodate between 128 and 214 units by 2028.

Figure 36. Township Net Dwelling Unit Demand Through 2028

	2023	2028
Housing Demand Metrics		
Estimated Households in 15-Minute PMA (0.4% growth rate)	74,468	75,855
Estimated Primary Workers in 15-Minute PMA (0.7% growth rate)	107,860	111,690
Estimated Primary Workers Residing Outside 15-Minute PMA (77%)	82,660	85,570
Estimated Pent-Up Housing Unit Demand from Commuting Area Workers (5%)	4,133	4,280
Estimated Number of Naturally Occurring Vacant Housing Units (3%)	2,318	2,360
Estimated Aggregate Housing Unit Demand in 15-Minute PMA	80,919	82,495
Housing Supply Metrics		
Estimated Housing Units in 15-Minute PMA	77,260	78,540
Physically Obsolescent Units (0.4% of total units, 1% annual obsolescence rate)	309	320
New Units Added in 15-Minute PMA (0.3% growth rate)	-	1,280
Estimated Net Marketable Housing Units in 15-Minute PMA	76,951	78,220
Net Housing Demand/Supply Calculation		
Estimated Aggregate Housing Unit Demand in 15-Minute PMA	80,919	82,495
Subtract Estimated Net Marketable Housing Units in 15-Minute PMA	76,951	78,220
Net Housing Unit Demand/ (Excess Units)	3,968	4,275
Township Unit Capture (3%)	119	128
Township Unit Capture (5%)	198	214

Source: Award Planning, Inc.

National Trends

The nation’s build-to-rent (BTR) sector has experienced significant growth in recent years, driven by factors such as changing demographics, lifestyle preferences, and a shortage of affordable housing options for renters.

Build-to-Rent Market

According to CBRE Research, build-to-rent (BTR) developments are new residential communities that have the characteristics of single-family homes (no residents living above or below) but built for renters desiring features not typically offered with multifamily properties.

Most BTR properties consist of 50 or more homes or townhomes, typically between six to 12 dwelling units (DUs) per acre. BTR properties are owned by a single entity and are professionally managed. BTR communities are typically located in less dense suburban or exurban locations within a one-hour commute of an urban center.

While many BTR properties offer some community amenities like walking trails, opens spaces, and dog parks, some also offer more significant amenities like swimming pools, clubhouses, and gate access.

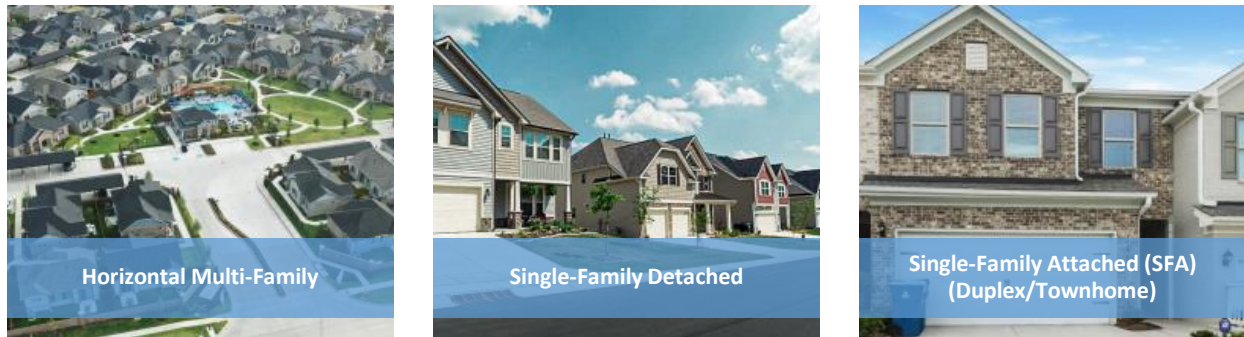
The BTR sector has experienced significant growth in recent years, driven by factors such as changing demographics, lifestyle preferences, and a shortage of affordable housing options for renters. Multiple factors create compelling fundamentals for driving rent growth: including a **1)** national housing shortage, **2)** a surge of millennials creating families and outgrowing traditional apartments, **3)** baby boomers downsizing (with some choosing the flexibility and low-maintenance lifestyle of renting), **4)** an increased housing demand in suburbs and exurbs accelerated by COVID remote work trends, and **5)** a limited BTR supply, exacerbated by a constrained construction lending environment and entitlement challenges in many locations.

Figure 37. BTR Product Groupings

Product Type	Product Description	Typical Home Size Range		Typical Density (DUs/acre)
		Smaller	Larger	
Horizontal Multi-Family	Small single-family detached and attached homes	650 SF 1 Bed/1 Bath	1,400 SF 3 Bed/2 Bath	12
Two-Story Townhomes	Homes in two- to seven---unit building configurations	1,300 SF 2 Bed/2 Bath	1350 SF 4 Bed/2.5 Bath	10
Cottages	Detached or attached single-family homes on smaller lots	1,300 SF 2 Bed/2 Bath	1,750 SF 4 Bed/2.5 Bath	10
Traditional Single-Family	Detached homes on traditional lots	1,400 SF 3 Bed/2 Bath	2,000 SF 4 Bed/3 Bath	8
Luxury Single-Family	Detached and attached homes on individual lots	2,000 SF 3 Bed/2 Bath	2,800 SF 4 Bed/3.5 Bath	6

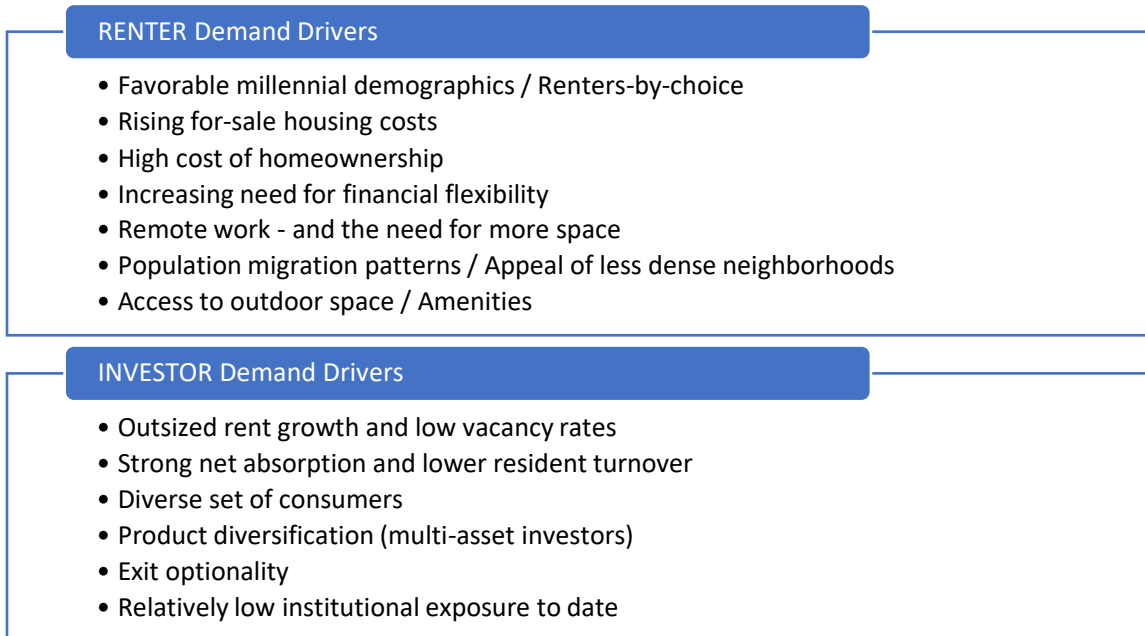
Source: CBRE Research, Build-to-Rent (BTR) Overview, Intelligent Investment, June 2023

Figure 38. BTR Subcategories



Source: CBRE Research, *Build-to-Rent (BTR) Overview, Intelligent Investment, June 2023*

Figure 39. BTR Demand Drivers



Senior Housing

Senior Housing Types

Senior housing services can evolve across different senior housing products, including both single-family and multifamily housing products. For example, active adult (AA) properties or communities are essentially age-qualified housing (owner or renter) offering some activities or socialization programs, while independent living (IL) housing offers additional services such as transportation, laundry, and meals.

Continuing Care Retirement Communities, also known as CCRCs or Life Plan Communities, are facilities which typically offer a variety of independent living arrangements for residents, together with medical and nursing services, full central dining accommodations, and educational, recreational, and social

activities for those who wish to partake of them. AA senior housing is a relatively new product, while traditional senior housing is composed of majority IL, assisted living (AL), or nursing care (NC) facilities.

Figure 40. Senior Housing Evolution of Services

	Shelter	Activities/ Recreation	Social- ization	Transport/ Laundry	Meals Included	ADL Services*	Specialized Memory Care	Short-Term Post-Acute Care	Long-Term Chronic Care
Conv. Housing	X								
Active Adult (AA)	X	X	X						
Independent Living (IL)	X	X	X	X	X				
Assisted Living (AL)	X	X	X	X	X	X	X		
Memory Care	X	X	X	X	X	X	X		
Skilled Nursing	X	X	X	X	X	X	X	X	X

*ADL (activities of daily living) services include medication management and assistance with bathing, dressing, and mobility.
 Source: Berkadia, Seniors Housing Active Adult, 2022 Report; Active Adult Rental Properties, Defining the Emerging Property Type, October 2022

National Trends

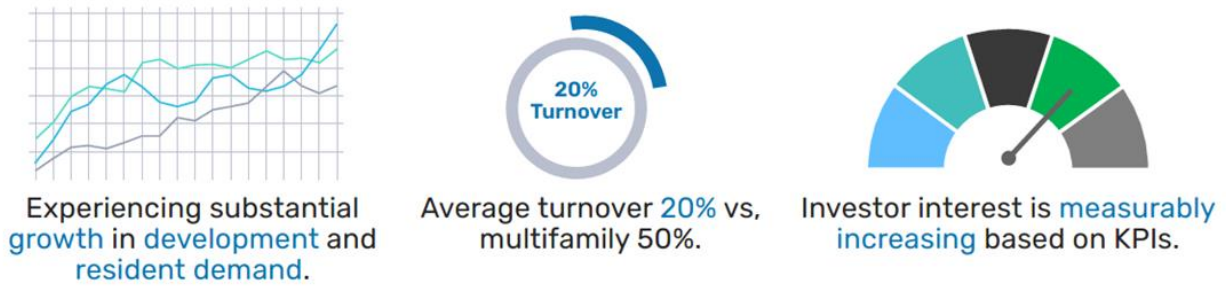
While the traditional senior housing market was profoundly impacted by the Covid-19 pandemic, the relatively new active adult (AA) senior housing product has been booming in recent years, largely due to the sizable baby boomer population that is aging yet remaining physically active. AA facilities typically command rent premiums and provide higher-end amenities.

Active Adult

A 2022 report published by Berkadia, a national provider of senior housing data, indicates the market for AA rental properties has enormous potential, due to several factors including a large and immediate demand pool (i.e., the aging baby boomer population), no required healthcare licensure, less operational intensity than senior housing, potential rent premium compared to conventional multi-family properties, and typically longer length of stay than that of senior housing residents or younger multi-family residents.

- On average, AA residents rent for six to nine years, with 80 percent retention in stabilized properties - making the active adult segment very attractive to risk-averse investors and developers once the properties stabilize.
- AA property rent rates are typically 10 to 30 percent higher than comparable multi-family in a given area, and anywhere from 30 to 50 percent lower than IL properties in the market, depending on the level of luxury amenities offered.
- AA residents will pay a rent premium over conventional multi-family housing to live with their peers in a setting with a distinct lifestyle or culture but desire lower rents than IL facilities.

Figure 41. Action Adult Key Performance Indicators



Source: Berkadia, Seniors Housing Active Adult, 2022 Report

Traditional Senior Housing

According to data provided by the National Investment Center for Seniors Housing & Care (NIC), the traditional senior housing market (composed of majority IL, AL, or NC facilities) was profoundly impacted by the Covid-19 pandemic but has been recovering at a steady pace, especially among majority IL facilities.

Throughout the end of 2022 and into the first half of 2023, the senior housing market is seeing two divergent trends: occupancy rates continue to recover while new supply eases, but the higher inflation environment has created an additional headwind through rising expenses and interest rate risk.

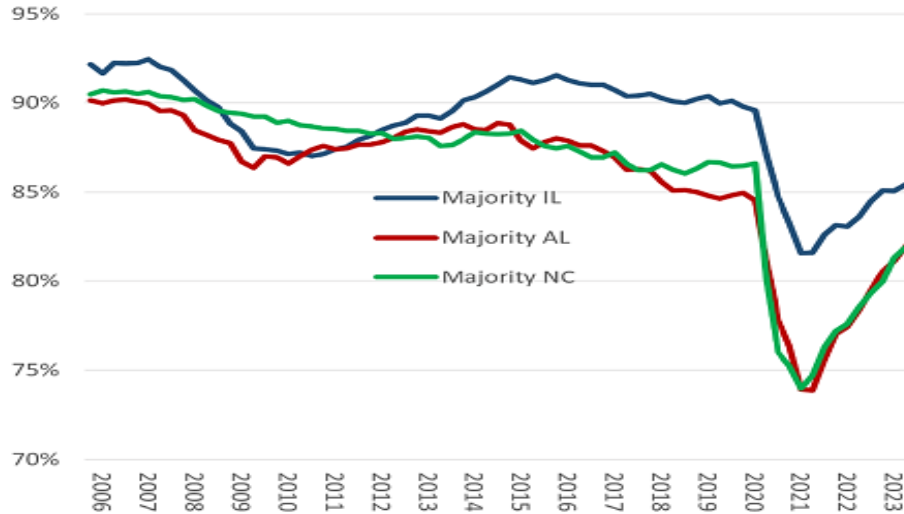
According to data provided by NIC, IL properties’ average occupancy grew by 70 basis points to 86.1 percent in the third-quarter of 2023.

Figure 42. Senior Housing Market Fundamentals, 3Q23

	Seniors Housing		Nursing Care
	Majority IL	Majority AL	Majority NC
Occupancy	86.1%	82.6%	82.4%
Annual Rent Growth	4.8%	6.1%	4.5%
Annual Absorption	3.2%	5.6%	2.8%
Construction vs. Inventory	4.6%	4.7%	0.2%
Annual Inventory Growth	1.2%	1.5%	-1.0%
Rolling 4-Quarter Starts vs. Inventory	1.6%	1.6%	0.0%

Source: NIC, Seniors Housing Market Fundamentals Insights, 3Q23

Figure 43. Traditional Senior Housing Occupancy Trends



Source: NIC, Seniors Housing Market Fundamentals Insights, 3Q23

Local Inventory

Age-restricted housing communities and IL units represent 11 percent of all units in Towamencin Township (compared to just six percent of all housing units in the county). The 326-unit Del Webb North Penn 55-plus retirement community is currently under construction in neighboring Hatfield Township.

According to data provided by the Montgomery County Planning Commission, there are 128 age-restricted housing communities and IL units in CCRC in the county (inventory does not include AL or NC units/beds). These communities provide approximately 20,290 units, representing six percent of all housing units in the county. Approximately 33 percent of these units (6,687 units) are in the 15-minute PMA (representing nine percent of all units in the township), and 855 of these units are in Towamencin Township (representing 11 percent of all units in the PMA).

There is one age-restricted community currently under construction: the 326-unit Del Webb North Penn 55-plus active adult community. Morningside CCRC community was recently completed.

Towamencin Township Comprehensive Plan

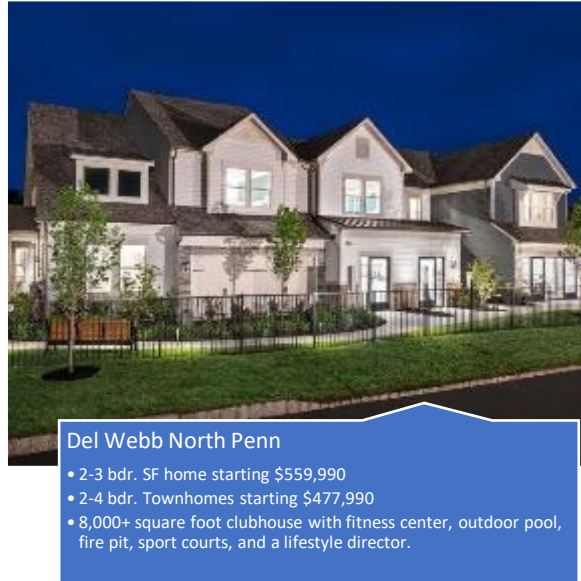
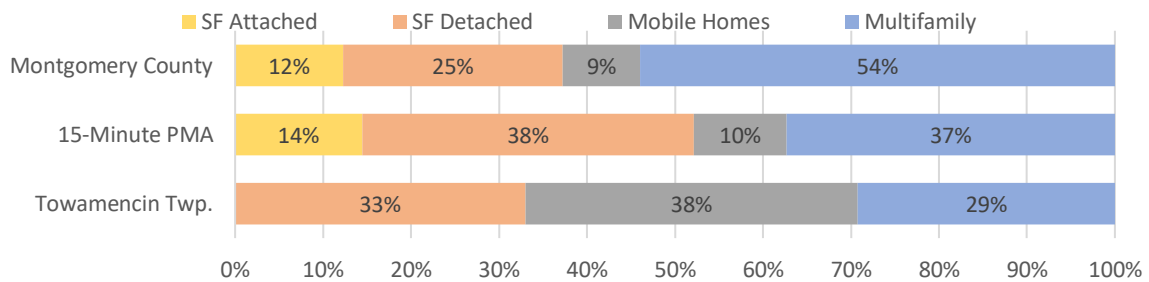


Figure 44. Age-Restricted Housing Summary: Montgomery County

Location	Age-Restricted by Type				Total Age-Restricted	Share of Total Housing Units
	SF Detached	SF Attached	Mobile Homes	Multifamily		
Towamencin Twp.	-	282	250	323	855	11%
15-Minute PMA	966	2,522	702	2,497	6,687	9%
Montgomery County	2,484	5,047	1,778	10,922	20,231	6%

Source: Montgomery County Planning Commission, Montgomery County Board of Assessment Appeals

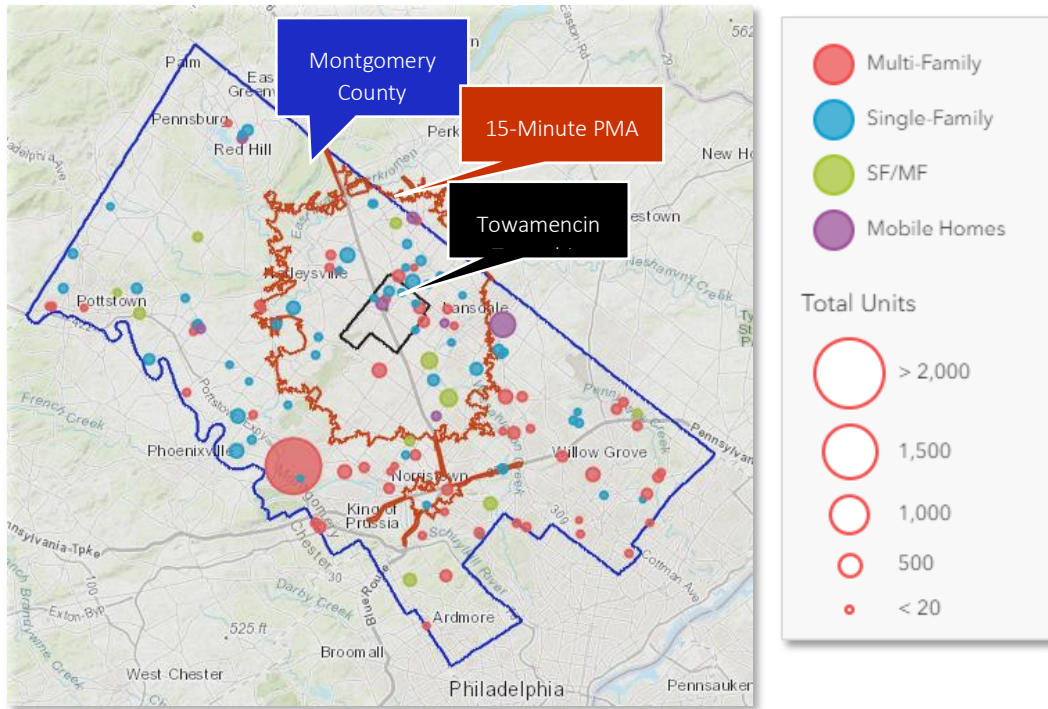
Figure 45. Comparison of Age-Restricted Housing Type by Geography



Source: Montgomery County Planning Commission, Montgomery County Board of Assessment Appeals

Towamencin Township Comprehensive Plan

Figure 46. Age-Restricted Housing Map



Source: Montgomery County Planning Commission, Montgomery County Board of Assessment Appeals

Towamencin Township Comprehensive Plan

Figure 48. Age-Restricted Housing in 15-Minute PMA

Development Name	Municipality	Total Units	SFD	SFA	MF	MH	Year Built
Normandy Farms Estates	Whitpain	452	9	93	350		1983, 2000, 2019
Reserve at Gwynedd	Upper Gwynedd	411	91	145	175		2005-2009
Peter Becker Community	Franconia	343		343			1971, 1991, 2007
Del Webb	Hatfield Twp.	326	160	166			2022 - Present
Meadowood	Worcester	324	40		284		1988, 2020
Meadow Glen	Skippack	225	225				2007-2019
Foulkeways at Gwynedd	Lower Gwynedd	264	11	253			1960
Walnut Meadows	Towamencin Twp.	250				250	1995
Derstine Run	Hatfield Twp.	180			180		2012 - 2021
Schwenkfeld Manor	Towamencin Twp.	223			223		1974
Stony Creek Farms	Worcester	209		209			2008 - 2015
Hidden Springs	Franconia	208				208	1990
Brittany Pointe Estates	Upper Gwynedd	204			204		1992
Souderton Mennonite Homes	Franconia	198		31	167		1980
Pinnacle at Plymouth Meeting	Plymouth	197			197		2020
Dock Acres/Dock Woods/Dock Gardens	Towamencin Twp.	174		174			1981, 1986, 2003
Whitpain Farms	Whitpain	171		171			1984-1986
Lion's Gate 1 and 2	Franconia	156		156			1997-2000
Arbour Square	Lower Salford	146			146		2006
Blue Bell Springs	Whitpain	139				139	2001
Elm Terrace Gardens	Lansdale	135			135		1981
Meadows at Skippack	Skippack	125	125				2004-2006
Harrington Village	Franconia	120		120			2005-2006
Gwynedd Woods	Upper Gwynedd	105				105	1995
Parkview at Oakcrest	Lower Salford	100			100		2001
Valley Vista Apartments	Souderton	100			100		1978
Dock Manor	Towamencin Twp.	100			100		1981
Indian Valley Greenes	Franconia	89		89			2005-2006
Arbours at Skippack	Skippack	87	87				2001
The Colony at Skippack	Skippack	82	82				2001
Tarrington Village	Hatfield Twp.	79		79			2003-2004
Wyndham Woods	Hatfield Twp.	68		68			2000
Kingsfield	Franconia	66	66				2000-2002
Village at Newbury	Towamencin Twp.	66		66			2001-2002
North Penn Commons	Lansdale	60			60	0	2016
Arbour Greene	Hatfield Twp.	52		52			2003
Gwynedd Commons	Upper Gwynedd	48		48			2001-2003
Mill Run	Upper Gwynedd	48		48			2003
Sherwood Reserve	Plymouth	44		44			2006-2009
Waterford Crossing	Towamencin Twp.	42		42			2004
Salford Mill	Lower Salford	40		40			2000-2001
Valley Manor	Lower Salford	40			40		1983
Wilshyre Village	Lower Salford	40		40			2002-2003
Hidden Meadows	Hatfield Twp.	36		36			2004-2005
Pleasant Grove Apartments	Hatfield Twp.	36			36		1988

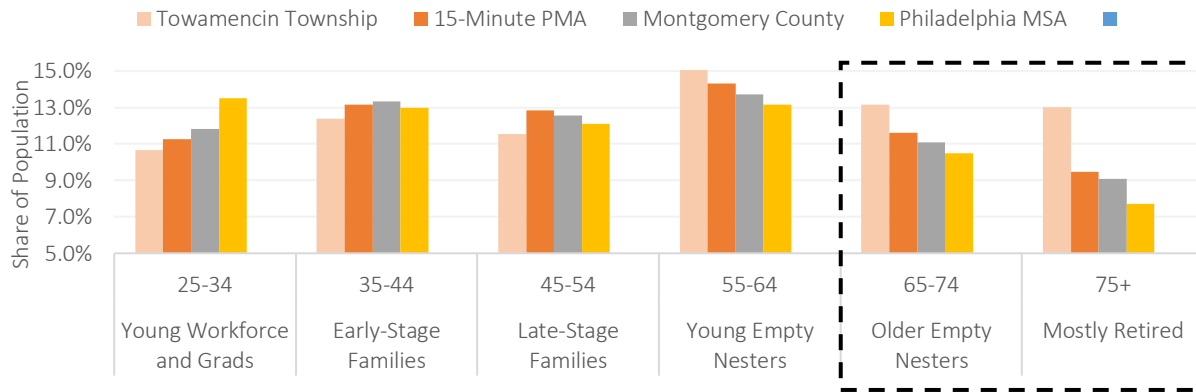
Source: Montgomery County Planning Commission, Montgomery County Board of Assessment Appeals

The township has a relatively large share of residents ages 65 and older (26-percent), which is a “target market” for potential new senior housing development aimed at seniors interested in remaining in the township as they age and require health services.

Senior Housing Demand

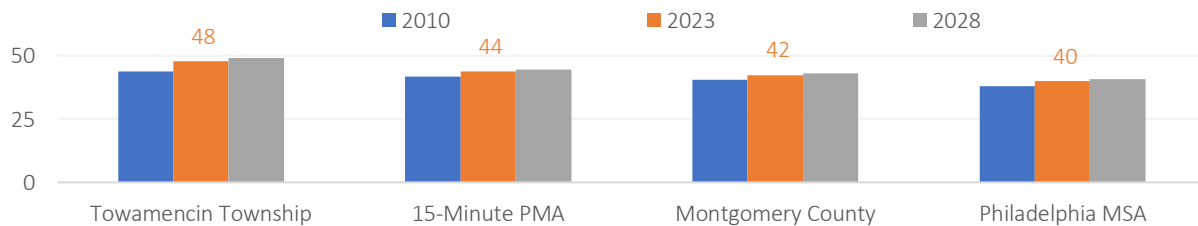
Compared to the MSA, the township has a relatively high share of residents ages 65 and older (approximately 26 percent of its total population), which is a “target market” for potential new senior housing development aimed at seniors interested in staying in the township. Not surprisingly, the median age in the Township (48 years) is also higher than that found in the MSA (40 years).

Figure 49. Adult Population Distribution by Life Stage, 2023



Source: Esri

Figure 50. Median Age



Source: Esri

The near-term increase in PMA residents ages 65 and older should drive additional demand for senior housing, which could be captured in the township. Consideration should be given to marketing new units as “age-targeted” rather than “age-restricted,” in preparation for longer-term population shifts and changing demand.

The largest demand for AA and IL units is expected to come from residents ages 65 and older. The table below compares the age distribution of people ages 55 and older in the 15-minute PMA across time. Largely due to the aging of the sizable baby boomer population (representing those currently between ages 59 and 77), the number of older adults (55-plus) living in the PMA has been increasing over the past two decades and is expected to continue in the near term. While persons 55 and older represented just 29 percent of PMA residents in 2010, this segment will represent 37 percent of the PMA’s population by 2028. As highlighted below, near-term senior housing demand in the PMA will be significantly driven by persons 65 and older, who largely represent the target market for senior housing (average age for AA and IL housing is 73 years and mid-80s, respectively). From 2023 to 2028, PMA residents ages 65 and older are projected to increase by 5,510.

Figure 51. 55-Plus Population Age Distribution: 15-Minute PMA

Age Cohort	Total Population				Population Change	
	2010	2020	2023	2028	2020-2023	2023-2028
55-64	23,134	28,141	27,564	25,283	-577	-2,281
65-74	13,585	21,582	22,364	24,007	782	1,643
75+	14,690	18,373	18,224	22,091	-149	3,867
Total 55+	51,409	68,096	68,152	71,381	56	3,229
Total 65+	28,275	39,955	40,588	46,098	633	5,510
Share of Total Pop 55+	29%	36%	35%	37%		
Total Pop. (All Ages)	177,861	190,520	192,579	194,259	2,059	1,680

Source: Esri

Senior Income and Tenure Characteristics

PMA residents ages 65 and older with annual median household incomes of \$75,000 and higher present potential opportunities for market-rate AA and IL housing.

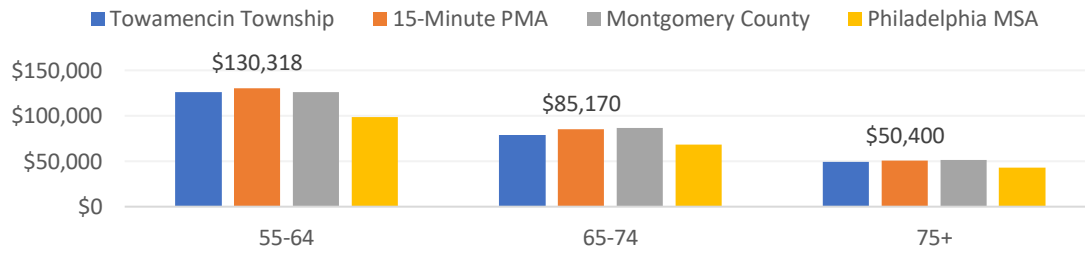
Income levels among residents 55 and older can vary significantly, as some younger senior householders may still be working into traditional retirement years, while older senior households may be retired with incomes supplemented by pensions, savings, investments, or social security. Median household income levels among PMA seniors are highest among householders 55 to 64 (\$130,320), compared to those between 65 to 74 (\$85,170), and those 75 and older (\$50,400). There are currently 10,910 householders ages 65 and older with annual incomes of \$75,000 and higher, a number which is expected to increase to 14,770 by 2028 - presenting potential opportunities for market-rate AA and IL housing.

Homeownership rates typically decline as householders age and transition into senior housing. For example, in 2020, homeownership rates in the PMA ranged from 72 percent among householders 65 to

Towamencin Township Comprehensive Plan

74, to 43 percent among householders 75 and older. This sharp drop in homeownership suggests PMA seniors begin to consider moving into non-owner-occupied housing alternatives in their mid-70s. These seniors may no longer desire or be able to maintain their single-family homes or prefer to move into housing that offers greater freedom from maintenance and/or includes supportive services.

Figure 52. Median HH Income by Age of Householder, 2023



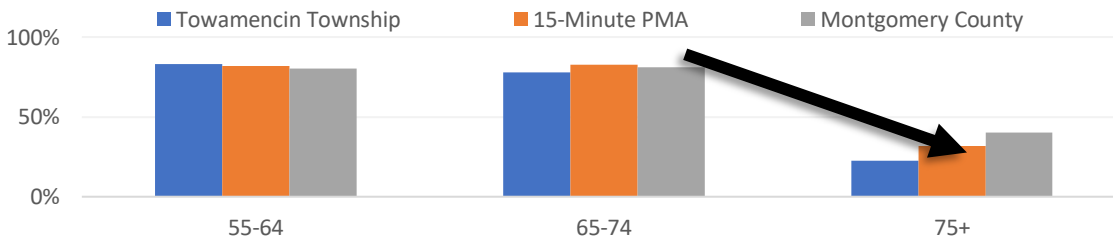
Source: Esri

Figure 53. Senior Household with Median HH Incomes \$75,000 or Higher

	Householder Age			Total 55+	Total 65+
	55-64	65-74	75+		
2023	11,265	7,406	3,506	22,177	10,912
2028	11,232	9,202	5,569	26,003	14,771

Source: Esri

Figure 54. Homeownership Rate Among Senior Households, 2020



Source: Esri

Appendix

Interviews

4ward Planning conducted email and telephone outreach to knowledgeable area real estate professionals for their perspectives of the local market. In total, 10 individuals were identified and contacted via email and telephone, with a series of follow-up correspondence. The following responded and subsequently offered their time and insight, supplementing our data analysis.

- **Jennifer Bevivino**, Manager, Coldwell Banker Hearthside, Landsdale
- **Gary Cassel**, Owner & Sales Associate, Berkshire Hathaway Homeservices Keystone Properties, Landsdale
- **Doug Kriebel**, Owner & Agent, Coldwell Banker Hearthside, Landsdale
- **Reeves Miller**, Owner & Sales Associate, Berkshire Hathaway Homeservices Keystone Properties, Landsdale
- **Mark Nicoletti**, Co-CEO, Philadelphia Suburban Development Corporation (PSDC)
- **Ted Miller**, Owner & Sales Associate, Berkshire Hathaway Homeservices Keystone Properties, Landsdale

Fiscal Impact Analysis

Fiscal Impacts Associated for Various Development Scenarios

Towamencin Township

Comprehensive Plan

Is your land-use strategy “4ward Tested”®



Table of Contents

Overview and Key Findings	3
Town Center Development	9
Shopping Center Development	19
Single-Family Development	27
Fiscal Impact Methodology	37

Is your land-use strategy “4ward Tested”®



Fiscal Impact Scenario

Overview and Key Findings

What is Fiscal Impact Analysis and Why Perform the Analysis?

A fiscal impact analysis examines the linkage between local government revenue generated by new development and its resultant municipal service costs (e.g., police, fire, schools, sanitation, etc.). The outcome of such an analysis is to produce a project-related estimate of community service costs to projected revenues, a “cost-revenue ratio,” which will be positive (a revenue surplus), negative (a revenue shortfall), or neutral (break-even).

Land-use planning (specifically, creation of a comprehensive plan) involves decisions which have real world consequences (e.g., the number of new households which will form; the type and scale of commercial buildings; the number of new public personnel needed to facilitate public services; increase in public facility usage; etc.). Projecting the fiscal impacts of land-use decisions, in advance of implementing the land-use plan, is a prudent action to help avoid long-term undesirable impacts to a community’s financial position and quality of life.



What is 4ward Planning's Charge?

Simone Collins requested 4ward Planning to perform fiscal impact analyses associated with hypothetical development scenarios for select areas within Towamencin Township.

The land-use scenarios modeled for fiscal impacts are deemed market receptive based on the earlier performed market analysis conducted by 4ward Planning in support of the comprehensive planning effort.

While fiscal impact analyses, when well performed, can identify service and capital cost impacts associated with future land development projects, it is not an exact science. There are many variables and assumptions which underpin fiscal impact modeling and slight changes to any these will, likely, produce varying results.

Furthermore, while 4ward Planning has modeled fiscal impacts associated with market supportable development and redevelopment scenarios for select locations within Towamencin Township, it should not be assumed such development would occur simultaneously. Indeed, the likelihood is that if these build-out scenarios were to occur they would happen over a period of three- to five-years; and, even then some of the supported land-uses will not come to fruition due to a lack of market demand at some distant future point.



Development Scenarios Modeled

Town Center Development

This scenario is comprised of 152,045 s.f. of retail, 45,000 s.f. of office, 480 multi-family dwelling units, a 100-room limited-service hotel and an 18,000 s.f. community center. The limited-service hotel is not modeled for fiscal impact analysis, as a hotel lease rate is unavailable. The community center is also not modeled, as it is likely to be non-taxable and have limited service cost impacts.

First Stabilized Year Projected Revenue - Township: \$811,017

First Stabilized Year Projected Revenue– North Penn School District (NPSD): \$3,341,445

First Stabilized Year Projected Service Cost - Township: \$538,208

First Stabilized Year Projected Service Cost – NPSD: \$460,009

First Stabilized Year Projected Fiscal Impact – Township: \$272,809

First Stabilized Year Projected Fiscal Impact – NPSD: \$3,154,245

Note: First stabilized year for all scenarios modeled assumes the project is at its long-term equilibrium rate, which is typically year two after receiving a certificate of occupancy; projected revenues are inclusive of real property taxes, local service taxes and earned income taxes. See methodology section of the report on page 37.



Development Scenarios Modeled

Shopping Center Development

This scenario is comprised of 250,000 s.f. of retail, inclusive of a 129,000 s.f. Target, a 41,000 s.f. grocery store and in-line shops and restaurants. The project is to complement an existing 242,000 s.f. commercial center.

First Stabilized Year Projected Revenue - Township: \$432,019

First Stabilized Year Projected Revenue – North Penn School District (NPSD): \$2,162,888

First Stabilized Year Projected Service Cost - Township: \$348,063

First Stabilized Year Projected Service Cost – NPSD: \$0

First Stabilized Year Projected Fiscal Impact – Township: \$83,956

First Stabilized Year Projected Fiscal Impact – NPSD: \$2,162,888

Note: First stabilized year for all scenarios modeled assumes the project is at its long-term equilibrium rate, which is typically year two after receiving a certificate of occupancy; projected revenues are inclusive of real property taxes, local service taxes and earned income taxes. See methodology section of the report on page 37.



Development Scenarios Modeled

Single-Family Housing Development

This 150 single-family detached housing unit scenario is comprised of 80 non-age restricted four-bedroom units with an estimated sales value of \$650,000; 40 age-restricted three-bedroom carriage units with an estimated sales value of \$525,000; and 30 age-restricted three-bedroom bungalow units with an estimated sales value of \$460,000.

First Stabilized Year Projected Revenue - Township: \$260,427

First Stabilized Year Projected Revenue– North Penn School District (NPSD): \$971,708

First Stabilized Year Projected Service Cost - Township: \$250,757

First Stabilized Year Projected Service Cost – NPSD: \$318,750

First Stabilized Year Projected Fiscal Impact – Township: \$9,670

First Stabilized Year Projected Fiscal Impact – NPSD: \$652,958

Note: First stabilized year for all scenarios modeled assumes the project is at its long-term equilibrium rate, which is typically year two after receiving a certificate of occupancy; projected revenues are inclusive of real property taxes, local service taxes and earned income taxes. See methodology section of the report on page 37.



Fiscal Impact Scenario

Town Center Development



Town Center Development

Overview

This development scenario which is bound by the Pennsylvania Turnpike Northeast Extension to the west, Bustard Road and Forty Foot Road to the north, a residential neighborhood immediately off Williamsburg Way to the east and Reiff Road and a residential neighborhood to the south, currently contains more than 100,000 s.f. of existing commercial space.

Philadelphia Suburban Development Corporation (PSDC) is proposing the following development program for the nearly 68-acre development site:

Land-Uses	S.F.	DUs	Rooms	Acres
Retail	152,045			
Office	45,000			
Multi-Family		480		
Hotel			100	
Open Space				8.3



Town Center Development

Residential Land-Uses

To perform fiscal impact modeling on the residential portion of the build-out program, 4ward Planning made assumptions concerning the bedroom counts for the multi-family component of the development based on the recently completed residential market analysis performed by 4ward Planning and specific to newly developed multi-family development in the regional market area (Note: 358 of the 480 multi-family units will be developed in stand-alone buildings and the balance will be constructed as the upper floors of mixed-use buildings).

Bedroom counts are the basis for estimating population metrics and are used with estimated population multipliers (based on the latest five-year American Community Survey (ACS) data for Pennsylvania) to project the number of adults and public school-age children associated with the residential build-out.

Residential multiplier data and the associated methodology is exhibited in the methodology section of this report starting on page 37.



Town Center Development

Residential Land-Uses

<u>Market</u>	<u>Units</u>	<u>Pct.</u>	<u>S.F.</u>	<u>Monthly Rent Rate</u>	<u>Rent Rate per S.F.</u>	<u>Annual Gross Rent</u>	<u>Vacancy Factor</u>	<u>Effective Annual Rent</u>	<u>Annual Net Operating Income</u>
Studios	80	17%	575	\$1,600	\$2.78	\$1,536,000	10%	\$1,382,400	\$1,105,920
1BR	120	25%	825	\$1,950	\$2.36	\$2,808,000	10%	\$2,527,200	2,021,760
2BR	220	46%	1,190	\$2,500	\$2.10	\$6,600,000	10%	\$5,940,000	4,752,000
3BR	60	13%	1,240	\$2,850	\$2.30	\$2,052,000	10%	\$1,846,800	1,477,440
Total	480		481,440			\$12,996,000		\$11,696,400	\$9,357,120
Weighted Avg.			1,003	\$2,256	\$2.30				

The above table exhibits the residential land-use type and number of units. The 480 units comprised of studio, one-, two-, and three-bedroom units will have a weighted average leasable 1,003 s.f. and a weighted average monthly rent of \$2,256. Total effective annual rent is an estimated \$11.7 million and monthly rent rates are estimated based on the observed rental rates for the newest multi-family rental projects located in the Towamencin market area (an approximate 10-mile radius of the township).

The net leasable building area represents total building area, exclusive of common areas is 481,440 s.f., representing 83 percent of the gross building square footage (579,759).



Town Center Development

Commercial Land-Uses

<u>Commercial Space Type</u>	<u>S.F.</u>	<u>Annual Lease Rate/S.F.</u>	<u>Gross Annual Lease Payment</u>	<u>Vacancy Factor</u>	<u>Effective Annual Lease Payment</u>	<u>Annual NOI</u>
General In-Line Retail	50,000	\$25	\$1,250,000	10%	\$1,125,000	\$956,250
MF Ground Floor Retail	46,323	\$26	\$1,204,398	10%	\$1,083,958	\$921,364
Dining Establishments	32,250	\$30	\$967,500	10%	\$870,750	\$740,138
Medical Office	27,000	\$25	\$675,000	7%	\$627,750	\$533,588
Grocery Outlet	23,295	\$22	\$512,490	7%	\$476,616	\$405,124
General In-Line Office	18,000	\$24	\$432,000	10%	\$388,800	\$330,480
Total	196,868		\$5,041,388		\$4,572,874	\$3,886,944

Estimated lease rates are based on currently observed commercial retail, office and restaurant lease rates in the market area containing Towamencin Township and assumes newly built space will command premium lease rates. Presently, a hotel lease rate is unavailable and, consequently, a hotel value for tax assessment purposes is not factored into the fiscal impact analysis. Further, a proposed 18,000 s.f. community center is excluded from this analysis as it is likely to be tax exempt and have limited-service cost impacts to the township.



Town Center Development

New Residents and Workers



745 Residents



122 Public School Children



720 Full- and Part-Time Employees

Town Center Development

Projected First Year Stabilized Revenues

\$ 576,120	▬	Twp. Property Tax Revenues	} Total First Year Stabilized Revenue
\$ 29,148	▬	Twp. Local Svc. Tax Revenues ¹	
\$ 205,749	▬	Twp. Earned Inc. Tax Revenues	
			\$ 811,017
\$3,135,696	▬	NPSD Property Tax Revenues	} Total First Year Stabilized Revenue
\$ 0	▬	NPSD Local Svc. Tax Revenues	
\$ 205,749	▬	NPSD Earned Inc. Tax Revenues	
			\$3,341,445

¹ \$52 multiplied by the 720 new jobs in the township.



Town Center Development

Projected Increase in Township and School Personnel



2 Police Officers (\$120,000 each,
inclusive of salary and benefits)



2 DPW Employees (\$100,000 each,
inclusive of salary and benefits)



1 Code Enforcement Officer
(\$80,000, inclusive of salary and benefits)



0 School District Employees

Note: The above personnel and associated labor cost estimates are based on interviews 4ward Planning conducted with the Towamencin manager and the North Penn School District superintendent and business administrator.



Town Center Development

Projected First Year Stabilized Service Costs

\$ 538,208 **==** **Twp. First Year Service Cost**

\$ 460,009 **==** **NPSD First Year Service Cost**

The above service costs are associated with the full build-out in the first stabilized year (in other words, when the buildings reach their long-term occupancy rates of 95- and 90-percent for residential and commercial, respectively). The township's and school district's annual service costs accounts for new personnel, if any, identified on the previous page and are estimates. No capital costs (e.g., purchase of new vehicles or equipment, or construction of new buildings) is accounted for in the above cost values.

Note: See budget adjustment methodology section starting on page 43 which also describes operating costs included in the analysis.



Town Center Development

Projected Net Fiscal Impact for First Stabilized Year

\$ 811,017	Twp. First Year Projected Revenue
<u>\$ 538,208</u>	Twp. First Year Projected Service Cost
\$ 272,809	Positive Net Fiscal Impact
\$ 3,341,445	NPSD First Year Projected Revenue
<u>\$ 460,009</u>	NPSD First Year Projected Service Cost
\$ 2,881,436	Positive Net Fiscal Impact

Note: School district revenues are exclusive of state and federal aid.



Fiscal Impact Scenario

Shopping Center Development

Shopping Center Development

Overview

This development scenario which is bound by Tomlinson Road to the south, Reinert Road to the west, Allentown Road to the north and Forty Foot Road to the east, currently contains approximately 242,000 s.f. of existing commercial space. The current development proposal would add just over 250,000 s.f. of additional commercial space, comprised of big box retail, a grocery store, casual dining and a fast casual restaurant, as well as small-scale retail and personal service businesses.

Philadelphia Suburban Development Corporation (PSDC) is proposing the following development program for the nearly 68-acre development site:

Land-Uses	S.F.
Target	128,842
Grocery Store	41,302
In-Line & Pad Site Retail	66,322
Casual & Fast Casual Dining	<u>13,610</u>
Total S.F.	250,076



Shopping Center Development

Commercial Land-Uses

<u>Commercial Space Type</u>	<u>S.F.</u>	<u>Annual Lease Rate/S.F.</u>	<u>Gross Annual Lease Payment</u>	<u>Vacancy Factor</u>	<u>Effective Annual Lease Payment</u>	<u>Annual NOI</u>
Target	128,842	\$22	\$2,834,524	10%	\$2,551,072	\$2,168,411
Grocery Store	41,302	\$22	\$908,644	7%	\$845,039	\$718,283
In-Line & Pad Site Retail	66,322	\$26	\$1,724,372	10%	\$1,551,935	\$1,319,145
Casual & Fast Casual Dining	13,610	\$30	\$408,300	10%	\$367,470	\$312,350
Total	250,076		\$5,875,840		\$5,315,516	\$4,518,189

Estimated lease rates are based on currently observed commercial retail, office and restaurant lease rates in the market area containing Towamencin Township and assumes newly built space will command premium lease rates.



Shopping Center Development

New Workers



666 Full- and Part-Time Employees

Shopping Center Development

Projected First Year Stabilized Revenues

\$ 397,387	▬▬	Twp. Property Tax Revenues	}	Total First Year Stabilized Revenue \$ 432,019
\$ 34,632	▬▬	Twp. LST Revenues ¹		
\$ 0	▬▬	Twp. EIT Revenues		
\$2,162,888	▬▬	NPSD Property Tax Revenues	}	Total First Year Stabilized Revenue \$2,162,888
\$ 0	▬▬	NPSD LST Revenues		
\$ 0	▬▬	NPSD EIT Revenues		

¹ \$52 multiplied by the 666 new jobs in the township.



Shopping Center Development

Projected Increase in Township and School Personnel



1 Police Officer

(\$120,000, inclusive of salary and benefits)



1 DPW Employee

(\$100,000 inclusive of salary and benefits)



1 Code Enforcement Officer

(\$80,000, inclusive of salary and benefits)



0 School District Employees

Note: The above personnel and associated labor cost estimates are based on broad assumptions by 4ward Planning and are subject to further evaluation by township and school district officials.



Shopping Center Development

Projected First Year Stabilized Service Costs

\$ 348,063 **==** **Twp. First Year Service Cost**

\$ 0 **==** **NPSD First Year Service Cost**

The above service costs are associated with the full build-out in the first stabilized year (in other words, when the building reaches its long-term occupancy rate of 95- percent). The township's and school district's annual service costs accounts for new personnel, if any, identified on the previous page and are estimates. No capital costs (e.g., purchase of new vehicles or equipment, or construction of new buildings) is accounted for in the above cost values.

Note: See budget adjustment methodology section starting on page 43 which also describes operating costs included in the analysis.



Shopping Center Development

Projected Net Fiscal Impact for First Stabilized Year

\$ 432,019

Twp. First Year Projected Revenue

\$ 348,063

Twp. First Year Projected Service Cost

\$ 83,956

Positive Net Fiscal Impact

\$2,162,888

NPSD First Year Projected Revenue

\$ 0

NPSD First Year Projected Service Cost

\$2,162,888

Positive Net Fiscal Impact



Fiscal Impact Scenario

Single-Family Housing Development

Single-Family Development

Overview

This scenario assumes development of 150 single-family housing units on 100-acres of land within the current Freddy Hill Farms land parcel and an adjacent undeveloped parcel to the east (the amount of land developable after accounting for infrastructure and land coverage requirements). Single-family housing units modeled as detached, carriage and bungalow style and split between non-age restricted and age-restricted.

Units	Bedroom Count	Age-Restricted	Housing Type	Estimated Sales Price
80	4	No	SF-Detached	\$650,000
40	3	Yes	SF-Carriage	\$525,000
<u>30</u>	3	Yes	SF-Bungalow	\$460,000
150				



Single-Family Development

Residential Land-Uses

To perform fiscal impact modeling on the residential portion of the build-out program, 4ward Planning made assumptions concerning the bedroom counts by housing category, based on its deep experience performing residential market studies and known trends concerning household formation and household sizes in the study area.

Bedroom counts are the basis for estimating population metrics and are used with estimated population multipliers (based on the latest five-year American Community Survey (ACS) data for Pennsylvania) to project the number of adults and public school-age children associated with the residential build-out.

Residential multiplier data and the associated methodology is exhibited in the methodology section of this report.



Single-Family Development

80 Single-Family Detached – Non-Age Restricted



220 Residents



65 Public School Children

Single-Family Development

40 Single-Family Carriage Homes – Age Restricted



66 Residents



0 Public School Children

Single-Family Development

30 Single-Family Bungalow Homes – Age Restricted



50 Residents



0 Public School Children

Single-Family Development

Projected First Year Stabilized Revenues

\$ 162,970	▬▬	Twp. Property Tax Revenues	} Total First Year Stabilized Revenue \$ 260,427
\$ 12,760	▬▬	Twp. LST Revenues	
\$ 84,697	▬▬	Twp. EIT Revenues	
\$ 887,011	▬▬	NPSD Property Tax Revenues	} Total First Year Stabilized Revenue \$ 971,708
\$ 0	▬▬	NPSD LST Revenues	
\$ 84,697	▬▬	NPSD EIT Revenues	



Single-Family Development

Projected Increase in Township and School Personnel



1 Police Officers

(\$120,000 inclusive of salary and benefits)



1 DPW Employees

(\$100,000 inclusive of salary and benefits)



0 NPSD Employees

Note: The above personnel and associated labor cost estimates are based on broad assumptions by 4ward Planning and are subject to further evaluation by township and school district officials.



Single-Family Development

Projected First Year Stabilized Service Costs

\$250,757 ■ Twp. First Year Service Cost

\$318,750 ■ NPSD First Year Service Cost

The above service costs are associated with the full build-out in the first stabilized year (in other words, when the building reaches its long-term occupancy rate of 95- percent). The township's and school district's annual service costs accounts for new personnel, if any, identified on the previous page and are estimates. No capital costs (e.g., purchase of new vehicles or equipment, or construction of new buildings) is accounted for in the above cost values.

Note: See budget adjustment methodology section starting on page 43 which also describes operating costs included in the analysis.



Single-Family Development

Projected Net Fiscal Impact for First Stabilized Year

\$ 260,427	Twp. First Year Projected Revenue
<u>\$ 250,757</u>	Twp. First Year Projected Service Cost
\$ 9,670	Positive Net Fiscal Impact
\$ 971,708	NPSD First Year Projected Revenue
<u>\$ 318,750</u>	NPSD First Year Projected Service Cost
\$ 652,958	Positive Net Fiscal Impact



Fiscal Impact Methodology



Population Multipliers – Methodology

Service costs for municipalities and school districts are, largely, a function of the number of residents and public school-age children living in the subject jurisdictions. In turn, the number of residents and school-age children are a function of the type and amount of housing that gets developed, with bedroom counts per unit the principal determining factor.

4ward Planning created an algorithm which analyzed 2014 to 2018 American Community Survey (ACS) data – an annual survey of U.S. households which is conducted by the U.S. Census. The analysis was focused on households and their living arrangements (e.g., housing tenure (own vs. rent), housing type (single-family detached vs. single-family attached (townhouse), multi-family rental vs. multi-family condo); and bedroom counts (e.g., studios, one-bedrooms, two-bedrooms, three-bedrooms, etc.); recently constructed housing and recently moved-into housing).



Population Multipliers – Methodology (continued)

While the obvious choice for identifying the number of persons and public school-age children who live in newly constructed housing is to examine the household population statistics for newly constructed housing provided by the ACS, unfortunately, the margin of error for this category was unacceptably high due to an insufficient sample size (we examined data at the state level). Consequently, as a proxy, we used housing data where the occupants had only recently moved into the unit (had been living within the unit for four years or less). The survey data was far more robust than persons living in newly constructed housing units and, thus, the margin or error was considered within acceptable limits.

Using the four-year period of 2014 to 2018, the latest data set available at the time of our analysis, we performed a series of complex regression analyses on the ACS data to derive not only the average number of persons living in a given housing type and having a certain number of bedrooms, but, also, the number of public school-age children, as well (we were able to identify children enrolled in public school as opposed to private or parochial school).

Once this data was analyzed and reviewed for soundness (e.g., ensuring that the sample size was large enough to make an inference about the average number of persons per unit, given various characteristics), we created a table of residential multipliers for Pennsylvania, which is inclusive of public school-age children.



Population Multipliers – Methodology (continued)

While the residential multipliers may not always reflect the precise number of persons who will move into a given housing unit, residential multipliers have, in general, been reasonably predictive of the total number of occupants and public school-age children over a large inventory of housing types.

Consequently, we utilize this technique to estimate the likely number of total persons and public school-age children produced by the development of varying housing types.

Multiplier data appears on the following page.



Population Multiplier Tables - Pennsylvania

Total Residents

BR Count	Single-family Detached	Single-family Attached	Multi-family Condo	Multi-family Rental
Studio	NA	NA	1.00	1.00
1-BR	NA	NA	1.09	1.09
2-BR	NA	1.72	2.19	2.19
3-BR	2.97	2.67	3.09	3.09
4-BR	3.62	3.64	NA	NA

Example: For every 100 three-bedroom townhouse units, 267 total persons are anticipated

Public School-Age Children

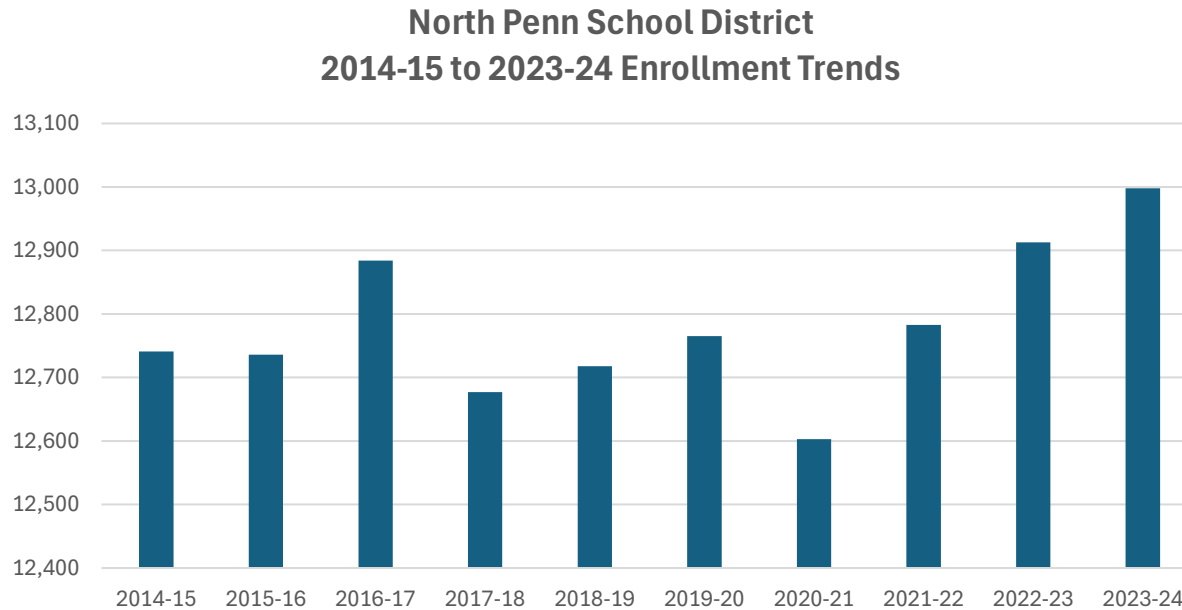
BR Count	Single-family Detached	Single-family Attached	Multi-family Condo	Multi-family Rental
Studio	NA	NA	0.00	0.00
1-BR	NA	NA	0.00	0.00
2-BR	NA	0.02	0.17	0.18
3-BR	0.45	0.49	0.74	0.80
4-BR	0.75	0.94	NA	NA

Example: For every 100 three-bedroom townhouse units, 49 public school-children are anticipated.



NPSD Enrollment Trends

The below table exhibits the enrollment trends for North Penn School District over a ten-year period (2014-15 to 2023-24 school years). The enrollment trend suggests capacity in the school district to handle additional school children may be challenged. However, capacity at each grade level likely varies and, thus, the ability of the school district to accommodate additional enrollment will be based on the age and grade level for entering students. This analysis is beyond the scope of this study.



Source: Pennsylvania Department of Education, 2024



Budget Adjustment Methodology

The most widely used technique for performing fiscal impact analyses (the per capita approach) has, with few exceptions, included all line-item expenditures within municipal and school district annual budgets. Ostensibly, this approach makes sense, as, if the objective is to derive a per capita budget expenditure cost, the sum total of all expenditure line items should be included when dividing by the current jurisdiction's population or households. However, this approach grossly overestimates the likely per capita/per household cost due to the inclusion of salaries, wages and fringe benefit costs of municipal and school district personnel, as well as the inclusion of capital outlays, fund transfers and debt service payments by municipal government and school districts.

The underlying theory of the per capita approach is that a pro rata share of goods and services are exhausted (worn out) by each resident's (or household's) consumption of said goods, services, and natural resources over some period (whether a month, a year or five years).

For, example, a municipality has a certain number of housing units, each of which will receive notices over the course of the year from the municipality (e.g., tax notices, water and/or sewer bill notices, health department notices, etc.). These notices are mailed and, thus, consume paper, ink and postage, in addition to the labor involved in processing said notices. Separating out labor cost, for the moment, there is a known total cost for producing these notices and, via a simple calculation, the cost per household (recognizing that regardless of the number of household members, there is, with few exceptions, only one notice sent per household).



Budget Adjustment Methodology (continued)

Consequently, should additional households form within that municipality, the increase in total costs associated with sending public notices should, ostensibly, be known in advance, as the additional cost is simply a function of the per household cost multiplied by the number of new households.

Similarly, a school district will purchase a certain number of textbooks based on the student enrollment within its district. If there is an influx of new residents and the number of students is projected to increase over the current student enrollment figure, then more textbooks will be purchased and a known additional cost can be derived (note: where the school district has a sufficient number of textbooks prior to new students arriving, either due to an unexpected decrease in enrollment in prior years or its having purchased more text books than necessary, no incremental textbook cost should be attributed to each new student, as the textbook costs are already amortized over the existing student body in place, prior to the arrival of the new students). Additionally, the same logic would apply to other supplies, such as paper, pens and pencils, notebooks, chalk, staples, markers, etc.) that a school district would purchase.

While a case is easily made for the consumption of municipal and school district supplies and materials associated with residents, households and students, the consumption or wearing out of personnel (whether municipal or school district associated) cannot be calculated in a similar manner.



Budget Adjustment – Methodology (continued)

Specifically, the addition of residents and households to a municipality doesn't diminish the physical capacities of the town clerk, public works director or health department director, or their staffs; as while they may have to spend a marginal amount of additional time in providing service to additional residents, each of these workers will continue to work an eight hour shift and earn the same wage or salary, regardless of whether the municipality experienced an increase in 100 households or a decrease 100 households (this is an economies of scale effect). The same can be said of school district personnel – an increase or decrease in enrollment, generally, will have little practical impact on the capacity and cost of a district employee.

However, while municipal and school district personnel are not “consumed” in the same way as office supplies, there comes a point at which additional residents (in the case of a municipal employee) or additional students (in the case of a school district employee) necessitates greater capacity than can be provided by existing personnel (most municipal and school district employees are full-time salaried personnel and, thus, for all intents and purposes, their service delivery per day, week, month and year remains relatively fixed, regardless of the change in population (municipal) or student enrollment (school district)).



Budget Adjustment – Methodology (continued)

It is in these situations that additional personnel are, generally, hired and an attendant increase in personnel cost incurred by the municipality and/or school district.

Conducting interviews with the municipal business administrator and school district superintendent (the Case Study approach) for purposes of understanding existing service delivery capacities and how these capacities might be over-burdened with an increase of residents and public school students is a superior approach to identifying the prospective municipal and school district personnel impact (staffing and associated costs) than using the per capita method which automatically assumes each new resident and student will require additional personnel and associated costs.

For example, while 100 new households may form within a municipality (and an assumed 250 new residents in total), it is highly unlikely that new professional and administrative staff (e.g., clerk, tax collector, health department personnel, engineering staff, business administrator, etc.) would need to be increased, given the economies of scale for delivering service (principally, made possible by computer technology and modern administrative methods). Sending an additional 100 public notices or processing an additional 100 tax payments is relatively simple in the age of computers.

Budget Adjustment – Methodology (continued)

Similarly, two or three new students who are assigned to a classroom which has four or five available desks, extra textbooks and a teacher already present are not likely to cause the school district to increase personnel or associated costs; that is, sufficient capacity to accommodate these students is evident.

Finally, the exclusion of capital outlays, fund transfers, and debt service payments from budget expenditures, in advance of performing a fiscal impact analysis is only logical, as these expenditures, while real, are not influenced by the increase or decrease in the number of residents, households or enrolled students in a give jurisdiction – the amount of debt payments will not fluctuate if four hundred new residents arrive or four hundred residents leave. Consequently, to include these budget expenditures in the analysis is to overestimate service costs associated with new residents, households and students.

Consequently, this analysis excludes personnel cost (salaries, wages and benefits), capital outlays, fund transfers and debt service from the budget expenditures used in deriving the fiscal impacts to both the city and school district. It is assumed that if additional personnel are required, surplus revenues (assuming there will be a surplus) would offset said personnel costs.

Budget Adjustment – Methodology (continued)

The Per Capita Multiplier Method

Based on the Per Capita Multiplier Method for estimating fiscal impact analysis, “the residential share of all residential and nonresidential service costs is estimated by dividing the residential property value and number of residential parcels by all nonresidential property values and the number of nonresidential parcels, respectively. The calculation produces the residential percent of the residential/nonresidential parcels and the residential percent of the residential/nonresidential property value. The results are averaged, and the combined value is then applied to the total local municipal costs to derive the estimated residential-associated share.”¹

Utilizing real property data obtained from Property Shark, an online purveyor of real property data, 4ward Planning utilized the below metrics to identify the residential share of Towamencin’s annual service costs:

2024 Residential Parcels²:	4,820	2024 Residential Assessed Value²:	\$ 815,111,291
2024 Commercial & Industrial Parcels:	1,528	2024 Commercial & Industrial Assessed Value:	\$ 414,346,720
2024 All Other Parcels	<u>123</u>	2024 All Other Real Property Value:	<u>\$ 83,555,510</u>
Total:	6,471	Total:	\$1,313,013,521
Residential Percentage:	74%	Residential Percentage:	62%

¹Development Impact Assessment Handbook, Urban Land Institute, 1994



Budget Adjustment - Methodology

The average of the residential land parcel share and residential assessed value share is 74 percent and 62 percent, respectively. Consequently, only 68 percent of the identified per capita municipal service cost is attributable to residential service costs, as will be demonstrated in this analysis.



Budget Adjustments – Twp. and NPSD

2024 Total Approved Expenditures	\$11,223,189 ¹
<i>Less Salaries/Wages</i>	\$4,761,100
<i>Less Fringe Benefits</i>	\$2,142,439
<i>Less Capital & Transfers</i>	\$1,820,000
<i>Less Debt Service</i>	0
Total Adjusted Budget:	\$2,499,650

2023-24 Total Approved Expenditures	\$308,224,896 ³
<i>Less Salaries/Wages</i>	\$150,376,794
<i>Less Fringe Benefits</i>	\$90,114,045
<i>Less Transfers & Reserves</i>	\$3,993,797
<i>Less Debt Service</i>	\$0
Total Adjusted Budget:	\$63,740,260

Estimated 2024 Population 18,782²

2024 Student Enrollment 12,998⁴

Estimated Service Cost per Person	\$133.09
<i>68% represents new residential cost</i>	\$90.50
<i>32% represents new worker cost</i>	\$42.59

Estimated Service Cost per New Student \$4,908

Based on the above metrics, each new resident associated with new development has an annual municipal service cost of \$90.50, while each new worker hired results in an annual municipal service cost of \$42.59. Each newly enrolled public-school student has a school district service cost of \$4,908. However, students having special needs (e.g., requiring an in-class aide, additional materials or capital improvements) would represent a greater annual cost to the district and would result in annual cost significantly greater.

¹ Towamencin Township 2024 Adopted Budget
² Estimated based on U.S. Census Bureau 2024 estimate
³ North Penn School District 2023-24 Adopted Budget
⁴ Pennsylvania Department of Education, 2024



Methodology – Real Estate Analysis

An appraiser (or property tax assessor) will typically assess newly constructed commercial real estate (apartments and retail), for real property tax purposes, using the income approach to valuation, as further described below:

- **Income Approach to Valuation** – The tax assessor identifies a capitalized value for the stabilized development (typically, after the building is 95 percent occupied) by using the developer’s projected rent and expenses or the known rent and expenses from a similar development nearby, estimating annual net operating income (NOI) and dividing this value by market-based capitalization rate (Cap rate).
- **Capitalized Value** – Capitalized value represents the market value of the subject building. That is, to derive an assessed value for property tax purposes, the subject property’s market value is determined by dividing the property’s estimated net operating income (see NOI definition) by a capitalization rate (see definition), plus the addition of an equalized tax rate (this functions to arrive at a correct valuation. While a capitalized value may not be the exact amount a property would fetch on the open market, it is considered a reasonably close value approximation of an arms length market transaction).
- **Cap Rate** – The capitalization (cap) rate represents an average ratio of a property’s net annual operating income (NOI) to the average sales price of comparable properties (in this case, luxury multi-family rental) within the market area. It is an approximation of what the property’s annual financial return rate should be for an investor, given the project’s risk profile and local market conditions for similar properties.



Methodology – Real Estate Analysis

- **Stabilization** – The year when the property’s vacancy rate has stabilized (reached the long-term vacancy rate).
- **Net Operating Income (NOI)** – Includes all associated property maintenance expenses, insurance, management fees, marketing expenses, and utilities. Real property taxes are excluded for purposes of estimating taxable value upon which the township’s real property tax rate will be applied. For purposes of this study, NOI for multi-family rental properties represents 80-percent of a property’s effective annual gross rent revenue (effective annual gross rent minus revenue lost due to vacancy and payment default). For commercial centers (containing general retail, restaurants, personal services, small offices, etc.) NOI represents 85-percent of a property’s effective annual gross rent, assuming these tenants pay a pro-rata share of all utilities, maintenance for common areas, and insurance. Real property taxes are excluded from NOI to accurately calculate the taxable property value (to include real property tax expense in the NOI value would wrongly lower the assessed property value for tax purposes).

Below, cap rate and NOI assumptions are identified for the land-uses modeled in this study:

Cap Rate – Multi-family:	6.0%
Cap Rate – Commercial Centers:	8.0%
NOI – Multi-family:	80%
NOI – Commercial Centers:	85%



Methodology – Real Estate Tax Revenues

Common Level Ratio (CLR): As defined by Pennsylvania statute, “Common Level Ratio shall mean the ratio of assessed value to current market value used generally in the county as last determined by the State Tax Equalization Board (STEB).” The CLR for the 2024-25 fiscal year is 3.04. For practical purposes, this means that a property with a market value of \$600,000 would have an assessed value for tax purposes of \$197,368.

The method more commonly used to determine the taxable value is to take the inverse of the CLR factor – in this case, 1 divided by 3.04 equaling 0.3289 or 33-percent if rounded.

The 33-percent assessment ratio is applied to the market values developed for this analysis to arrive at the estimated tax levy. Below is an example of how taxable value is derived for a multi-family rental development using the real estate valuation factors identified:

Stabilized Net Operating Income:	\$ 4,000,000 (after expenses)
Divided by Fully Loaded Cap Rate (10.54%) ^a :	\$37,950,664 (estimated market value)
Market Value Multiplied by Assessment Ratio (33%):	\$12,523,719 (assessed value)
Assessed Value Multiplied by Tax Rate (4.54%) ^b :	\$ 568,577 (tax levy; effective rate is 1.50%)

^a Fully loaded cap rate adds the property’s cap rate to the sum of the municipal and school district tax rates

^b Only the municipal and school tax rates are used, as all other tax rates are not of concern for this analysis.



Methodology – Real Estate Tax Revenues

Real Property Tax: Traditional property based tax levy which applies the annual tax rate against the assessed value of real property (e.g., a house, apartment building, shopping center, industrial building, etc.). The 2024 millage rates for Towamencin Township and the North Penn School District are \$5.6895 and \$30.9667 per \$1,000 of assessed value, respectively.

Earned Income Tax (EIT): The Earned Income Tax in Towamencin Township is one percent (1.0%) of the Earned Income/Net Profits for all Township residents. Also included are any non-residents engaged in business, working or headquartered out of an office within the township. For purposes of this study and to reduce the complexity of estimating the tax, the EIT is only calculated for new township residents. The EIT revenues received are split equally between the township and school district. (0.5 percent to the township and 0.5 percent to the school district).

For purposes of this analysis, only new households are subject to the EIT. Household EIT is estimated by dividing gross annual housing revenue for rental units by 30 percent (assuming households are paying no more than 30 percent of their income towards shelter) and multiplying this quotient by the EIT. For owner occupied units, estimated income is estimated by assuming a five-percent interest rate mortgage, with a 10-percent downpayment and 30-year fixed term. The resultant annual mortgage payment is divided by .30 to arrive at an estimated household income.

Local Services Tax: For purposes of this analysis, the LST is assessed only on newly created jobs at \$52 annually and all such tax revenue accrues to the township.



General & Limiting Conditions

4ward Planning Inc. has endeavored to ensure that the reported data and information contained in this report are complete, accurate, and relevant. All estimates, assumptions, and extrapolations are based on methodological techniques employed by 4ward Planning Inc. and believed to be reliable. 4ward Planning Inc. assumes no responsibility for inaccuracies in reporting by the client, its agents, representatives, or any other third-party data source used in the preparation of this report.

Further, 4ward Planning Inc. makes no warranty or representation concerning the manifestation of the estimated or projected values or results contained in this study. This study may not be used for purposes other than that for which it is prepared or for which prior written consent has first been obtained from 4ward Planning Inc. This study is qualified in its entirety by, and should be considered in light of, the above limitations, conditions, and considerations.





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**Long-Range
Forecast
Draft**



TO: Towamencin Township Board of Supervisors
From: Adam Szumski, Finance Director
Date: June 24th, 2024
SUBJECT: Draft Long-Range Forecast

Introduction

Dear Board of Supervisors,

Below is an overview of the draft Long-Range Forecast for governmental funds. The purpose of the forecast is to put current governmental finances in context and to provide guidance to future planning. In summary, the forecast does the following:

- 1) Creates a **Baseline Projection** of current operations. That is, the financial impact of current service levels (expenses) and current revenues/tax rates on the township's bottom line (fund balance).
- 2) Considers the **Capacity for New Debt** to fund capital projects.
- 3) Reviews the current **Capital Plan** and considers what can and cannot be funded with current funds and new debt.
- 4) Adds the hypothetical new debt into the Baseline Projection for **an Updated Projection** and considers what **Additional Revenue** might be needed to fund the Updated Projection.

The following report is structured to cover the four topics above in order.

In summary, the analysis suggests that:

- 1) Current tax rates and fund balance are sufficient to cover current operating expenses and existing debt costs (*before new debt and capital is considered*) through 2028 or 2029.
- 2) There is capacity to issue new debt in the next five years with the maturity of Towamencin Township Infrastructure Authority (TTIA) debt in 2026 and several other notes in 2031.
- 3) The ultimate level of new debt depends on several factors and is ultimately up to the Board. However, a reference point of limiting annual debt payments to approx. 10% of governmental revenue was used to put potential borrowing in context. This reference point suggests new debt capacity of approximately **\$3.5 million every other year** on 15- or 20-year terms to fund capital projects. Longer-term borrowing can be considered if the useful life of the funded capital project(s) warrants 25- or 30-year repayment terms.

- 4) Some capital projects will likely need to be deferred even with new borrowings. The pace at which these deferred projects can be completed will depend upon the township's success in attaining grants and the amount of impact fees received from future development.
- 5) Adding new debt service payments to the Baseline Projections will cause the Updated Projections to deplete fund balance below recommended levels (10% of expenses).
- 6) Current estimates suggest property tax increases in the range of 3.0%-4.0% every other year would be required to maintain a sustainable fund balance while funding current service levels and issuing new debt. The updated projections here assume 3.5% increases in 2025, 2027, and 2029.

Baseline Projections

As noted above, the Baseline Projection analyses the financial impact of current service levels (expenses) and current revenues on the township's bottom line (fund balance). This analysis looks at the current budget of the General Fund and other operating funds¹ and projects out for 2025 through 2029 based on various assumptions of revenue and expense growth.

It answers the following questions: *Will our current revenue mix and tax rates cover anticipated expense growth for business-as-usual operating costs, before considering our ability to fund capital or borrowing?*

The answer: *The township's current revenue mix and tax rates will likely cover anticipated operating expense growth through 2028 or 2029, before funding additional capital construction and associated borrowing is considered.*

It is important to note that baseline projections are slightly biased to be pessimistic. The township has a history of positive budget performance, typically receiving slightly more revenue and spending slightly less than was budgeted. By virtue of using a 2024 budget as the base-year of the projections, the forecast necessarily carries forward this small-"c" budget conservatism. Some adjustments were made to reduce the hedging we typically build into the revenue budget, but the projections are still conservative and can hopefully be beaten in the years to come.

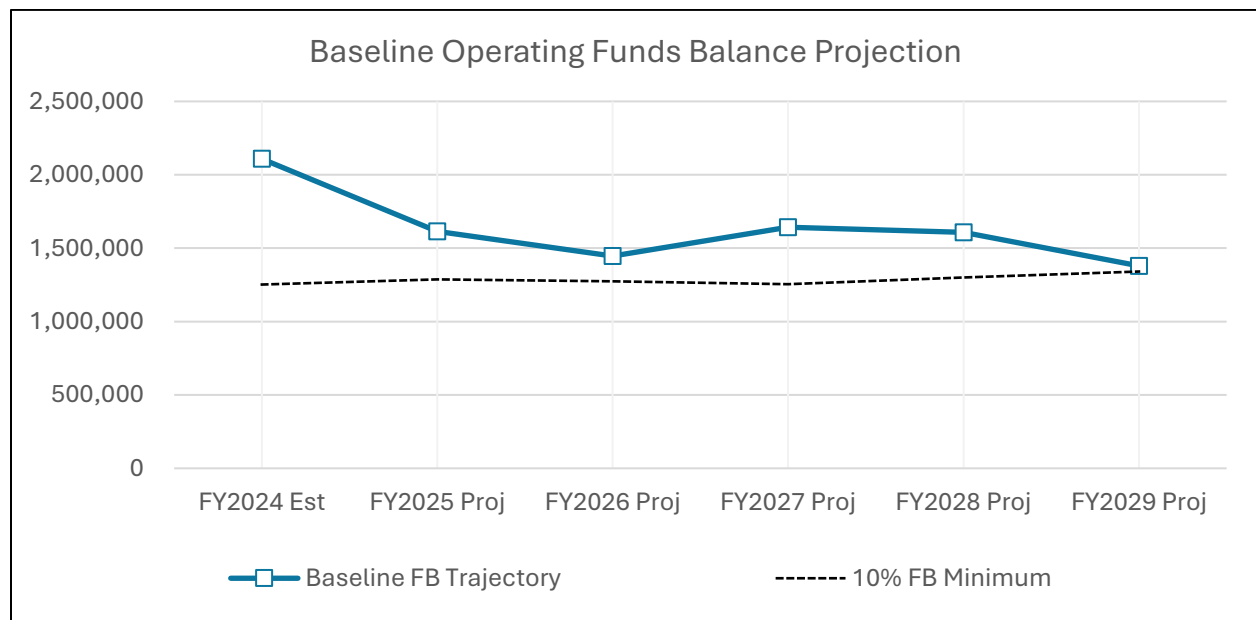
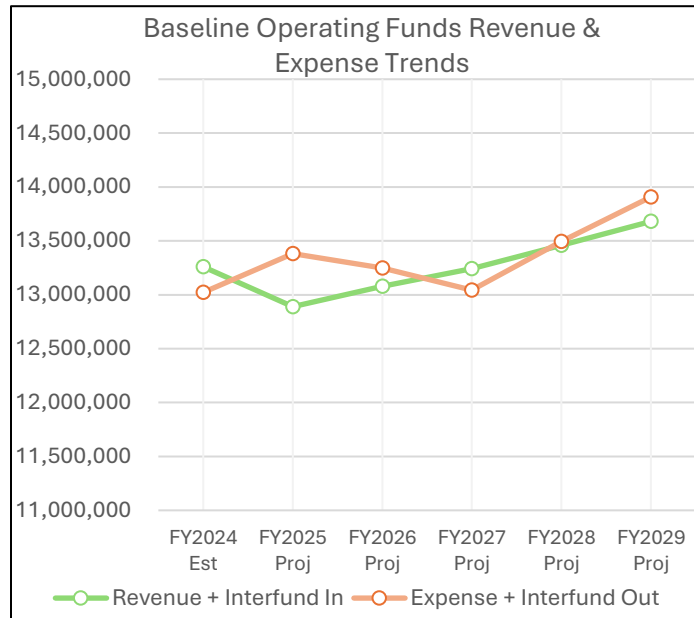
Please see Appendix A for a rundown of revenue and expense assumptions.

¹ Included as "Operating Funds" are 01 General Fund, 03 Fire Fund, 04 EMS Fund, 05 Parks & Rec Fund, 06 Swimming Pool Fund, and 23 Debt Service Fund

The baseline projections anticipate revenues will fall between 2024 and 2025 due largely to a change to the sewer overhead calculation methodology, and then grow 1.5% annually.

Baseline expenses will grow in 2025, decline for two years with falling debt service payments, and then climb again in 2028 and 2029 due to expected personnel, supplies and services growth assumptions.

The impact of the baseline projections on governmental fund balance is shown below. Operating fund balance is expected to eclipse \$2 million at year-end 2024. Even with the use of fund balance to cover the 2025 deficit and other, smaller possible deficits beyond 2025, fund balance is projected to decline to \$1.38 million or 10% of 2029 expenses.



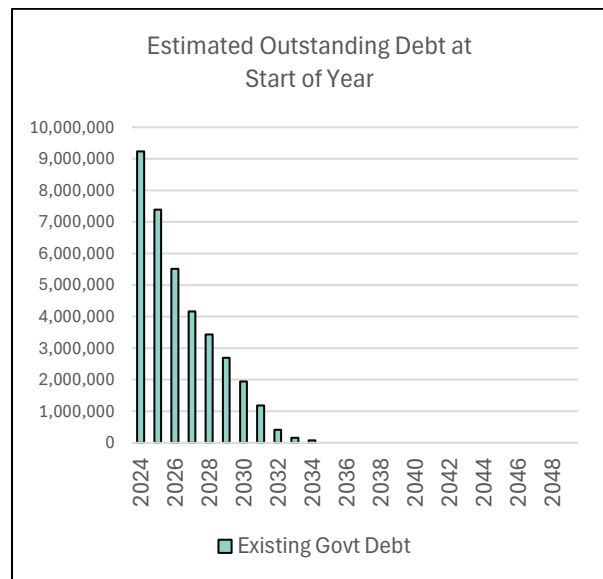
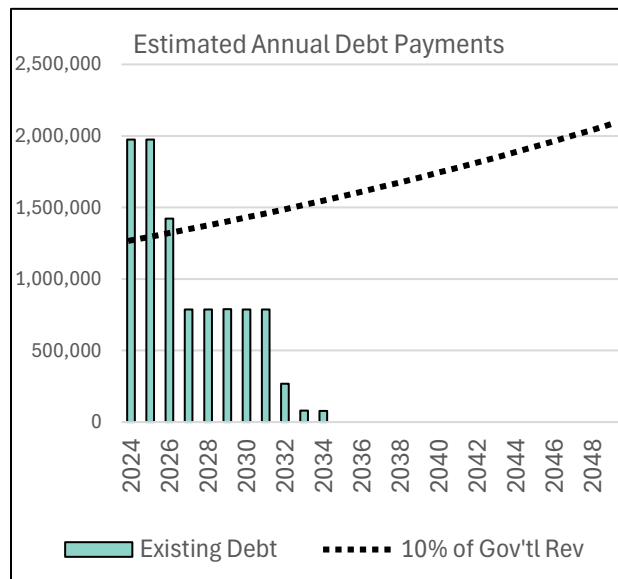
Please see Appendix A for a rundown of revenue and expense assumptions.

Capacity for New Debt

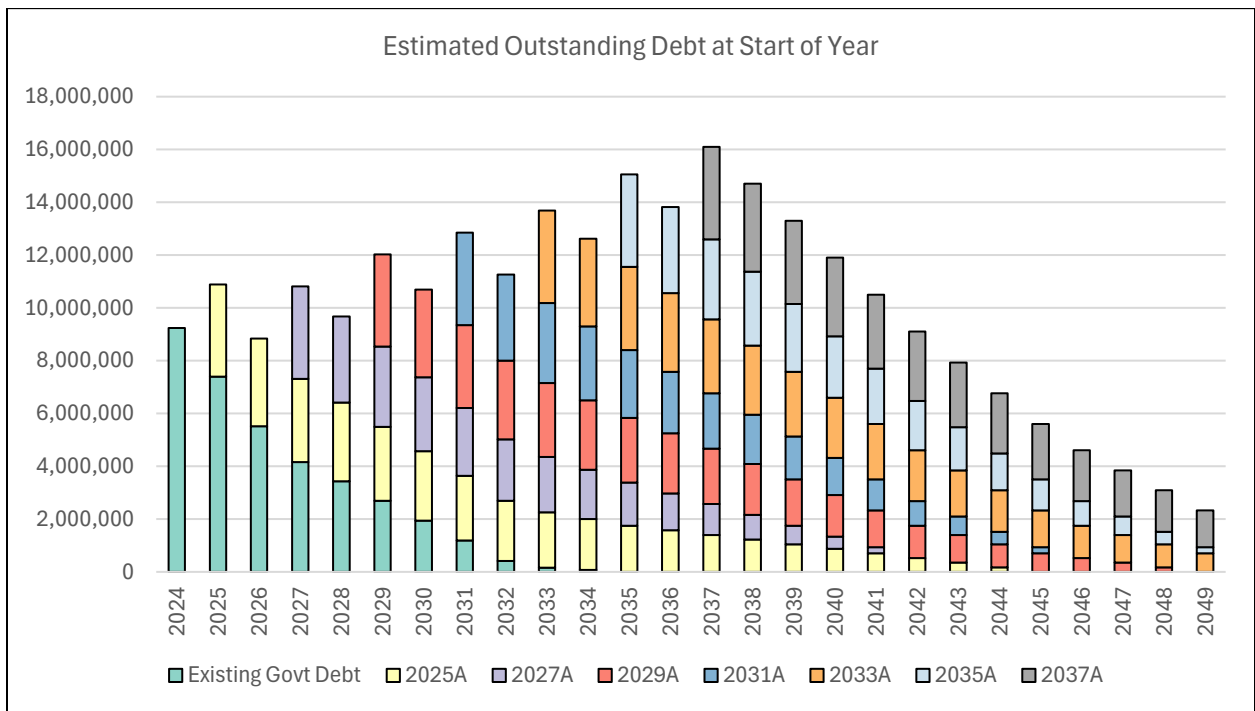
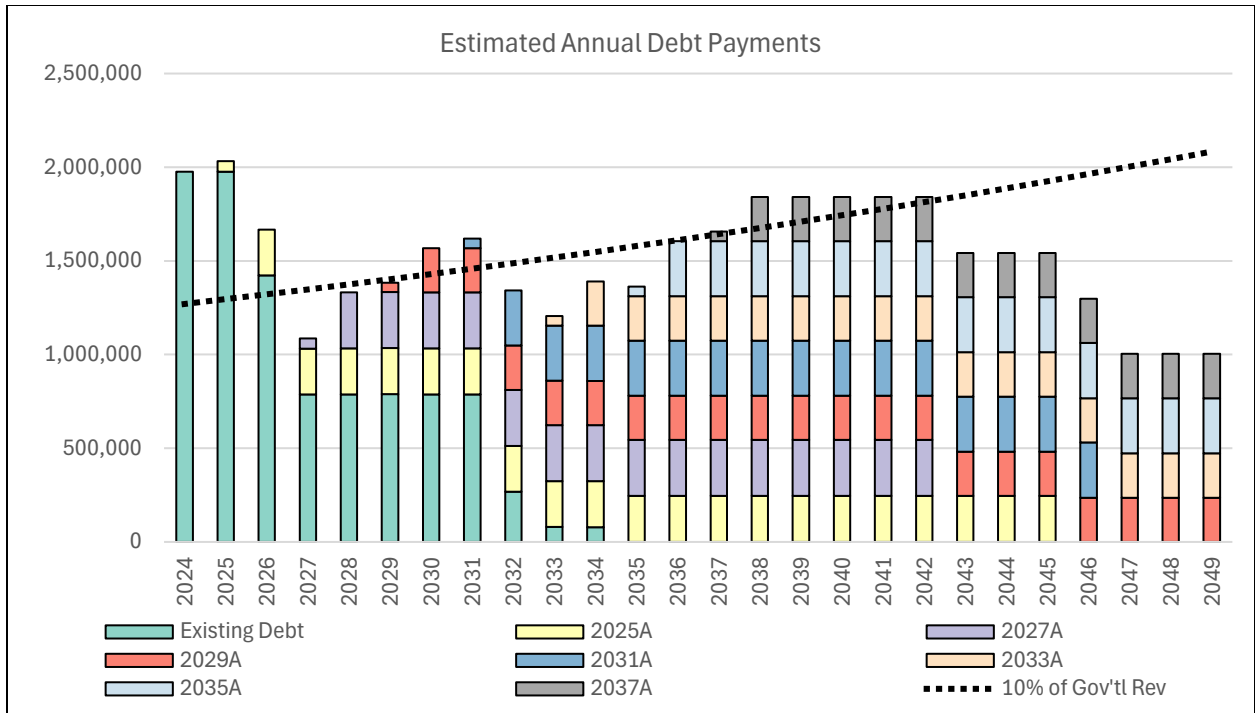
The maturity of debt in 2026 and 2031 will improve the township’s borrowing capacity to meet capital needs not funded by grants, operating surpluses, and impact fees.

There are many ways to assess appropriate debt levels. One measure is measuring annual debt payments as a percent of available revenue. A 10% debt-service-to-revenue level is used merely as a reference point and not necessarily as a stated policy goal. However, debt-service-to-revenue ratios that increasingly exceed 10% can start to put pressure on the ability of township revenues to cover non-debt operating costs.

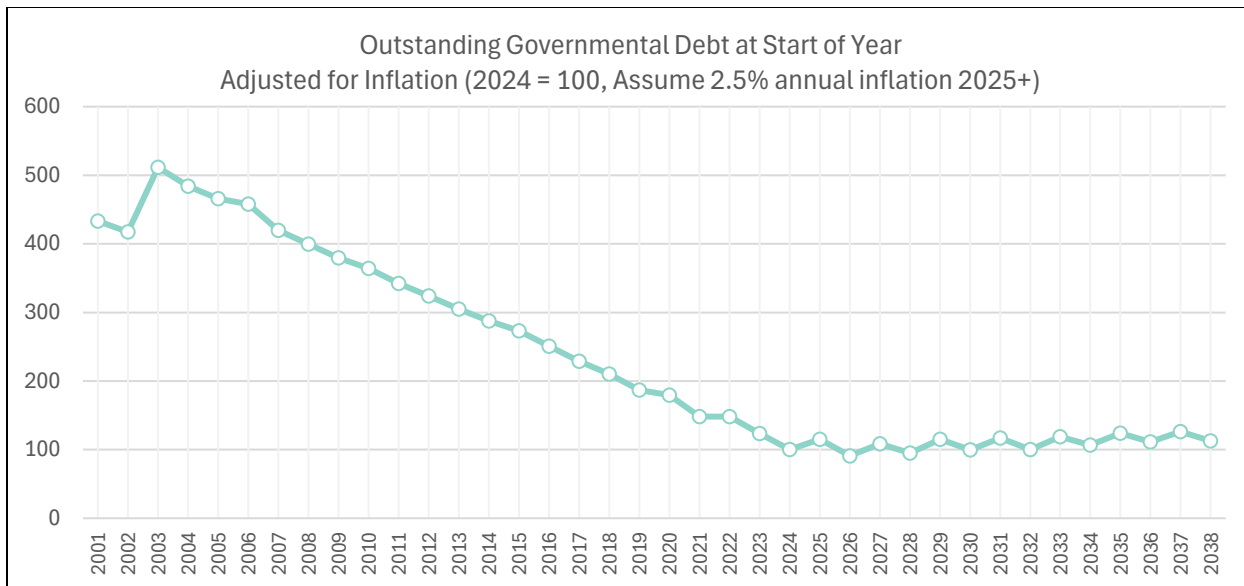
- The township’s existing governmental (e.g., non-sewer) debt payment schedule will decline notably from 2025 to 2027 and again after 2031.
- The total balance of outstanding debt will fall to approximately \$4 million at the start of 2027 and below \$2 million by the start of 2030.



Consideration was given to what level of borrowing could be attained while keeping annual debt payments around the 10% revenue threshold. The following charts show the impact of borrowing **\$3.5 million every other year**, each borrowing on a 15- or 20-year term. At this rate, annual debt service payments stay around the 10% threshold through 2042 (or the first maturity among these hypothetical borrowings).



The overall outstanding debt balance, while growing, stays relatively in-line with inflation, assuming a 2.5% annual inflation rate in future years. Also, the township’s governmental debt would not come near the significant debt load witnessed by the township in the early 2000s, nominally or adjusted for inflation (see following chart).



Capital Planning

The capital plan is an ever-evolving set of estimates and priorities for future capital improvements.

While prioritization of capital investment is ultimately a Board decision, a definite priority of the township must be its stormwater obligations under MS-4 (Municipal Separate Storm Sewer System).

The township is obligated to cover 44% of shared costs for the multi-municipal Skippack Creek Pollution Reduction Plan. The current permit period expires in late 2027. The Towamencin portion of shared costs is currently estimated at \$2.3 million, though grant proceeds can offset these costs if awarded.

The township also has done considerable work preparing for Central Drive stormwater improvements, anticipated to cost \$1.15 million in 2025.

The township’s traffic engineer currently anticipates the Township’s portion of Welsh Rd/Orvilla Rd intersection improvements, after state grant proceeds, will cost approximately \$750,000.

Parks Capital projects are headlined by Butch Clemens improvements (costs TDB dependent upon final plans), completion of Kriebel Road Trail (\$300,000+), and eventual development of Veterans Park (\$2.4 million+ across all phases).

General Capital Fund Summary

- Project costs: \$17.3 million+
- Revenues/Sources: \$6.3 million (fund balance, Liquid Fuels, transfers in, etc.)
- Funding gap: \$11 million+ (debt, grants, impact fees, projects deferred)

Parks Capital Fund Summary

- Project costs: \$3.3+ million
- Revenues/Sources: ~\$0
- Funding gap: \$3.3 million+ (debt, grants, impact fees, projects deferred)

The total funding gap for these two funds is at least \$14.3 million through the end of the decade. Assuming new debt is issued in the amounts discussed in the previous section (\$3.5 million every other year), a remaining minimum funding gap of \$3.8 million emerges.

Some of this funding gap can be filled by impact fees (dependent on land development activity), grants (dependent upon state/federal funding), and transfers of operating fund surpluses (not available unless baseline operating projections are considerably out-performed).

The largest projects most susceptible to deferral into the 2030s would be the start of Veterans Park development; Butch Clemens field improvements; and Grist Mill stormwater infrastructure replacement of corrugated metal piping.

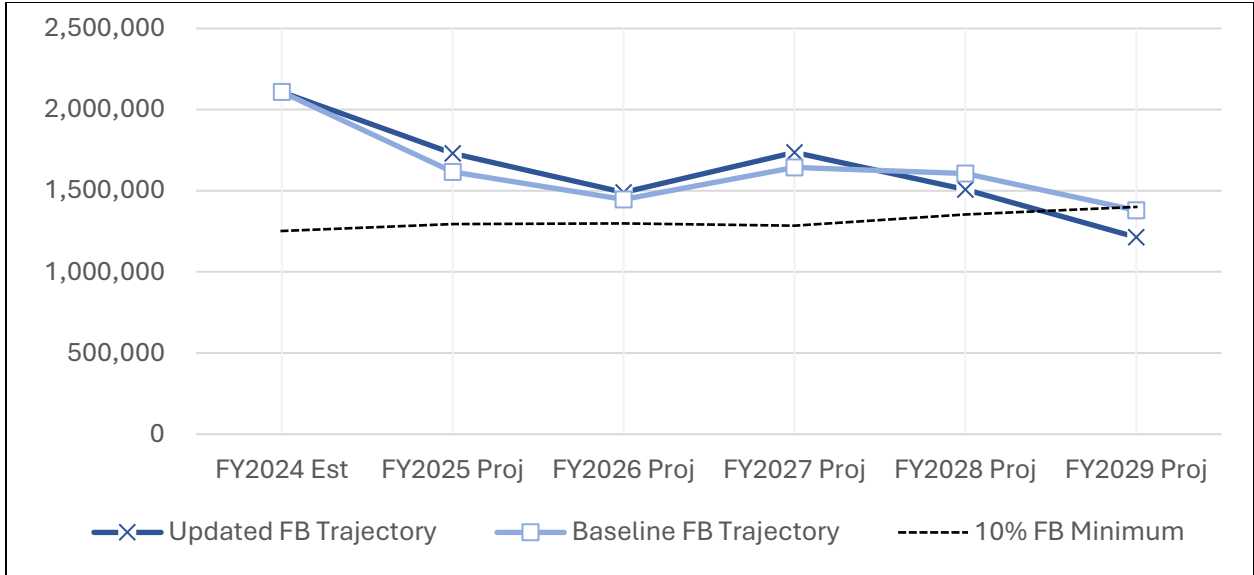
This funding gap also does not consider capital contributions to the fire company for fire apparatus and facility improvements; improvements near the Sumneytown Pike/Valley Forge Rd intersection; other aging stormwater infrastructure not listed in the current capital plan; Fischers Park pavilion replacements.

Updated Projections

Adding additional debt payments discussed above into the operating fund projections creates deficits that pull fund balance below the 10% threshold by year-end 2026 and below \$0 by 2029.

To fund increases in operating expenses and new debt, **tax increases of 3.5% every other year** will put the Updated Projections approximately back in line with Baseline Projection. Although fund balance falls below 10% in the final year, projections are slightly pessimistic by nature. Positive performance of earned income taxes can pull the entire fund balance trajectory higher. Conversely, a moderate or severe recession can cause future performance to fall below these projections.

The updated projections here assume 3.5% increases in 2025, 2027, and 2029.



Summary

The status of the township’s governmental funds is similar to that faced by many professionally managed municipalities in the state: the township has sufficient funds to cover operating costs for several years, but it has more capital needs than can be reasonably financed by the township on its own, requiring success in grant awards to finance larger projects.

The township can issue more debt in the coming years to meet some of those capital needs, and this will likely require reasonable tax increases to finance the new debt while covering anticipated operating cost growth.

Appendix: Baseline Projection Assumptions

Revenues

The following revenue assumptions were made:

Real Estate Taxes

- Hold millage at 2024 rate (5.689 mills)
- Hold Homestead Exemption at \$50,000
- Assume 0.67% annual growth in total assessed value (2001-2024 average)

Act 511 Taxes

- Earned Income Taxes (EIT): \$4.2 million in 2024 and annual 3.0% growth thereafter
- Deed Transfer ~ \$515,000 annually
- Local Services ~ \$380,000 annually

Other Revenue

- Permits and Fees: \$400,000 (10-year average) in 2024 and increased 2.0% annually through fee schedule updates
- State Aid (Pension & Liquid Fuels): 1.5% annual growth

Sewer Overhead Transfer

- New expense methodology developed which results in a 2025 transfer of approx. \$820,000.
- Overhead transfer is assumed to grow with associated expenses at 3.5% annually.

Expenditures

The following expenditure assumptions were made:

Personnel

- No additional personnel anticipated in the baseline projections other than what was allocated in the 2024 budget (Fire Marshal position included)
- Salaries/Wages and Overtime: 3.5% annual growth
- Health Care costs: 5.5% annual growth
- Pension Costs: 8% annual increase from lower 2024 MMO thresholds based on pro-forma projections by township actuary.
 - Even at this high annual growth rate, 2029 MMOs project to be less than what the township had to fund pre-2024 due to the improved funding status of the plans.

Non-Personnel

- Services, Supplies and Contributions: 3.5% → 3.25% → 3.0% trajectory from 2025 through 2027 with 3.0% thereafter
- Debt: based on current debt schedules, assuming no new debt except for budgeted 5-year financing of delayed 2023 and 2024 dump truck purchases.

**Board of Supervisors and Planning Commission
Meeting Minutes
(Comprehensive Plan Sections Only)**

**Towamencin Township
Board of Supervisors
Monthly Meeting
October 25, 2023
7:00 PM**

Present:

H. Charles Wilson III, Chairman
Richard Marino, Vice Chairman
Laura Smith, Secretary
Kristin Warner, Treasurer

Staff:

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

Present Remotely:

Colleen Ehrle, Director of Administration

Absent:

Joyce F. Snyder, Asst. Treasurer/Asst. Secretary

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

Opening Comments

Chairman Wilson made the following announcements:

- 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. Public comments submitted by 4:30 pm on the meeting day would be read at the start of the meeting.
- Towamencin Police Department and VMSC are hosting their 3rd annual Trunk or Treat this Saturday, October 28th, from 5-7 pm, at North Penn High School's parking lot.
- Tuesday, October 31, 2023, has been designated as a Records Management Day. On this date, the Administration Building will be closed to the public to allow staff to organize and compile outdated documents for destruction and disposal in accordance with State Law. Please keep this in mind if you have in-person business to conduct.
- The next Budget Work Session has been rescheduled to November 8, at 5 pm, prior to the scheduled Board of Supervisors Meeting. This meeting will be open to the public and will take place at the Township's Meeting Hall. There will be no Budget Work Session on November 1, 2023.

Time Extension Request - Conditional Use of 1600 Delp Drive Land Development

The Board of Supervisors originally approved Verus’ Conditional Use Application for the project (relating to steep slope disturbance) on March 10, 2022, followed by obtaining conditional Preliminary/Final Land Development approval on April 27, 2022. In May 2022, Verus sold the subject property and project to High Street. At its September 28, 2022 meeting, the Board granted a six-month extension of that deadline, thereby extending the conditional use approval to April 27, 2023. On April 26, 2023, the Board extended the deadline by an additional six months, to October 27, 2023. In order to allow the applicant the necessary time to finalize its land development plans and obtain building permits for the project, the applicant requests the Board of Supervisors extend the October 27, 2023 deadline by an additional six months, until April 27, 2024.

Dan Rowley Esq., representing the applicant from Saul Ewing LLP, provided a status update, emphasizing the applicant is in the final stages of land development and therefore requested a 3-month extension to January 23, 2024, instead of the 6-month request.

On a motion by Supervisor Smith, seconded by Supervisor Warner, the Board approved the Conditional Use time extension until January 23, 2024.

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

Pillar Agreement - Sign at 1361 Sunneytown Pike (Kessler Dental)

Kessler Dental received a Waiver of Land Development in 2022. The installation of a new driveway required the relocation of a sign. The new freestanding sign will be located within the Township right-of-way. This agreement acknowledges the proposed permitted non-conforming location. The previous sign had received a variance in 1994 for a similar size and location.

On a motion by Supervisor Smith, seconded by Supervisor Marino, the Board approved the Pillar Agreement for Kessler Dental.

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

Old Business

None

New Business

Comprehensive Plan Update Kick-Off

The Board accepted Simone Collins' proposal to update the Township's Comprehensive Plan at their July 26, 2023 meeting. Peter Simone, the Township's Planning Consultant, introduced the Comprehensive Plan process and staff dedicated to the project. He cited his firm's 30 years experience working in Towamencin and municipal experience elsewhere. Mr. Simone outlined the components of the plan and coordination involved with existing plans and bordering municipalities. He described the project's scope, timeline and next steps. Public participation was strongly encouraged through the process.

Sidewalk & Trail Connectivity Plan: Final Draft Review

At the Board's May 10th meeting, Emma Haley of Simone Collins provided an update on the connectivity study and draft report. The report included extensive inventory and analysis of existing conditions with various maps and mapping tools, along with recommendations, priorities, and potential funding sources for future implementation. The final report was received by the Township in late September. Peter Simone reviewed the plan's survey results, analyzed the final report and improvement plans, noting there was great community participation throughout the year-long process. Mr. Simone reviewed the targeted locations included in the current PennDOT Transportation Set Aside grant application to improve connectivity.

Warrant List

The October warrant list was presented for approval. Chairman Wilson noted the top expenditures for the Township as reflected in the warrant list.

On a motion by Supervisor Marino, seconded by Supervisor Smith, the Board approved the warrant list in the amount of \$1,188,686.64.

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

Public Works Committee Report

The Public Works Committee meets monthly to review projects and identify deficiencies related to Township infrastructure, properties, and equipment. The Committee met on October 19th. Supervisor Marino provided the Committee's report with the following topics reviewed:

- Kriebel Road/Orchard Lane/Eagle & Valley View Way Storm Sewer Project Update
- Weikel Road Drainage /Pedestrian Walkway Update
- Central Drive Storm Sewer Repair Project Update
- Bocce Courts Update
- 2023 Road Paving Project Update
- 2023 ADA Ramp Replacement Project Update
- Landscape Signage at ROW of Turnpike Interchange at Kulpsville
- Kerr Road Analysis Update
- Forty Foot Road Pedestrian Bridge Remediation Work Update

**Planning Commission
Minutes
November 6, 2023
7:00 PM**

Present:

Brett MacKay
Joseph Vavra
Patricia Younce
Nancy Becker
Ed Buonocore
Douglas Leach
Dennis McGeehan
Michael Main
Matt Chartrand

Staff:

Will Brugger, Director of Planning, Zoning and Land Development
Mary Stover, Township Engineer CKS

Supervisors Rich Marino

Approval of the September 11, 2023 Planning Commission Meeting Minutes

Mr. Vavra made a motion to approve the September 11, 2023 meeting minutes, Ms. Younce seconded. All were in favor. Mr. Chartrand abstained.

New Business:

Township Comprehensive Plan Meeting #1 – Simone Collins
Presented by: Peter Simone

Mr. Simone introduced himself and thanked the Planning Commission members for choosing his company. He presented a slide show and stated who would be part of the team. Mr. Simone showed a schedule, explained the scope of the work to be done, and the zoning map of the Township.

Mr. Simone explained the Comprehensive Plan can be used to change sections of the ordinances when faced with chronic issues that are happening in the Township.

Mr. Simone explained the team members who will be looking at the financial and marketing study. They will also do a real estate analysis, give an independent viewpoint regarding development, and fiscal impact analysis. This will be done for areas that have not been developed or need to be redeveloped. He explained that Todd Poole's work from 4ward Planning will be front ended, and he will have his report at the Jan/Feb 2024 meetings.

Mr. Simone stated that on January 30th, 2024, from 7 – 9 PM an Economic Development Committee meeting is planned. At this meeting he hopes to go over the goals, objectives, demographics and look at how the Township Comprehensive Plan compares to surrounding Townships.

Mr. Simone is asking for recommendations for land use, housing plans, transportation plans, community facilities, economic development plans, as well as open space and recreation to be included as part of the Comprehensive Plan. He will also include energy and resource plans. He explained other things can be added such as interest in a cultural aspect or libraries as this Comprehensive Plan is for long and short-term strategies.

Mr. Simone explained that the recent history of the Township will be reviewed, and the Connectivity Plan will be added.

Mr. Simone showed the meeting schedule and stated there will be an online survey. They will present it to the Planning Commission members and the Board of Supervisors before sending it out to the public. They will collect data and trends, planning, zoning, and land use, as well as E-commerce, truck traffic and van traffic information. Mr. Simone explained they will investigate areas that could be catalysts for change such as the educational facilities and the expansion to the high school along with the health of the shopping center. The Township will get status reports and updates with recommendations.

Mr. Simone stated his team will also do a little Planning 101 and explain things to the public. This way they will have a better understanding of what the Comprehensive Plan represents.

Discussion regarding brick-and-mortar stores and office to residential conversions. Traffic patterns changing, aging in place, in-law suites, over 55 housings, change in demographics and storm water management were also discussed.

The current zoning map will be reviewed, and they will prepare a map that shows locations of planned future improvements, recreations, and open space which expresses the Municipality's interest in these things for future use. This is called an "Official Map". Mr. Simone stated they will also list funding agencies for future uses.

Currently, the Simone team is starting to gather data and do some mapping to start to do the work. They will be coming back on Feb 5th with analysis and will have some things to present to the Planning Commission.

Mr. Simone asked the Planning Commission members what issues or concerns they want them to consider. Mr. MacKay asked the members to share their thoughts.

Mr. Chartrand stated he has some thoughts. He explained he is on the Economic Development Committee as well. He believes the turnpike interchange could be taken advantage of, and he is a believer in working with what the Township has. Mr. Chartrand feels there needs to be uses that capture the people in their cars.

Mr. Chartrand explained the idea of what he felt the downtown portion of this area should consist of and talked about the possibility of a bus transportation hub or a park and ride. He referenced the large mountain at the turnpike entrance and the possibility of leveling that area for something useful.

Mr. Buonocore asked Supervisor Rich Marino if the sewer sale goes through and the Township debt is satisfied, will there be a need to bring in more people into the Township. This means more people, more businesses, and more traffic. Is this really what everyone would want if the issue of municipal income is satisfied?

Mr. Marino stated he does not recall this ever being a focus, to bring in more people to satisfy the debt. Ms. Younce stated the goal was to bring in businesses. Mr. Marino explained if the debt was to go away there would be definite benefits to the Township if satisfied. Mr. Marino stated his own opinion is not to increase the population.

Ms. Becker stated people moved here because of the rural aspect and it is a nice place to live. Mr. Marino believes people would like to see what we have developed to have some places to be able to go within the Township but as far as wanting more residents, he has not heard this.

Discussion regarding the current and upcoming trends. Mr. Simone stated that the people who came to the meetings or the Connectivity Study meetings all wanted more trails and more connective sidewalks.

Mr. Main feels in planning the Comprehensive Plan that the people will not walk to everything they will drive to it. Mr. Chartrand agreed and stated people around here are walking for exercise more than wanting to walk to the store, etc.

Mr. Main agreed.

Discussion regarding a fresh set of thinking and that maybe they would end up back with the Village plan or maybe they can offer something different.

Ms. Younce thinks it would be a great idea for Todd Poole to speak to the developer PSDC as often times various commissions or even the Board of Supervisors do not agree with what the developer wants to do.

Mr. Marino asked if Todd Poole will have demographics for the available work force and knowing talking to PSDC that they may be able to open something but will they be able to get staff. Mr. Simone stated we can discuss bus services and things available for that type of work force and housing will come into consideration as well.

Mr. Main commented on the schedule for the Comprehensive Plan and asked if there should be some type of committee formed to make progress. Mr. Simone felt this was a great idea and explained it is up to Planning Commission members to see if they wanted to have another subcommittee. He believes it is called for and is important to make a positive effect on the residents of the Township. The more input given to them, the better.

Ms. Becker asked Mr. Brugger to put this on each agenda. Mr. Brugger agreed and stated he could create a Google Doc format that everyone can put their ideas on.

Mr. Chartrand asked for guidance on this and areas to focus on.

Mr. Buonocore asked about a questionnaire asking about what the residents think contributes to the quality of their life in the township. He believes heavy traffic makes life miserable.

Ms. Younce also would like to know if people are in favor of more high density in the township or not. She would like to see what people think and if the people want more.

Mr. Vavra stated that it seems PSDC is planning for more. Mr. Buonocore stated he feels there are too many cars, and he is not in favor of a transportation station.

Mr. Simone states every township he has worked with and that has done an update to their plan complains about traffic.

Mr. Simone explained young people want to live in apartments and what is the areas rental housing availabilities. They will do research on these things and the typical balances.

Mr. McGeehan asked if the residents can give opinions like the previous study for connectivity and Mr. Simone stated they did not do a Wiki map for this as it would not be as effective.

Mr. Main mentioned the importance of keeping the history of Towamencin and the tradition of the area where it does not become a Skippack or a Lansdale, but somewhere in between.

Discussion regarding allowing other uses in the village and growth.

Mr. Main feels because of the Village Overlay the Township has more say. Mr. Simone agreed and said no matter what happens at the Village area Towamencin is essentially a suburban development area set and to whatever happens.

Mr. Marino stated the one complaint they get is that the people want a use for the people who live here. Quality of life for people who live here and building something for the residents to go to within their community. He feels this should be a guiding principal of developing this plan and making things for people to use. Mr. Marino also feels it is important to create a Mission statement and Mr. Simone agreed.

Mr. Main asked for help with what the Planning Commission can do. Mr. Simone explained he will give them an outline for the Google Doc. And this will be helpful. Mr. Brugger agreed to distribute it to everyone to contribute information and ideas.

Discussion regarding the plan retaining a sense of history in the Township and how important this is.

All the Planning Commission members are excited about this and thanked Mr. Simone for his presentation.

Old Business:

**Planning Commission
Minutes
February 5, 2024
7:00 PM**

Present:

Brett MacKay
Nancy Becker
Ed Buonocore
Douglas Leach
Dennis McGeehan
Michael Main
Matt Chartrand

Absent:

Patricia Younce
Joseph Vavra

Staff:

Will Brugger, Director of Planning, Zoning and Land Development
Mary Stover, Township Engineer CKS

Supervisor Mr. Kofi Osei was present.

Planning Commission Reorganization Nominations

Mr. MacKay stated the Chair, Vice-Chair and Secretary for the Planning Commission will need to be nominated at this meeting.

Mr. Chartrand nominated Mr. Brett MacKay for Chairman of the Planning Commission. Mr. Main seconded. All were in favor.

Ms. Becker nominated Ms. Patricia Younce for Vice-Chairman of the Planning Commission. Mr. Chartrand seconded. All were in favor.

Ms. Becker nominated Carolyn Shisler for Secretary of the Planning Commission. Mr. Chartrand seconded. All were in favor.

Approval of the December 4, 2024 Planning Commission Meeting Minutes

Ms. Becker made a motion to approve the December 4, 2023 meeting minutes, Mr. Chartrand seconded. All were in favor.

New Business

Proposed Zoning Map Amendment – IN District, NPSD and Montco Technical School
Presented by Greg Heleniak, Esq, Rudolph Clark, LLC,

Mr. Heleniak introduced the team that is working on the changes and proposals for this proposed Zoning Map amendment.

Mr. Chartrand feels they must plan for worst case scenario; if it converts back to office, they don't want to reduce the parking. He believes tightening things up is a good idea and then look at it again at the next meeting.

Mr. Dion asked if they would recommend approval to the Board of Supervisors, Mr. Chartrand asked if they feel the CKS letter captures the concerns then they could recommend with those conditions. Mr. MacKay would like to see them redo it and come back and they will give the recommendation.

Mr. Dion stated they will work on changing the draft and present it again to the Planning Commission. He stated the worship center is excited to be in Towamencin. The Planning Commission members feel this will work.

Old Business:

Township Comprehensive Plan - Meeting #2, Simone Collins
Presented by Peter Simone

Mr. Simone listed the schedule for the upcoming meetings and explained they had the first public meeting, and it was a success and good things came up. He went over a summary of Meeting #1, which was January 18, 2024.

Mr. Simone went over the housing and zoning needs for the changing markets and uniting all of the changes.

Mr. McGeehan stated the connectivity plan could be a uniting goal and Mr. Simone agreed.

Mr. Simone showed the Public Opinion Survey and went over the questions and stated they have 127 responses to date. Mr. Simone went over the results and explained the survey hit a certain demographic. He would like younger people to take the survey and said that the more responses they can get, the more valuable.

Mr. Simone reviewed the top 10 issues from the survey and results for why people moved here. There was a discussion regarding long-term plans for retirement and the possibility of downsizing in our township.

Mr. Simone discussed the results for places people work and the percentage of people who work from home, who are retired or who work in the township and out of the township.

Mr. Chartrand stated a lot of the questions could be lumped together. He is focusing on people who work in the township at 12 percent. Mr. Chartrand believes it is an amenity and a curse because of the turnpike entrance and assumes a lot of people feel the same way and choose this area because of the ease with which to get to other places and work.

Mr. Simone showed on the map the data and the numbers so far are much greater for people who live in the township and work outside the township.

Mr. Chartrand stated a lot of people do funnel through here and if there are going to be commercial areas, they need to give people a reason to stop.

Mr. Simone explained from a developer standpoint it is difficult to determine what the market will support.

Mr. Buonocore noticed from time to time that there is an internal conflict and recognizes that this is a commuter township. He explained on the other hand, they discuss that they want people to walk to places and make sure we can walk everywhere. He feels, for the most part, the ideas are in serious conflict, and he fears part of the problem is trying to force the village complex in this world where everyone drives somewhere else to work and maybe that is why the village isn't getting done.

Mr. Simone agrees that this does happen, and it depends on the part of the day and the need to drive where needed or possibly walk out to dinner, etc.

Mr. Buonocore sees it as a reason why things don't hurl forward. Whatever does end up getting built has to be supported in dollars and the businesses that are closed at the shopping center are closed because of dollars. Mr. Main feels we have the opportunity with the Village Overlay but where the dollar comes into play, the comprehensive plan can help drive that with new ideas.

There was a discussion regarding shops and restaurants that will people want and warehouses and their uses. Mr. Simone stated that with the comprehensive plan, the zoning needs to be flexible to match the changing markets. Mr. Simone explained he just finished an office to residential conversion in Whitpain Township and sometimes turning old office buildings into other things is a great way to go.

Mr. Chartrand agreed and felt that the comprehensive plan cannot work if it is only geared toward one developer. Mr. Simone agreed and stated that PSDC could sell his land to another developer at any time. Mr. Chartrand stated that the Planning Commission members have been flexible with zoning for this developer. Mr. Chartrand feels the developer has a lot of options.

Mr. MacKay agrees the Planning Commission has been very flexible. Mr. Simone explained that he was not suggesting the Township has not been flexible, but it is more about continuing to understand the market and being flexible to the needs of change.

Mr. Chartrand stated there are areas to accommodate all the uses that could be viable. He went over what uses were presented previously for the areas that PSDC wanted to develop at different times. He feels it needs to be a business or restaurant where people would want to stop at the exit and attract or capture people on their way home.

Discussion regarding a walkable town center as an option. Mr. Simone stated that timing is also important and working on what is feasible now and in the future.

Discussion regarding development, the village and the concept of new urban villages. Mr. Simone explained the walkable portion of this is about the option to walk to places if desired. We have some residential areas that exist, and they cannot walk to many places.

Mr. Simone explained that incentives are in the form of more density, more height, apartments, etc. and now is the time to have conversations with farmers and their land. The Township will need to work with the owners and allow them to make money on their land.

Ms. Becker stated this is what happened in the past with Fischer's Park and Kibbler Meadows. Mr. Simone explained that Freddy Hill Farms may be somewhere to start a conversation about preserving the heritage of it as open space.

Mr. Simone showed the last few slides regarding intersections and widening the roads, etc. Mr. Simone went over the focus groups. They would include Institutions, Youth & Student Sports, Businesses, and Seniors.

Mr. Simone will send this information to the Planning Commission members and ask for updates and then get a draft letter to go out to these groups for a meeting.

Mr. Simone went over the dates for the upcoming meetings, focus groups and finance committee meetings.

Mr. Simone stated they will return in May for more reports and another presentation.

Ms. Becker asked how many people took the survey and stated she took the survey, and it was very easy.

Mr. MacKay asked how we get the ball rolling to get the discussion started with Freddy Hill. Mr. Simone said that he would make some suggestions.

Additional Business:

Mr. MacKay asked Mr. Brugger for any new updates.

Mr. Brugger explained that Mattress Warehouse was moving forward and explained some of the back areas of the shopping center that need to be fixed. He stated PSDC will be before the Board of Supervisors on February 14, 2024 to explain the shopping center and the new goals. Mr. Simone will be there to propose what to do with 75,000.00 for some improvements. Discussion regarding the sign they came up with at the gateway.

Mr. Chartrand would like to discuss or hear about other options and stated he will be at the meeting on the 14th.

**Towamencin Township
Board of Supervisors
Monthly Meeting
May 22, 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
Brian Cicak, Township Engineer
Niral Modi, IT Director
Timothy Troxel, Chief of Police

Chairman Wilson called the meeting to order at 7:11 PM and led the assemblage in the Pledge of Allegiance.

Opening Comments

- This Board meeting is provided live via zoom for residents, who are unable to attend in person but wish to view and hear the meeting remotely. Public comments submitted by 4:30 pm on the day of the meeting will be read at the start of the meeting. For those physically present, public comment will be held at the beginning of the meeting.
- Towamencin's annual Electronics Recycling Event will be held on Saturday, June 8th from 9 am - 12 noon. The event will be held at the North Penn High School parking lot at 1340 Vally Forge Road. Residents must pre-register for this event by accessing the Township's website for more information and a registration link.
- Our first Classic Car Show will be held Saturday, June 29, 9 am – 12 pm, at Fischer's Park.
- Reminder: when prompted for questions, please come up to a microphone as Zoom does not pick up voices from the audience.
- StandGuard Aquatics will open the Township pool this Saturday, May 25th. Please come out and enjoy the pool.

Comprehensive Plan Progress Update – Market & Real Estate Analysis

Todd Poole of 4ward Planning, reviewed the findings of the market, real estate, financial, and fiscal analysis in support of the Township's Comprehensive Plan update. 4ward Planning is working in collaboration with Simone Collins Landscape Architecture, the consultant updating the Comprehensive Plan. Market and real estate analysis findings from this report identify near-term, market-supportable residential and commercial land uses that could be prospectively captured within the Township over the next five years, as well as potential redevelopment sites. Peter Simone of Simone Collins was also present to answer questions.

Supervisor Snyder offered that it sounds like new business won't come until we get more residents and vice versa. Mr. Poole clarified that you could get new and interesting businesses, but those will likely cannibalize what is already present.

Chairman Wilson commented the Township has had trouble attracting businesses compared to surrounding municipalities. He asked how the Township attracts that environment, so residents do not have to travel a significant distance to enjoy those businesses. Mr. Pool responded site locators suggest that Towamencin is a known quantity, but business owners question if they build, will they hit a per square foot dollar mark, and also compare what else exists in the area.

Supervisor Osei commented when reviewing Facebook groups, he sees people are suspicious of land use economists and planners, so he wanted to defend residential density. He feels Towamencin is a bedroom suburb, where people work elsewhere. He referenced infrastructure and population data, noting there is a strong argument that the Township is underdeveloped and feels there is a significant opportunity to build, improve and be more creative, and for thinking beyond one property owner.

Chairman Wilson noted he would like to see Seipt and Walton tracts remain open space, which is passive and active. He asked Mr. Poole if they plan to speak with developers who do business in Towamencin, feeling there is a market for 55+ living. Mr. Poole confirmed they are and will continue speaking with the developers. He further explained past and present ecology; stressing the need for diversity in people to influence the types of businesses that enter the community.

Supervisor Snyder noted she is not interested in age restricted housing, but rather housing that people of all ages can afford to live on their own. She would like to see a mixture of more affordable housing options. She suggested looking at ways to attract developers that are not luxury builders. She added there are a lot of empty buildings in the Township that she feels could be converted to apartments. Peter Simone added specific zoning guidelines could be drafted that dictate what is permitted, stressing zoning must be supportive of what you want to see happen in the Township.

Supervisor Osei commented he does not like the idea of mandating low-income or inclusive living. Other cities, such as Philadelphia, have done it and it has not necessarily worked out. He feels just allowing people to build may be the primary thing to do.

Supervisor Smith referenced tiny houses, noting you don't see a lot of that in this area, and asked what impact that might create. Mr. Poole confirmed to allow that a certain code would be

required for 400 square feet or smaller. He suggested a better way may be to consider ADUs (Accessory Dwelling Units), a benefit could be to allow an addition to an established parcel/single family dwelling, which creates affordable housing and provides homeowners with additional income. Peter Simone agreed and mentioned that option also does not change the look of your community. Supervisor Smith agreed that sounds like creative housing.

Old Business - None

New Business

Police Department Citizens Police Academy Presentation

The Citizens Police Academy (CPA) would be a 6-week program, running one night per week, as a 2-hour session from 6 pm - 8 pm. Sergeant Wood has volunteered to be the Academy Coordinator. Each of the 6 sessions will cover a different topic of instruction for the participants. The topics will explain basic police operations and give attendees information and insight into our police department operations. With each topic, officers from different disciplines will assist with the instruction: as an example, detectives for criminal investigations. The goal of this program is to provide members of the community with a better understanding of our police department, while increasing communication and collaboration between the police department and community. Towamencin's Police Department intends on making the CPA a pre-requisite for members of the community to become department volunteers, who would help with community events and non-enforcement activities. A graduation ceremony will be held following the last week of class.

Chief Troxel provided an overview of the program. Chairman Wilson asked how many people are expected. Chief Troxel said the goal is to begin with 15 participants, see how it goes, and decide if they should expand the program.

Supervisor Smith offered that she knows a great deal of people that have graduated from Montgomery Township's program and had nothing but great things to say. She feels it will be a success. Chief Troxel confirmed they have spoken with other police departments for details on their programs to help guide and ensure our program is successful.

Supervisor Warner commented that she thinks this is a great idea.

Warrant List

The May Warrant list in the amount of \$1,532,745.01 was presented for approval. On a motion by Supervisor Smith, seconded by Supervisor Warner, the Board approved the warrant list in the amount of \$1,532,745.01.

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

**Planning Commission
Minutes
June 3, 2024
7:00 PM**

Present:

Brett MacKay, Chairman
Nancy Becker
Dennis McGeehan
Douglas Leach
Michael Main
Patricia Younce, Vice Chairman
Joseph Vavra
Ed Buonocore

Absent:

Matt Chartrand

Staff:

Mary Stover, Township Engineer CKS

Supervisor Mr. Kofi Osei was present.

Approval of the May 6, 2024 Planning Commission Meeting Minutes

Mr. Vavra made a motion to approve the May 6, 2024 meeting minutes and Ms. Becker seconded. Mr. McGeehan and Mr. MacKay abstained. All were in favor.

New Business:

SLD 836 – Mainland Golf Course Parking Lot – Preliminary and Final Plan

Presented by Ms. Susan Rice

Ms. Rice explained that all the plans were revised from the last meeting and all plans are a will comply to the comments from the review letters.

Ms. Rice went over the CKS Engineering review letter. She explained the final plan review references the preliminary plan review, except for items they will comply with.

Ms. Rice went over the CKS Engineering letter dated May 28, 2024. She addressed the Subdivision and Land Development ordinance comments, which were asking for an additional note on the plan and Ms. Rice stated they will comply and add the note to plan.

Ms. Rice went over the comment regarding the lighting design and stated they have added a sheet set to adjust the lighting. They will comply with any outstanding comments. She also noted for the lights on the back of the pavilion, they will note those on the plan and include it in the lighting plan as well. This is a will comply.

Township Comprehensive Plan – Meeting #3 – Simone Collins
Presented by Mr. Todd Poole and Mr. PJ Jobanputra

Mr. Jobanputra explained they will go over the schedule and explained where they are right now, and where they are currently with the survey results. He stated they received 234 responses.

Mr. Jobanputra went over the calendar and summarized the plan. The next meeting they will be coming to is the August meeting. In the next two months, they will continue with the analysis and recommendation phase. They are still in the process of collecting a lot of good data from the Township and the residents analyzing the feedback. They are also working on a good foundation for mapping and the existing features as this will help formulate recommendations.

Mr. Jobanputra showed slides of the public survey and went over the responses and explained the percentages and results of the survey.

Mr. Poole explained the market and real estate analysis support and that a lot of comprehensive plans rely on their market analysis.

Mr. Poole showed the geographies they studied and explained the contacts in the surrounding townships. Mr. Poole went over the population change trends and projections. He went over the household change trends and projections and stated that basically deaths are outweighing births with less migration. Mr. Poole spoke about household size trends and projections. This helps with what type of products are in demand. He explained that household sizes are getting smaller with many households that are only 1 and 2 person households if they wish to downsize to something smaller there is not a lot of available options. With this phenomenon, it is part of this housing crisis with nothing available to downsize to.

Mr. Poole stated the median household income is 102,000.00 annually and 57 percent of this group have a bachelor's degree or higher. He also went over the shopping centers and the empty available spaces.

Mr. Poole showed the map with the drive-time and a scale and showed that very little new housing has been built or permitted in the township over the past two decades. This is contributing to the existing low housing vacancy rate.

Ms. Younce feels the marketing real estate analysis report is all about how many units or how much development can be brought into an area, and nothing seems to be said about the quality of life for the residents. Mr. Poole stated that is a small sliver of the report and not the maximum regarding development. Ms. Younce stated that in the analysis open space and farms are mentioned with how much could be built or developed. Mr. Poole explained a market analysis is not a traffic study or quality of life, it is to do analysis on potential opportunities. He explains that he is all for open space, but when he is brought into a community, he is to show what all the possibilities are. Mr. Jobanputra stated they will then tie it in with parks and recreation trails,

along with the community and quality of life. The township consists of well-established nice homes, but they are getting older. Those households change and a business community needs a diverse group for their development, which consists of a mix of people and income. They are here to identify a community that is in one direction, which can be harmful.

Discussion regarding the market being saturated and being in a new realm of work with hybrid. Office buildings that were dependent on workers all changed with the pandemic. Mr. Poole stated it is very important to make sure the community can support the local residents.

Ms. Becker stated only multifamily homes were mentioned and Mr. Poole stated the reason is that the need for single-family homes is not that great. He explained people are wanting townhomes and condominiums based on income, and by providing more rental housing this helps make housing available for workers that will support new businesses.

Ms. Becker stated there already exists multiple low-income housing and Mr. Poole explained that yes some do exist, but there are few that are available.

Discussion regarding rezoning and what was included in this study. Mr. Poole went over the calculations in addition to existing households. Mr. Main went over the rental vacancy rates and looked at Montgomery County at 6.3 with the newest residential units built, which is high. Towamencin hasn't had that many and the 1.1 vacancy rate is not high enough. With 6.3 being too large, he asked Mr. Poole what a good number is, and Mr. Poole stated the average is 4 to 7 percent.

Discussion regarding the market analysis. Mr. Leach feels there are a lot of uninhabitable buildings. Ms. Younce asked if vacant housing counted and Mr. Poole stated yes, the data comes from postal details. He explained that the point is Montgomery County vacancy rental rate is higher, but still in a healthy range. 1.1 rate is not healthy which means it puts pressure on existing rentals, which comes back on employers and housing prices go up. Sooner or later, it impacts the employment base.

Discussion regarding available land. Mr. Poole stated it is also what is zoned for developers to build the housing. Discussion regarding infrastructure, schools, roads, and areas already overbuilt. Discussion regarding surrounding townships.

Mr. MacKay asked if there are any other questions or statements.

Supervisor Osei made a comment:

Mr. Osei stated he defended this idea at the last Board of Supervisors meeting. He feels they should be making these changes for residential housing and stated that the schools have lower enrollment and the traffic, since covid, has gone down a bit. The traffic issue is a big misconception in his opinion. As for the positive effects, he feels development would be good. Mr. Osei explained at the Board of Supervisors meeting they discussed wanting the shops and the restaurants, but they must be supported by residents and affordable housing. He stated the sewer

authority is at 50 percent capacity. The township lost 300 houses to Upper Gwynedd, and for sewage flow it would be nice to get that back to our township.

Mr. Osei discussed a bigger tax base as well. He is in favor of connectivity and creating downtown Kulpsville. He also mentioned aging in the township and people keeping their houses. He feels multi-units for housing, taller buildings and similar things should be considered. Mr. Osei feels everywhere in the country is having the same kind of discussion moving toward market housing and two-level housing. He stated he is in favor of developing the bird farm property, lowering the parking regulations, and if connectivity is improved it will help.

Mr. MacKay thanked the presenters.

Other business:

Mr. Brugger stated there is no new business. For the upcoming proposed Wawa there is nothing new since the last meeting. He mentioned they submitted an application to the Zoning Hearing Board for a sign variance that had expired. He is hoping to issue the demolition permits soon.

Ms. Younce asked if anything has been prepared after initial plans were discussed regarding EV charging stations and Mr. Brugger stated nothing has been submitted. Once the building goes in, they will most likely propose something for the chargers.

Mr. Brugger stated there have been discussions with the condo associations regarding EV chargers.

Ms. Younce asked if there were any other issues. Hearing none, Mr. Vavra made a motion to adjourn. Ms. Becker seconded. All were in favor. 8:37 PM

Respectfully submitted,



Carolyn Shisler
Towamencin Township
Zoning and Code Enforcement

**Planning Commission
Minutes
August 5, 2024
7:00 PM**

Present:

Brett MacKay, Chairman
Nancy Becker
Douglas Leach
Michael Main
Patricia Younce, Vice Chairman
Joseph Vavra
Ed Buonocore

Absent:

Matt Chartrand
Dennis McGeehan

Staff:

Mary Stover, Township Engineer CKS

Supervisor Mr. Kofi Osei was present.

Approval of the June 3, 2024 Planning Commission Meeting Minutes

Mr. Vavra made a motion to approve the June 3, 2024 meeting minutes and Ms. Becker seconded. All were in favor.

New Business

SLD 837 – North Penn High School Transportation Facility/Renovations (Sketch Plan)

Presented by Mr. Barry Stingel, T & M Engineers, Mr. Peter Nicholson from NPSD, and Mr. Dave Schrader, architect Schrader Group

Mr. Nicholson explained that the last time they were in front of the Planning Commission, over 6 months ago, they had been planning to present the North Penn High School transportation off site. Mr. Nicholson stated this is not possible, as it is beyond their means. He stated the sketch plan being presented tonight is a plan to keep it on the North Penn High School property along with a plan to add a larger addition.

Mr. Stingel went over the sketch plan on the overhead and showed a slide of the property as it exists today. The next slide was the sketch plan, and he explained that they have received some reviews regarding this plan. They believe most of the items on the review letters will be addressed. He stated there are a few zoning issues, and the township zoning officer will meet with them regarding these items.

Ms. Becker thanked the applicant for the sidewalks being on the plan and asked about the ball fields on Sumneytown Pike. Mr. Stingel stated the ball fields on Sumneytown Pike will remain.

Mr. Vavra wanted to go over the required parking spaces not being met and the addition of 300 spaces. Mr. Stingel stated the parking is non-conforming currently, and they are proposing to add some spaces as part of the land development to decrease the non-conformity. They can't add the number of parking required under the ordinance, but they are decreasing the non-conformity. Mr. Vavra mentioned he is familiar with Methacton High School where there are not enough parking spots, and the students end up parking in neighboring areas. He asked what will happen to the neighboring areas if this happens in this district. Mr. Nicholson explained the district already deals with this and once they are out of spots they deal with it again. They find the students parking in outside areas and walking and fine them. He stated the additional parking spots will be a better situation than before.

Discussion about present and future enrollment. Discussion regarding proposed additional development in this community and the impact this will have. Mr. Nicholson stated the population study they did included a projection for the next seven years and this would not really impact the parking. They will continue to do studies regarding enrollment.

Mr. MacKay stated they will see them back for the next submission and he thanked the presenters.

Old Business:

Township Comprehensive Plan – Meeting #4, Simone Collins

Presented by: Mr. Peter Simone and Mr. PJ Jobanputra

Mr. Simone stated that their connectivity study has helped by recommending the sidewalk and a walking area across Sumneytown and this could be implemented at the next presentation.

Mr. Jobanputra presented the meeting agenda. He explained they have had over 200 more responses to the survey, and they pretty much have stayed on the same trend. He went over the schedule. They will be back in a couple months with recommendations after they gather the rest of the information.

Mr. Jobanputra went over the scope and the plan vision on the slide show. He went over the suggested plan goals, the land use, current transportation, open space, recreation possibilities and community facilities. He also went over the results from the public opinion survey

Ms. Younce asked stated that the plan thus far speaks about significant development and yet the respondents to the survey ranked their top concern in many areas as open space preservation. Mr. Simone stated people wanted more recreational programs. He stated Towamencin has great facilities. He plans to have a meeting with Dave Kraynik and the manager of Upper Gwynedd. Mr. Simone believes if the managers and Board of Supervisors could cooperate informally with other townships, each township can offer more to the community. Discussion regarding preserving more open areas and Ms. Becker inquired about the county farmland. Mr. Simone

explained they had a meeting with the Seipts' who own Freddy Hill Farm. Discussion regarding the whole process of state money and a strategy they gave the Seipts' if they are interested. Mr. Simone explained it was an informal meeting and they were not ready to discuss any plans as they continue to be busy with planting and running the Fun Center. This discussion addressed the possibility of preserving open space by having the municipality purchase the property through various grants.

Mr. Jobanputra showed the plan for changing the uses on the zoning map to include more options. He showed the Freddy Hill Farm area and the plan for residential and preserving some of the areas. Mr. Simone stated that Freddy Hill is zoned R-175 Residential District, and it's about 120 acres. They could potentially get 150 units developed if they choose but the thought process is instead of having a minimum lot area of 30,000 square feet, it could be a minimum lot area of 15,000 square feet and then the other areas can create more open space. This potentially gives the developer an incentive to keep open space. That's the key and what they want to discuss with the people who own these larger lots or farmland. The PC members expressed concern for being careful to not end up with higher density housing in these areas than would be allowed with current zoning.

Mr. Buonocore asked if they knew the approximate current value of an acre. Mr. Simone guessed about 100,000 an acre. Mr. Simone stated he will send the Planning Commission members the same information that he saw with another farm. Ms. Younce asked if other townships have applied for grants to purchase some large tracts of land, and Mr. Simone stated there is information on the different methods to go about this type of venture.

Mr. Simone stated that Mr. Poole will do an economic plan regarding future development.

Discussion regarding the old Clemens building and the office buildings on the corner of Bustard and Sumneytown Pike. There was discussion regarding a plan for the building center, a quick overview of the office buildings on the corner and if they can keep the building filled. Mr. Simone mentioned the possibilities for hotels or apartments depending on certain factors. Ms. Becker asked about the SKF building on Forty Foot Road and Mr. Simone stated they are looking for a tenant.

Mr. Jobanputra went over crash locations on the map and traffic volume in the township. He went over the connectivity study as well and there was a discussion regarding the crosswalk on Sumneytown Pike. Mr. Buonocore suggested a bridge.

Mr. Jobanputra went over the slide with preliminary transportation recommendations, as well as preliminary recommendations for open space and recreation areas. He also showed the proximity to the community facilities currently on the map.

Discussion regarding libraries or technology center that are needed in the township. Ms. Younce thought there might be a possibility for this type of thing in one of the PSDC buildings they are trying to fill, such as the former culinary facility.

Mr. Jobanputra went over the historic preservation preliminary recommendations as well as housing; and went over the survey and the aging in place population, etc. and housing prices.

Discussion regarding in-law suites, accessory apartments, and maintaining housing affordability. Mr. Simone stated they will be back in September with another presentation and more information. They will send this presentation to the Planning Commission and asked if they could please let them know any suggestions.

Supervisor Osei spoke and stated he has a complaint regarding the Planning Commission in general. He feels they over-plan in general. Mr. Osei stated that residents show up to Board of Supervisors meetings or the Planning Commission meetings and believe the current density is the correct one. He does not think that should be the case. Mr. Osei feels that some of these concerns on development are overblown and states this is particularly true in Towamencin. He explained there are three elementary schools in the township and with regards to the parking at the high school being non-conforming, Mr. Osei does not feel this is worth having a discussion over, the township is not going to deny this for the high school. He believes the parking is a useless regulation. Mr. Osei stated as far as the traffic issues, he feels we have too little traffic on Sumneytown, and cars go too fast in Towamencin because of how it is set up. The survey stated people were ok with longer drive if it is safer.

Mr. Osei explained that NP Water Authority and the township sewer authority have excess capacity. He is fine with infrastructure and feels it would get cheaper for each household with more capacity.

As far as private property, Mr. Osei stated this is not open space. He does not give a favorable response to purchase it a raise taxes. At a supervisors' conference they went over land uses and Mr. Osei stated there are no single bedroom renting options in this area. He explained it is frustrating to be elected and not be able to promote and get people to be in favor of the housing for the type of housing young professionals are looking for. Mr. Osei feels there is a homelessness problem. This might be Lansdale currently, but he stated they are our neighbors, so this means this township has one also. As far as changes, he is open to being conservative on empty lots, some of the buildings around the township, or veterans' park. He would also allow residents to build 1 to 2 units on their own properties. Mr. Osei thanked the Planning Commission members for their time.

Mr. MacKay thanked Mr. Osei and the presenters.

Mr. MacKay asked if there were any other issues. Hearing none, Mr. Vavra made a motion to adjourn. Ms. Becker seconded. All were in favor. 8:55 PM

Respectfully submitted,

Carolyn Shisler
Towamencin Township
Zoning and Code Enforcement

**Towamencin Township
Board of Supervisors
Monthly Meeting
November 13, 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

Absent:

Chairman Wilson called the meeting to order at 7:05 pm and led the assemblage in the Pledge of Allegiance.

Opening Comments

- Prior to this meeting, the Board met in an executive session to review a matter of potential litigation and a personnel matter.
- 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, followed by public comments from those present. Reminder: when prompted for questions, please come up to a microphone as Zoom does not pick up voices from the audience.
- Towamencin Township is hosting our annual Holiday Lights Festival on Friday and Saturday, December 6th and 7th, from 4:30 to 8:30 pm at Fischer's Park. Take a stroll through Towamencin's winter wonderland of lights and holiday cheer.
- Towamencin Volunteer Fire Company Ladies Auxiliary is hosting pictures with Santa on Saturday, December 7 from 10 AM – 1 PM. Bring your camera and take pictures with Santa.
- The Board's next meeting will be held Tuesday, November 26, not Wednesday, due to the Thanksgiving holiday.

Public Comments

The Township has received a new Conditional Use application for a senior daycare center located at 2060 Detwiler Road. Minimal site improvements would be proposed. The use is permitted by Conditional Use approval within the Limited Industrial Zoning District. Bill Dion, Esq., representing the applicant, provided an overview of the proposed use and requested approval for a future Conditional Use hearing. The future operators of the facility, Mr. and Mrs. Patel, were present to answer questions proposed by the Board.

On a motion by Supervisor Warner, seconded by Supervisor Snyder, the Board authorized advertising a future Conditional Use Hearing for a senior daycare facility at 2060 Detwiler Road.

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 Approval of Certificate of Completion #1 – Delp Drive Industrial Building

The associated land development located at 1600 Delp Drive included site improvements and construction of an industrial warehouse. The site development began during mid-2024. The Township Engineer has confirmed that certain site improvements for development have been satisfactorily completed. A first escrow release, in the amount of \$3,579,104.75, has been prepared and it is recommended that the escrow be released by the Township.

On a motion by Supervisor Smith, seconded by Supervisor Osei, the Board approved the Certificate of Completion #1 – Delp Drive Industrial Building.

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

Comprehensive Plan Update – Review Preliminary Recommendations

Simone Collins Landscape Architecture, the consultant tasked with updating the Township’s Comprehensive Plan, has prepared preliminary recommendations for the Board’s review based on feedback from various stakeholders, and data resulting from a Towamencin fiscal impact analysis, performed by 4ward Planning. Peter Simone presented the recommendations, with key highlights of protecting the environment, walkability/connectivity, improved parks, more open space, better dining and entertainment options, public safety, access to medical services, road improvements, diverse housing opportunities, and balancing taxes and services. In addition, 4ward Planning’s

fiscal impact analysis indicated a positive income flow for the Township after proposed development has settled. Mr. Simone stressed flexibility in zoning and code ordinances.

A brief conversation was had regarding community growth, including density and housing variations; the Board's opinions varied on what they would like to see in the community.

Consider Authorization to Award Contract: Grist Mill Park Improvements Phase 1

In late September, bids were released for the Grist Mill Park Improvements Phase 1. The bid project includes installation of park amenities, fencing, ADA parking, excavation and site preparation, drainage under the playground, stormwater management and pathways. The playground equipment, poured-in place safety surface, and two benches will be done under COSTARS agreement and is not part of this bid. The bid included 5 add alternates:

- Add Alternate 1 - installation of two concrete cornhole goals and pads
- Add Alternate 2 - planting 5 extra trees
- Add Alternate 3 - installation of basketball court
- Add Alternate 4 - installation of pavilion on a concrete pad with electric service
- Add Alternate 5 - installation of concrete plaza, including a ping pong table, two gaming tables, and asphalt pathway along the south side of the playground

The Township was awarded a \$250,000 DCNR grant and a \$175,000 LSA grant to help fund this project. 15 bid submissions were received. Low bidder, LB/DB Construction's submission, with all add alternatives, is recommended for a total \$452,100, along with the COSTARS purchased equipment/materials component of \$334,921, provided by General Recreation, Inc. The project's total is \$787,021.00. Peter Simone, the project consultant, reviewed the project.

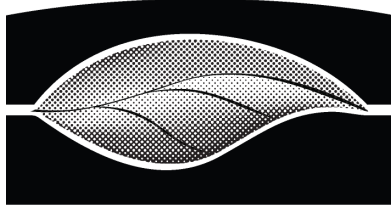
On a motion by Supervisor Smith, seconded by Supervisor Snyder, the Board authorized awarding the contract(s) to LB/DB Construction and General Recreation, Inc.

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 Appointment of Emergency Management Coordinator

The Board must appoint a new Emergency Management Coordinator due to the recent resignation of Dan Littley, Jr., who has served in this role for several years. To become the Emergency Management Coordinator, an application must be submitted to the Montgomery County Department of Public Safety for review. It is then forwarded to the PEMA Eastern Area Office for processing, with an official appointment by the Governor. William Oettinger, who was appointed this year as Fire Marshal, has extensive experience in zoning, codes, and emergency management. The Township Manager recommends appointing Bill, as the Township's Emergency Management Coordinator.

**Public Meeting
Notes**



SIMONE COLLINS
LANDSCAPE ARCHITECTURE
119 EAST LAFAYETTE STREET NORRISTOWN, PA 19401
PHONE: 610.239.7601 FAX: 610.239.7606
WWW.SIMONECOLLINS.COM

MEETING NOTES

Project:	Towamencin Township Comprehensive Plan Update	Project No.:	22064.10
Location:	Towamencin Township Building	Meeting Date/ Time:	1.18.24 4:00 – 6:00pm 7:00 – 9:00pm
Re:	Public Meeting 1 / Open House Afternoon & Evening Session	Issue Date:	February 5, 2024

ATTENDEE LIST:

See attached sign-in sheet (emails redacted).

Simone Collins: Peter Simone (PS), Pankaj Jobanputra (PJ), Tim Adams (TA)

GENERAL NOTES:

Presentation

The format for each 2-hour session began with 30 minutes of open house, followed by 45 minutes of presentation, and ended with 45 minutes of discussion. The same presentation was given at both sessions.

PS reviewed the meeting agenda for the presentation as follows:

- introductions of project team and experience
- purpose of the Comprehensive Plan
- project schedule and scope
- public participation process
- planning approach
- demographics review
- land use and zoning map discussion
- questions to consider - followed by general discussion and next steps.

PS introduced the Simone Collins team and gave a brief overview of the firm's philosophy and past experience.

PJ reviewed the purpose of comprehensive planning and discussed its role as a guide for the long-term vision of a community. The components of a comprehensive plan as required by the Pennsylvania Municipalities Code were presented, including the planning context,

implementation strategy, and recommendations for future land use, housing, transportation, community facilities, economic development, open space and recreation, natural and historic resources, and energy conservation.

PJ gave a basic overview of Zoning and its purpose of providing for all land uses within a municipality, and regulating size, height, and bulk of structures, and the intensity of uses. PJ briefly discussed how changes to zoning occur, including text amendments, new ordinances, and special exceptions and variances.

PJ gave a basic overview of a Subdivision and Land Development Ordinance (SALDO) and how it creates standards for dividing or combining parcels, and improvements of those parcels including minimum design standards.

PJ gave an overview of the Official Map, a planning tool under the Pennsylvania Municipalities Planning Code (MPC) that shows the locations of possible future public lands and facilities such as transportation, parks and trails, and open space. PJ explained how the Official Map allows a municipality to express its interest in possibly acquiring lands in the future for public purposes. It can be used to be a negotiation tool for municipal land acquisitions or for grant funding.

PJ reviewed existing planning documents and explained how they would inform this comprehensive planning process, including the last Towamencin Comprehensive Plan, Strategic Plan, Parks and Trails Evaluation, and Sidewalk Connectivity Study, as well as adjacent municipal comprehensive plans and Montgomery County planning documents.

PJ reviewed the project scope, including data collection and review, trends analysis, investigation of areas that could be catalysts for change.

PJ presented the scope of public participation, including 4 Board of Supervisors meetings, 6 Planning Commission meetings, 3 public meetings, 4 Township committee meetings, 4 focus groups, staff meetings as needed, 6 Key Person Interviews, an online public opinion survey, and a meeting with the County Planning Commission.

PJ presented several questions from the public opinion survey as an example, and stated that the survey will open from January 18, until August 15.

PJ presented some potential options for Key Person Interviews, such as Police/Fire/EMS, School District, and local businesses/organizations.

PJ reviewed a planning approach of anticipating on-going and future changes, including retail trends, remote work, office building conversions, aging in place, demographic changes, climate, and zoning ordinance modernizations.

TA presented some demographic data, including a historical regional population comparison, racial composition, DVRPC population and employment estimates, educational attainment, median household income growth, commuting method, and US Census "OnTheMap" commuting analysis.

PS discussed questions for consideration that will be important in determining plan priorities, including transportation network needs and connectivity opportunities, housing types and demand, need for land use changes or opportunities for infill development, community facility upgrades, business development and future village shopping center plans, and possible improvements to existing parks and open space.

4ward Planning is an economic planning firm that will be conducting a market study of the Towamencin Area as a part of the Comprehensive Plan. They will be completing this part of the study in the next few months.

PS open the presentation to the discussion portion of each session.

Discussion

Afternoon Session 4pm – 6pm

Attendee asked about residential development and whether the Comprehensive Plan is meant to be a broad vision.

PS stated that it is meant to give the Supervisors useful information to make decisions that are in the best interest of their constituency. Economic diversity is vital to the health of a community and the plan gives an opportunity to explore how to provide for housing for residents of variable financial means, such as workforce housing.

Attendee stated that they think it is important to have affordable housing for the people who work in the Township, so that they have a stake in the betterment of the community.

Supervisor Osei stated the importance of Township ordinances to be flexible enough for private developers to respond to external market pressures and allow the Township to absorb growth. (Resident's desire to fill the existing shopping center (Forty Foot & Allentown) with businesses was mentioned.)

PS mentioned that zoning is often thought to be Inflexible, and when discussing zoning changes, unintended circumstances need to be considered. Best practices in zoning are to maintain flexibility.

Attendee stated that they think sharing resources between adjacent municipalities is great.

PS provided a possible example of working with Upper Gwynedd Township to share parks and recreation staff and facilities.

Attendee shared an idea about establishing a regional library.

Evening Session 7pm – 9pm

Attendee asked about the public input and opinion survey process.

PS stated that generally, trends established in the first ~100 survey responses remain unchanged after future responses.

Attendee asked about transparency and how data can be accessed.

PS stated that SC will provide meeting notes and are fully transparent with all survey questions.

Attendee asked how the final plan will be adopted.

PS stated that the plan will go into a 60-day draft review period and then will go to the Board of Supervisors to be approved.

Attendees voiced displeasure with the Township Supervisors not representing community interests.

Attendee stated that residents want to hear that you will give your unbiased professional opinion and recommendations that haven't been massaged by the Board.

PS responded that as consultants, our job is to give to the Board and community our best professional opinion.

Attendee asked whether focus groups will be open to the public.

PS stated that that can be discussed and that is up to the Township. SC if fine with that.

Attendee stated that they enjoyed participating in the Connectivity Study, and that this comprehensive planning process is similar.

Attendee stated that the "local tax group" can provide data on how many people are working from home.

Attendee expressed desire to hear about success stories from the last comprehensive plan. (what goals were accomplished – SC will review those as part of the process).

Attendee expressed desire to see to see zoning variance documentation process modernized and made more transparent, and a general focus on technology.

PS stated that SC will look at any chronic zoning issues and explore ways to resolve them.

Attendee recommended expanding focus group demographics and discussed how the Forty Foot Bridge involved a vision for a village type of development. Attendee expressed a desire to see the area developed into a walkable village area. Attendee also mentioned that there was a dog park included in the master plan for Fischer's Park but that it never came to fruition. They would like to see a controlled dog park in the Township, and that it could be an opportunity to generate revenue for the Township.

PS discussed the market conditions that led to Forty Foot Bridge not getting developed and cited the lack of Merck expansion, as well as the unique location of the Township between the employment centers of Philadelphia / Valley Forge and the Lehigh Valley. PS stated that PSDC (company that owns much of the land in the Village area) wants to put something desirable in that space, but larger market conditions continue to make this challenging.

Attendee voiced the desire to have outdoor gym equipment and pavilions and referenced the community park in Souderton. Attendee also voiced their desire for a community center and mentioned that the arts center building is empty and could be a suitable location if it had parking. Attendee said that a First Friday event series could be held on the pedestrian bridge.

Attendee voiced support for building a Veteran's Park, and that the local Veteran's group would be a good partner.

Attendee stated that they would also like to see the shopping center be developed with small shops and possibly mixed-use residential.

Attendee voiced their desire for nice restaurants and mentioned the current lack of restaurants in the Township.

Attendee stated that they do not want more storage units or warehousing.

Attendee asked a question about what percentage of apartments are usually not luxury apartments?

PS stated that because of high building costs, apartments do not have to be luxury to be expensive and that building inexpensively is difficult. PS discussed workforce housing and gave an example of how zoning can require 5%-10% of units to be 60% of the Average Median Income (AMI – which is determined by HUD), which is a way to provide less expensive housing units for professionals who don't have high salaries, such as teachers. PS also mentioned that the reduction of apartment sizes could possibly reduce rental costs.

Attendee asked whether workforce housing would be considered in this plan.

PS stated that the conversation could certainly be had and personally voiced support but mentioned that a housing developer usually has to be given incentives to include a workforce mix in a project.

Attendee voiced the desire for the Township to engage in solar, or other net-zero alternatives, to run the municipal complex and to make it easier for residents to engage with alternative energy options. Attendee explained that they personally pursued solar panels and that the municipal process was difficult.

Attendee stated that there is almost limited non-sport recreation space in the Township and having indoor non-sport recreation space would be great for children.

PS stated that Towamencin is about the size where a community center becomes feasible and mentioned that there are funding sources available to begin exploring those options. PS stated that the Township is in competition with all other neighboring communities to draw new residents, and a community center would help keep the community vibrant and competitive.

Attendee asked if trends emerge early in the survey process, will they inform the plan? How does the community help “get” what they want such as nice restaurants and shops?

PS stated that the importance of remaining realistic about what market conditions will bring to a suburban community. Suburban areas do not always attract “high-end” restaurants or boutique shops. The question is “what is achievable given market conditions?”

Attendee stated that the Township lacks a unifying goal that can convey the Township identity. Attendee stated that this comprehensive planning process is a great opportunity for the community to come together towards a common goal – and that SC should think about how best to facilitate that.

Attendee asked if 4wardPlanning's Market Analysis could explore incentives to bringing businesses into the Township.

PS stated that zoning usually cannot control that, but zoning can create the opportunity for good things to happen. Economic incentives, area demographics and market conditions typically the types of businesses and development that occur in a certain area.

Next Steps

- Begin to schedule key person interviews and focus group meetings.
- Continue data collection, analysis, and mapping.
- Next Public Meeting is scheduled for September 26, 2024.

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,

SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE

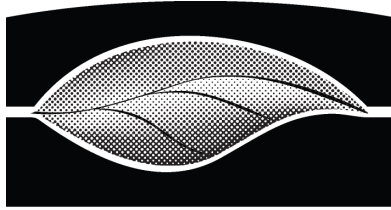
Two handwritten signatures in black ink. The signature on the left is more complex and stylized, while the one on the right is simpler and more legible.

Peter Simone, Pankaj Jobanputra, Tim Adams

Towamencin Township Comprehensive Plan Update

Public Meeting #1 - January 18, 2024, 4:00 p.m.

Name	Email
Katie Cleary LEW & DEB BARRETT	
Tina Gallagher Brad Edentfield	
Will Brusser DOUG BOWER	
Mike Hays Jacqui Barber - Rollins	
Kristin Warner Kofi Osei	



MEETING NOTES

Project:	Towamencin Township Comprehensive Plan Update	Project No.:	22064.10
Location:	Towamencin Township Building	Meeting Date/ Time:	11.21.24 7:00 – 9:00pm
Re:	Public Meeting 2	Issue Date:	December 11, 2024

ATTENDEE LIST:

See attached sign-in sheet (emails redacted).

Simone Collins: Peter Simone (PS)

GENERAL NOTES:

Presentation

PS reviewed the meeting agenda and presented the following:

- Introduction of project committee and project team
- Summary of the planning process
- Summary of 4ward Planning's market study and fiscal impact analysis
- Project schedule and scope
- Draft Plan vision and goals
- Final online survey results (646 responses)
- Draft Plan recommendations
- Next steps

PS reviewed the recommendations for the different sections of the Draft Comprehensive Plan, including:

- Future land use
- Transportation
- Open space and recreation
- Community facilities
- Natural resources & Energy conservation
- Historic preservation
- Housing

- Economic development

PS also discussed the elements and benefits of the Official Map.

PS then opened the meeting to discussion.

Discussion

There was a lively discussion with the public and Township officials on the draft recommendations.

Next Steps

- Meet with the Planning Commission on December 2nd.
- Finalize and submit the Draft Plan to the Township for review and comment.

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,

SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE



Peter Simone, Pankaj Jobanputra

Towamencin Township Comprehensive Plan Update

Public Meeting #2 - November 21, 2024, 7:00 p.m.

Name

Benjamin Hutchison

GARY PROWANT

Will Dwyer

Lee Meehan

Nancy BECKER

Judy Wagner

Chick Wilson

RICH MARINO

Brad Spanial

Russ Vincent

JEFF BAER

Dennis McGeehan

Sue + Harry Rieck

Michen + Dave Blake

Todd Fisher

Bill Skerf

Paul Montjone

Vanessa Gaynor

Rebecca Curlett

John Curletti

Towamencin Township Comprehensive Plan Update

Public Meeting #2 - November 21, 2024, 7:00 p.m.

Name

CRAIG BROWN

Peter Murphy

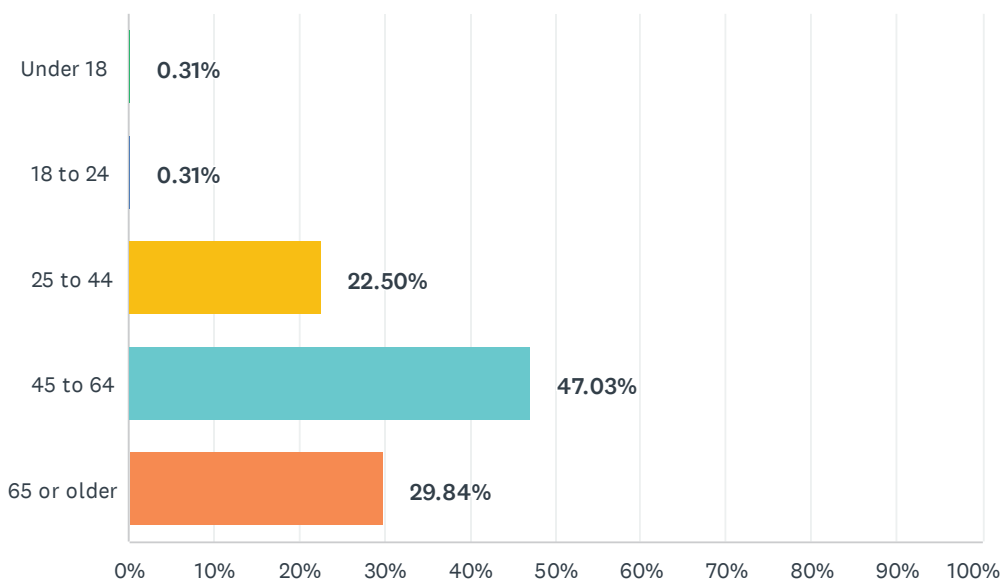
Mike Hays

Bruce Bailey

**Public Opinion
Survey
Results**

Q1 What is your age?

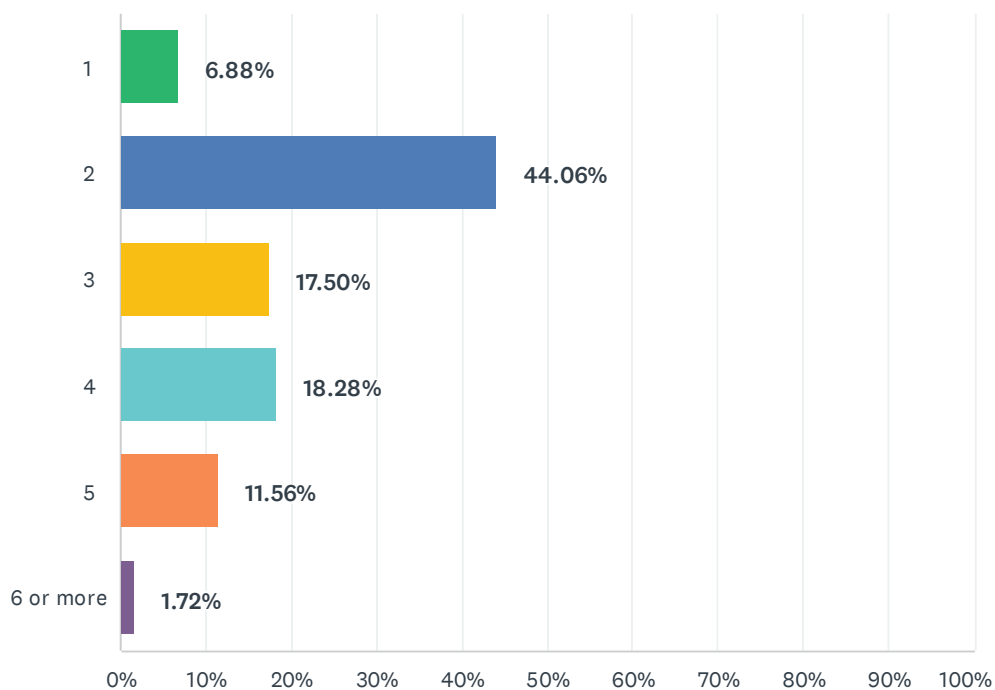
Answered: 640 Skipped: 6



ANSWER CHOICES	RESPONSES
Under 18	0.31% 2
18 to 24	0.31% 2
25 to 44	22.50% 144
45 to 64	47.03% 301
65 or older	29.84% 191
TOTAL	640

Q2 How many people currently live in your household?

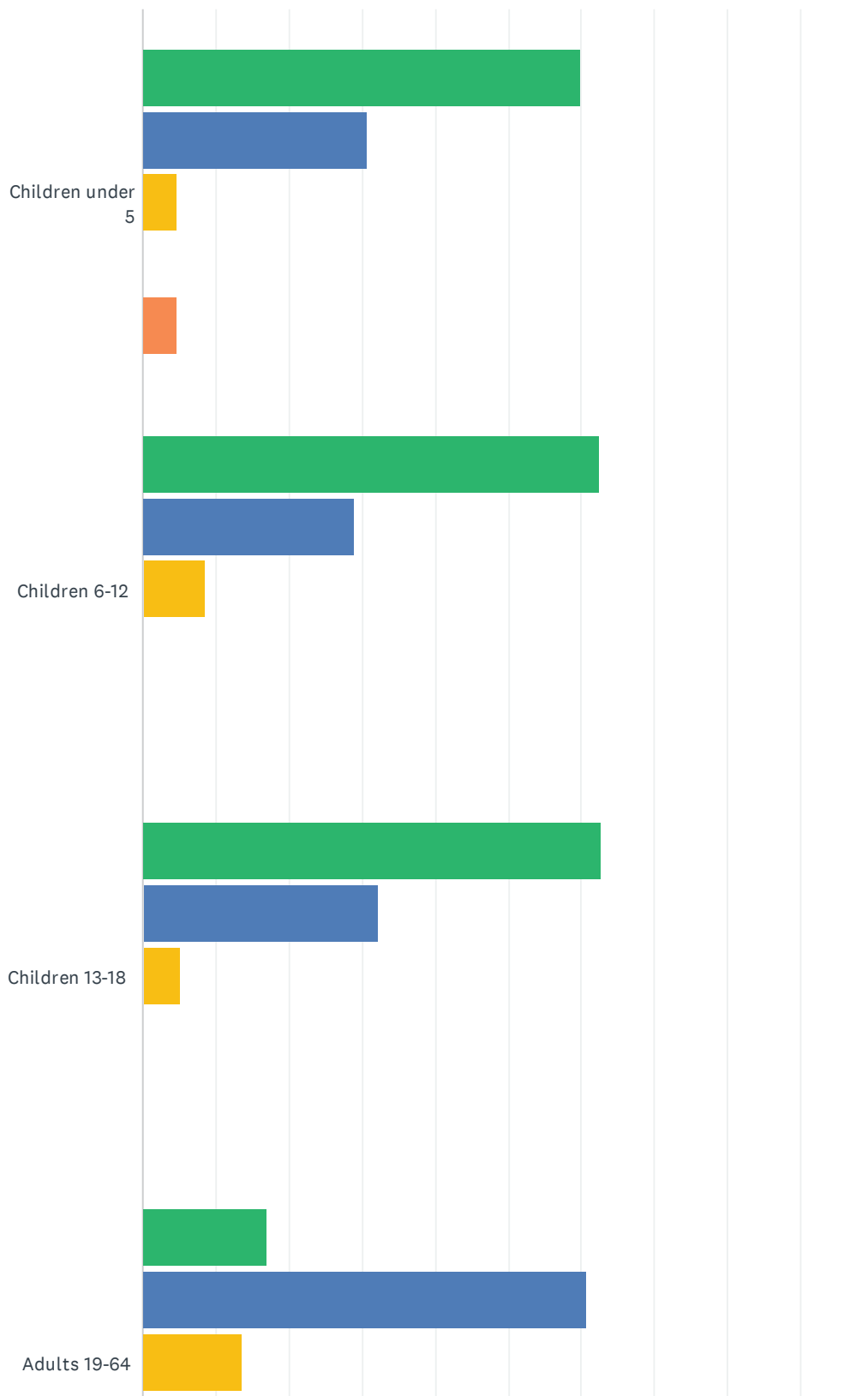
Answered: 640 Skipped: 6



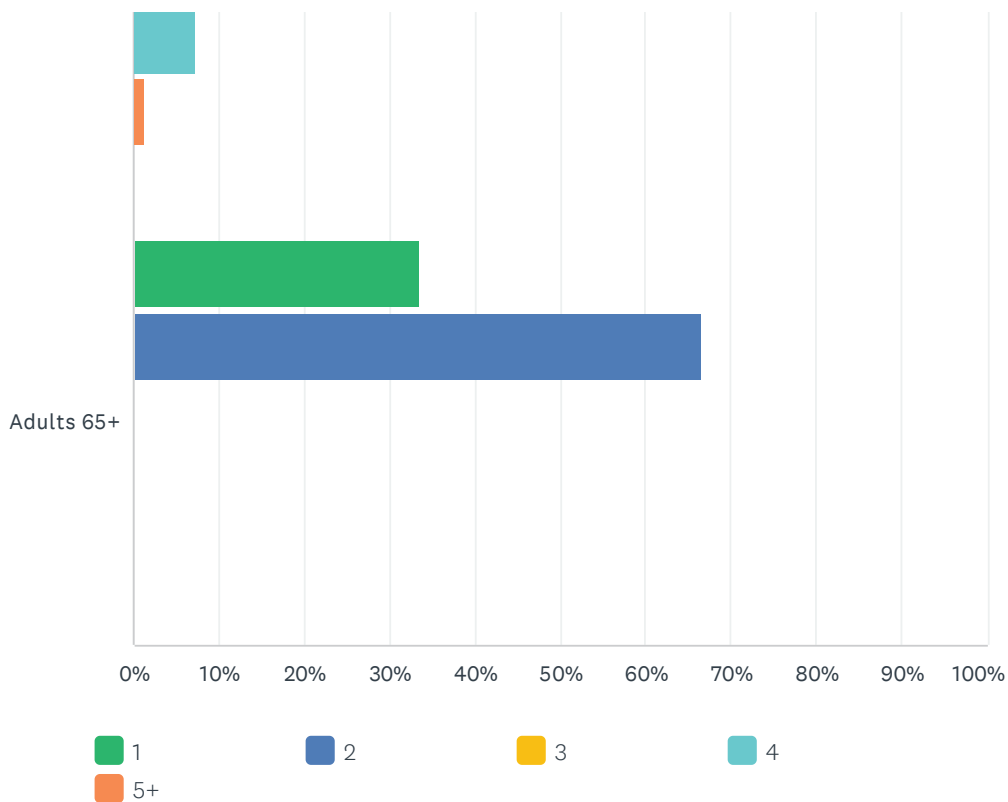
ANSWER CHOICES	RESPONSES	
1	6.88%	44
2	44.06%	282
3	17.50%	112
4	18.28%	117
5	11.56%	74
6 or more	1.72%	11
TOTAL		640

Q3 Please indicate how many people of each age group currently live in your household

Answered: 635 Skipped: 11



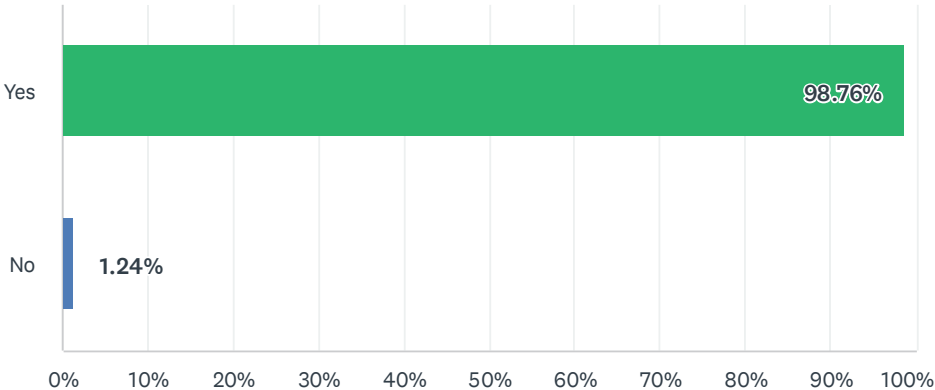
Towamencin Township Comprehensive Plan Update



	1	2	3	4	5+	TOTAL
Children under 5	60.00% 39	30.77% 20	4.62% 3	0.00% 0	4.62% 3	65
Children 6-12	62.39% 73	29.06% 34	8.55% 10	0.00% 0	0.00% 0	117
Children 13-18	62.71% 74	32.20% 38	5.08% 6	0.00% 0	0.00% 0	118
Adults 19-64	17.05% 81	60.84% 289	13.68% 65	7.16% 34	1.26% 6	475
Adults 65+	33.47% 80	66.53% 159	0.00% 0	0.00% 0	0.00% 0	239

Q4 Are you a resident of Towamencin Township?

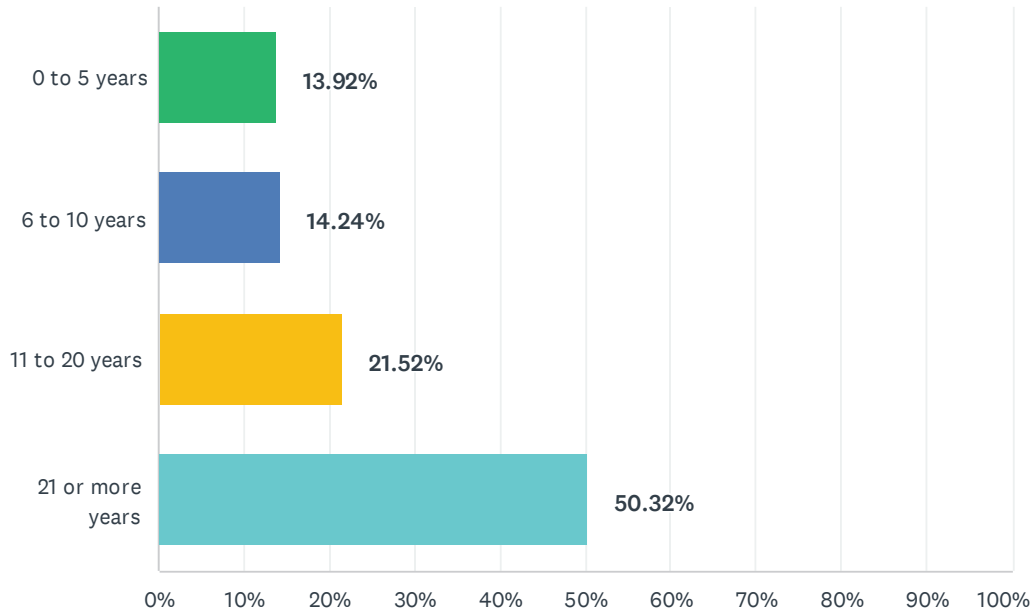
Answered: 646 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	98.76%	638
No	1.24%	8
TOTAL		646

Q5 If you live in Towamencin, how long have you lived in the Township?

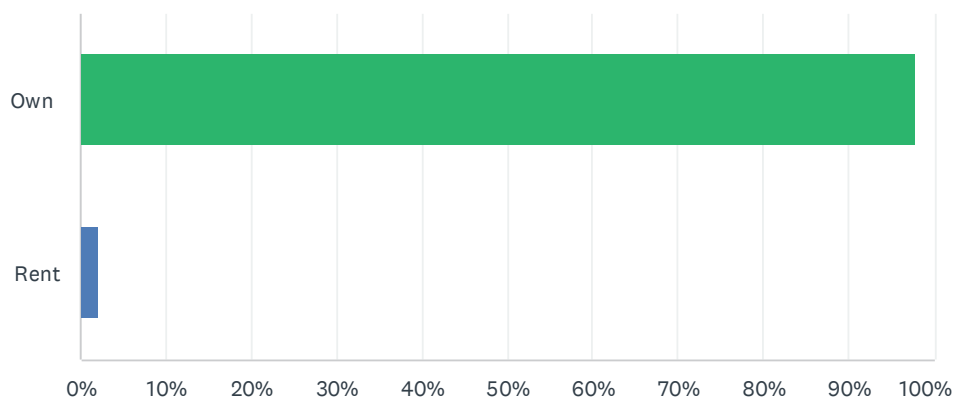
Answered: 632 Skipped: 14



ANSWER CHOICES	RESPONSES	
0 to 5 years	13.92%	88
6 to 10 years	14.24%	90
11 to 20 years	21.52%	136
21 or more years	50.32%	318
TOTAL		632

Q6 Do you own or rent your place of residence?

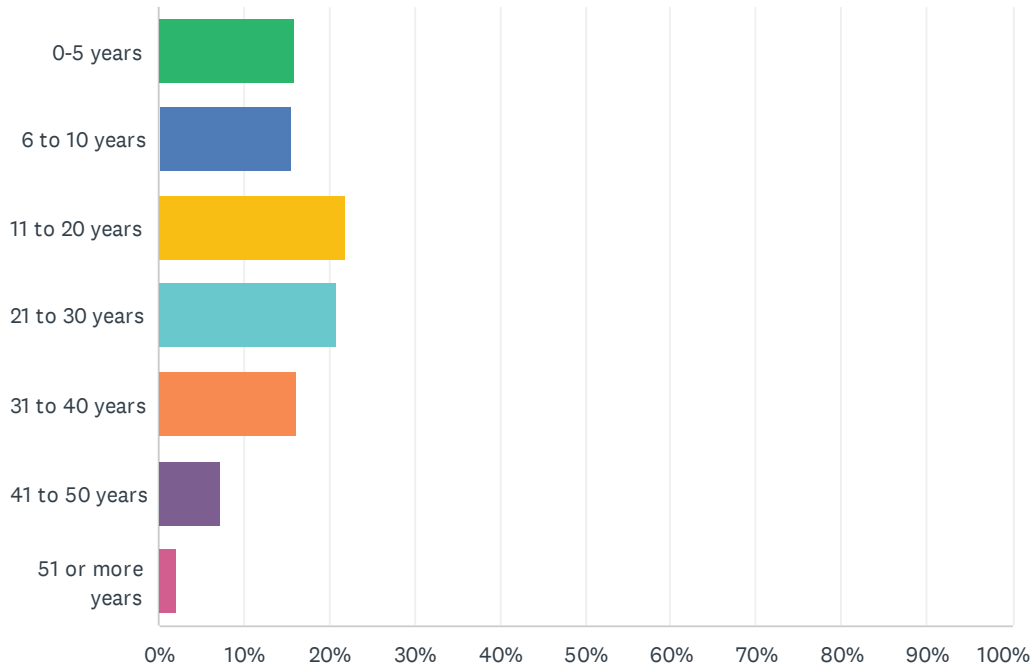
Answered: 627 Skipped: 19



ANSWER CHOICES	RESPONSES	
Own	97.93%	614
Rent	2.07%	13
TOTAL		627

Q7 How long have you lived at your place of residence?

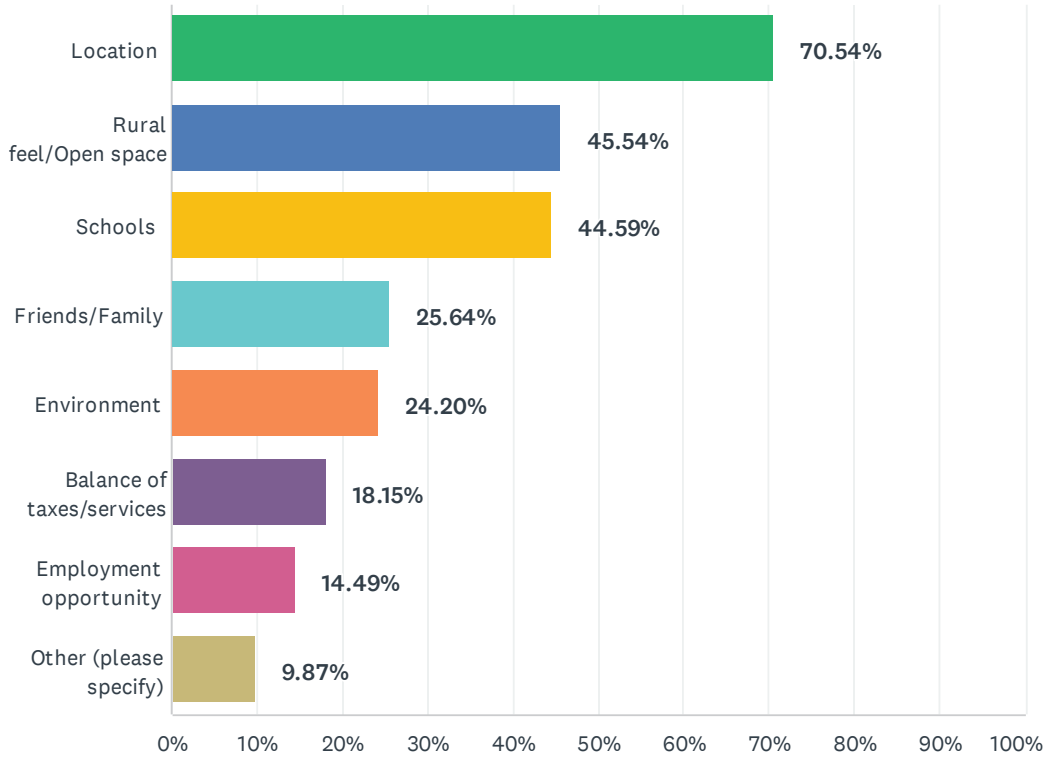
Answered: 629 Skipped: 17



ANSWER CHOICES	RESPONSES	
0-5 years	16.06%	101
6 to 10 years	15.58%	98
11 to 20 years	21.94%	138
21 to 30 years	20.99%	132
31 to 40 years	16.22%	102
41 to 50 years	7.15%	45
51 or more years	2.07%	13
TOTAL		629

Q8 If you are a resident of Towamencin Township, which of these influenced your decision to move here? (Please check all that apply.)

Answered: 628 Skipped: 18



ANSWER CHOICES	RESPONSES	
Location	70.54%	443
Rural feel/Open space	45.54%	286
Schools	44.59%	280
Friends/Family	25.64%	161
Environment	24.20%	152
Balance of taxes/services	18.15%	114
Employment opportunity	14.49%	91
Other (please specify)	9.87%	62
Total Respondents: 628		

#	OTHER (PLEASE SPECIFY)	DATE
1	Proximity to Turnpike	8/18/2024 8:33 PM
2	Work	8/18/2024 7:41 PM
3	Birth	8/18/2024 7:22 PM

Towamencin Township Comprehensive Plan Update

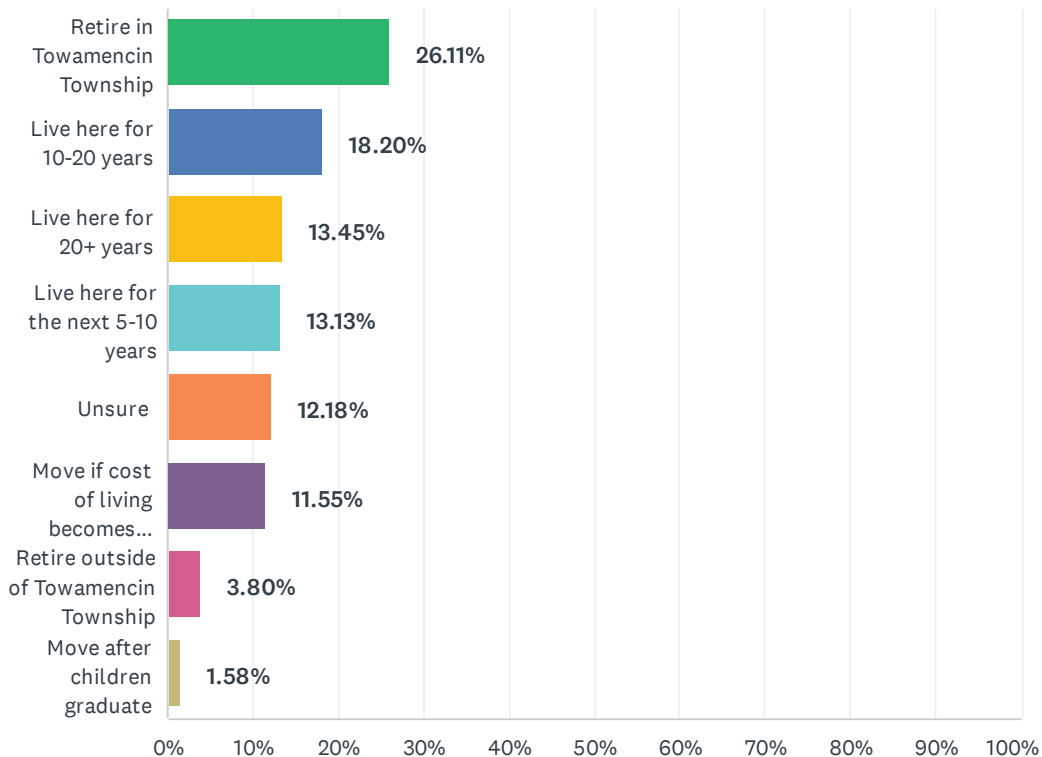
4	We had concerns about the elected officials in upper Gwynedd township where we resided previously and that encouraged us to move.	8/18/2024 5:34 PM
5	Parks	8/18/2024 4:59 PM
6	Affordability of first home purchase	8/18/2024 3:17 PM
7	loved our soon to be new house	8/18/2024 2:59 PM
8	We wanted a house with a large enough lot size and we got over an acre.	8/18/2024 2:43 PM
9	Lived here since I was a child	8/18/2024 1:57 PM
10	Found a house	8/18/2024 1:30 PM
11	Quiet,wooded setting of home	8/18/2024 1:28 PM
12	Moved to Dock Woods Community	8/18/2024 1:03 PM
13	55+ community	8/18/2024 12:30 PM
14	Proximity to Merck	8/18/2024 11:49 AM
15	Over 55 community	8/18/2024 11:18 AM
16	Home cost	8/18/2024 10:37 AM
17	Diversity	8/18/2024 10:36 AM
18	Our particular house was available	8/18/2024 10:35 AM
19	Cost of a home and location to work and family	8/18/2024 9:46 AM
20	\$\$	8/18/2024 9:21 AM
21	availabikity	8/18/2024 9:05 AM
22	We moved from out of state and were looking for an old stone house. We happened to find one here.	8/15/2024 8:38 PM
23	housing prices	8/15/2024 5:25 PM
24	The house I bought	8/15/2024 12:33 AM
25	my parents moved here when I was little	8/14/2024 4:28 PM
26	Price	7/31/2024 11:41 AM
27	House was in a great location	7/31/2024 11:15 AM
28	Close to work	7/29/2024 10:56 AM
29	Please keep in mind that we moved here for the rural feel, but that was back in 1981.	7/24/2024 6:40 AM
30	House price	7/22/2024 5:36 PM
31	Never left	7/22/2024 10:34 AM
32	Found a house we liked	7/22/2024 8:16 AM
33	It's what we could afford at that time.	7/16/2024 9:05 AM
34	Ability to afford a condo	7/15/2024 2:41 PM
35	The market was horrible and we were in a rush. This house has most of what we needed.	5/23/2024 4:33 PM
36	Available housing	5/23/2024 1:21 PM
37	Employment relocation	5/23/2024 8:52 AM
38	Specific house	5/19/2024 9:54 AM
39	Dont know	4/24/2024 1:02 PM
40	Fiance owned townhouse in Towamencin Township	4/24/2024 12:11 AM

Towamencin Township Comprehensive Plan Update

41	Mostly this was where we could afford a home in 1994	4/23/2024 7:08 PM
42	Proximity to highways	4/15/2024 2:34 PM
43	New Construction	4/10/2024 9:12 PM
44	It's where the house was located. We liked the builder	4/9/2024 1:56 PM
45	Housing development	4/9/2024 1:47 PM
46	Anticipated growth and development of modern conveniences	4/6/2024 11:59 AM
47	Township growth for a young family (stores, malls, etc)	4/4/2024 5:26 AM
48	The low tax rate	2/21/2024 3:31 PM
49	Location to Turnpike access	2/14/2024 11:58 AM
50	Born here	2/8/2024 5:27 PM
51	housing cost	1/25/2024 10:48 AM
52	House and property location	1/24/2024 2:52 PM
53	It was much more rural when we moved here.	1/24/2024 1:59 PM
54	Price of houses in 1981, new housing	1/24/2024 10:57 AM
55	More affordable than surrounding towns	1/24/2024 10:12 AM
56	I've lived here since I was 7.	1/19/2024 12:31 PM
57	Ease of travel using the Turnpike	1/19/2024 12:15 PM
58	House	1/19/2024 11:37 AM
59	Cost of living	1/19/2024 3:39 AM
60	Realtor who sold us our home told us Towamencin had a larger lot size requirement for home. Meaning, houses would not be built too close together. Like the idea of having larger lots for the area.	1/18/2024 10:35 PM
61	Affordability	1/18/2024 6:31 PM
62	Graduated from NPHS 1972	1/18/2024 5:08 PM

Q9 If you are a resident of Towamencin Township, what are your long-term plans?

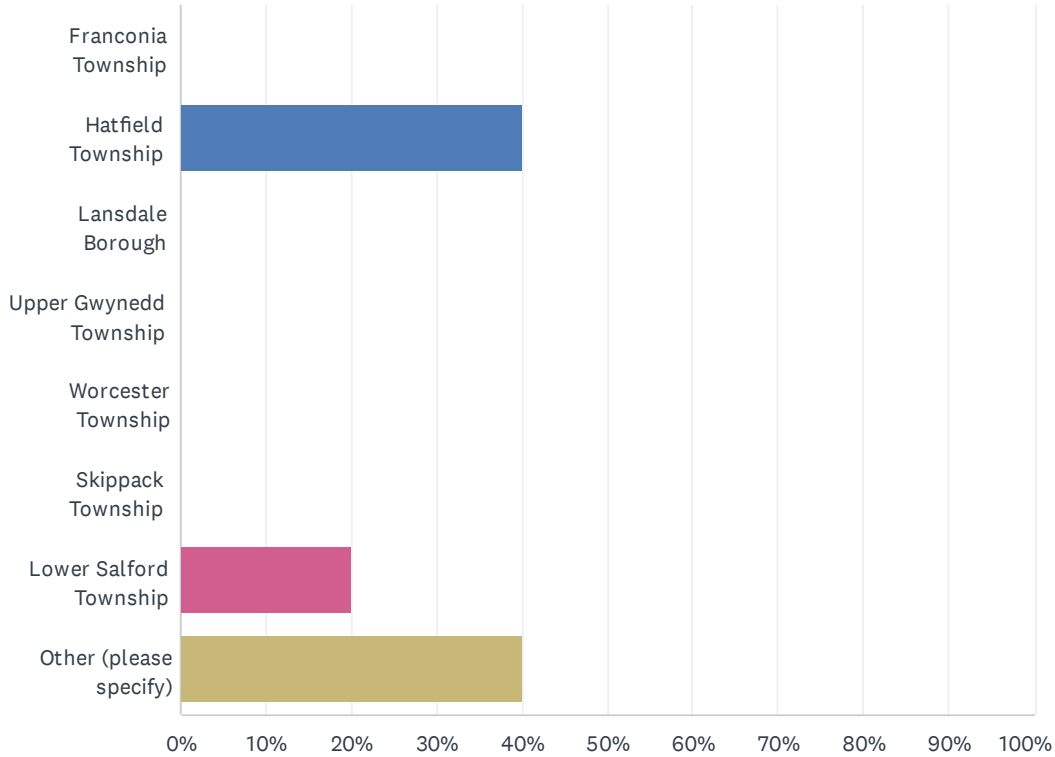
Answered: 632 Skipped: 14



ANSWER CHOICES	RESPONSES	
Retire in Towamencin Township	26.11%	165
Live here for 10-20 years	18.20%	115
Live here for 20+ years	13.45%	85
Live here for the next 5-10 years	13.13%	83
Unsure	12.18%	77
Move if cost of living becomes burdensome	11.55%	73
Retire outside of Towamencin Township	3.80%	24
Move after children graduate	1.58%	10
TOTAL		632

Q10 If you are not a resident of Towamencin Township, what is the name of the municipality you live in?

Answered: 5 Skipped: 641

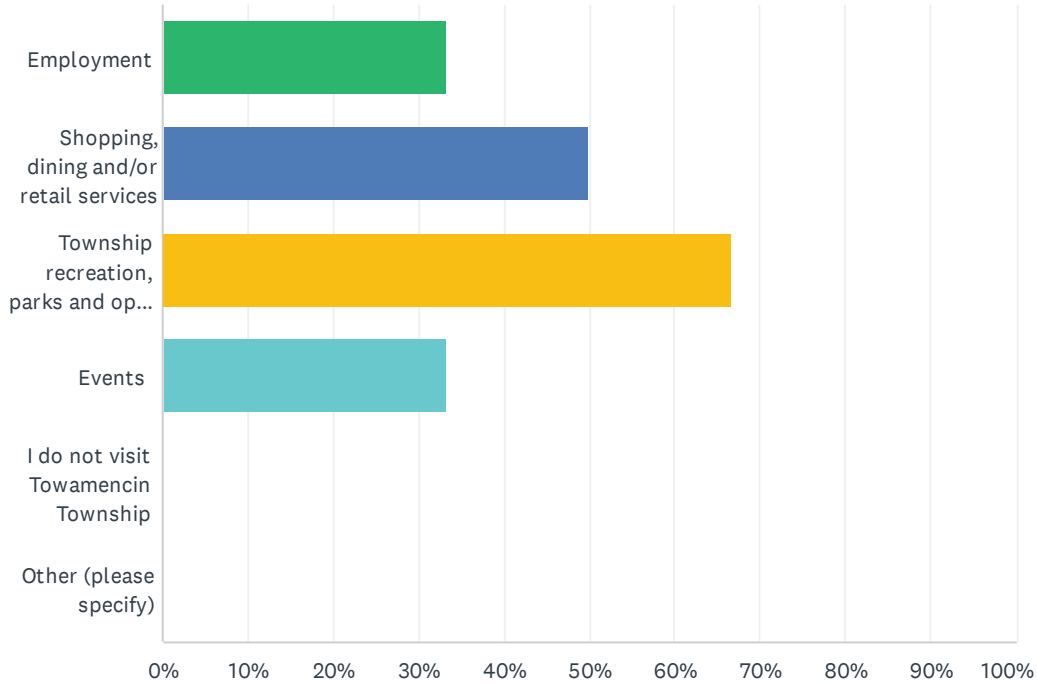


ANSWER CHOICES	RESPONSES
Franconia Township	0.00% 0
Hatfield Township	40.00% 2
Lansdale Borough	0.00% 0
Upper Gwynedd Township	0.00% 0
Worcester Township	0.00% 0
Skippack Township	0.00% 0
Lower Salford Township	20.00% 1
Other (please specify)	40.00% 2
TOTAL	5

#	OTHER (PLEASE SPECIFY)	DATE
1	Whitpain Township	1/24/2024 9:17 AM
2	Bridgeport Borough	1/19/2024 11:24 AM

Q11 If you are not a resident of Towamencin Township, what are the primary reasons you visit? (Please check all that apply.)

Answered: 6 Skipped: 640

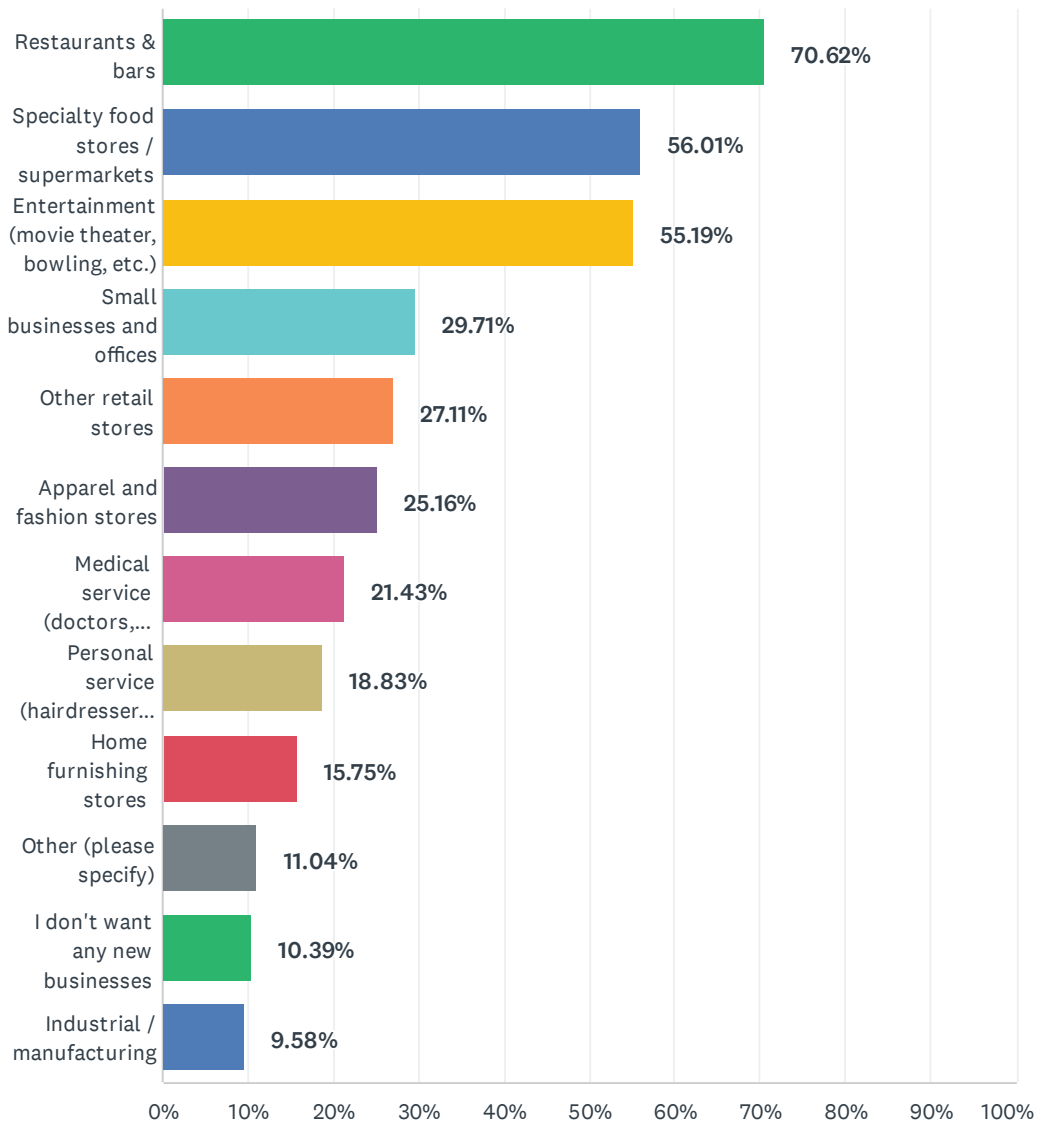


ANSWER CHOICES	RESPONSES	
Employment	33.33%	2
Shopping, dining and/or retail services	50.00%	3
Township recreation, parks and open space	66.67%	4
Events	33.33%	2
I do not visit Towamencin Township	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 6		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q12 What types of new businesses should Towamencin Township seek to attract? (please check all that apply)

Answered: 616 Skipped: 30



Towamencin Township Comprehensive Plan Update

ANSWER CHOICES	RESPONSES	
Restaurants & bars	70.62%	435
Specialty food stores / supermarkets	56.01%	345
Entertainment (movie theater, bowling, etc.)	55.19%	340
Small businesses and offices	29.71%	183
Other retail stores	27.11%	167
Apparel and fashion stores	25.16%	155
Medical service (doctors, dentists, urgent care, etc.)	21.43%	132
Personal service (hairdressers, dry cleaners, etc.)	18.83%	116
Home furnishing stores	15.75%	97
Other (please specify)	11.04%	68
I don't want any new businesses	10.39%	64
Industrial / manufacturing	9.58%	59
Total Respondents: 616		

#	OTHER (PLEASE SPECIFY)	DATE
1	Anything other than the undeveloped land that has been undeveloped for YEARS	8/18/2024 7:44 PM
2	Used book store	8/18/2024 7:23 PM
3	Panara Bread places	8/18/2024 7:16 PM
4	Should be balanced with open space initiatives	8/18/2024 4:51 PM
5	community meeting spaces (multiple), including parks & trails	8/18/2024 4:02 PM
6	No more old folks homes, ball fields, warehouses. Keep post office. Fill up the existing structures are occupied. Too many empty office building's.	8/18/2024 3:29 PM
7	Panera and \$ store	8/18/2024 1:03 PM
8	Trader Joe's	8/18/2024 12:01 PM
9	as long as we don't put in another Mattress Store i'm content...every shopping center has a mattress store! Drives me nuts and a waste of a wonderful opportunity to be different	8/18/2024 12:01 PM
10	Trader Joe's	8/18/2024 11:35 AM
11	I think you need to sprinkle in a little bit of everything, but no big giant stores like Target or Walmart. They do not fit in our environment. I would like to see fewer bars than Lansdale and a family style Diner (they're more affordable and people coming off the turnpike like to go to diners) I think if you added some sort of shoe store and small clothing store and something else of Interest it would be helpful because a family shopping together, has different interests and you kind of want something for everyone. Please, no smoke shops no vape shops can't no more liquor stores.	8/18/2024 11:25 AM
12	I would be fine most of above only if they fill existing empty shopping centers. I do not feel developing on any open ground is necessary. We have several under developed shopping centers that are not full now so why destroy open ground	8/18/2024 11:24 AM
13	All tax paying businesses.	8/18/2024 11:21 AM
14	Trader Joe's would be nice around here.	8/18/2024 11:00 AM
15	Farmers market & family crafts businesses	8/18/2024 10:57 AM

Towamencin Township Comprehensive Plan Update

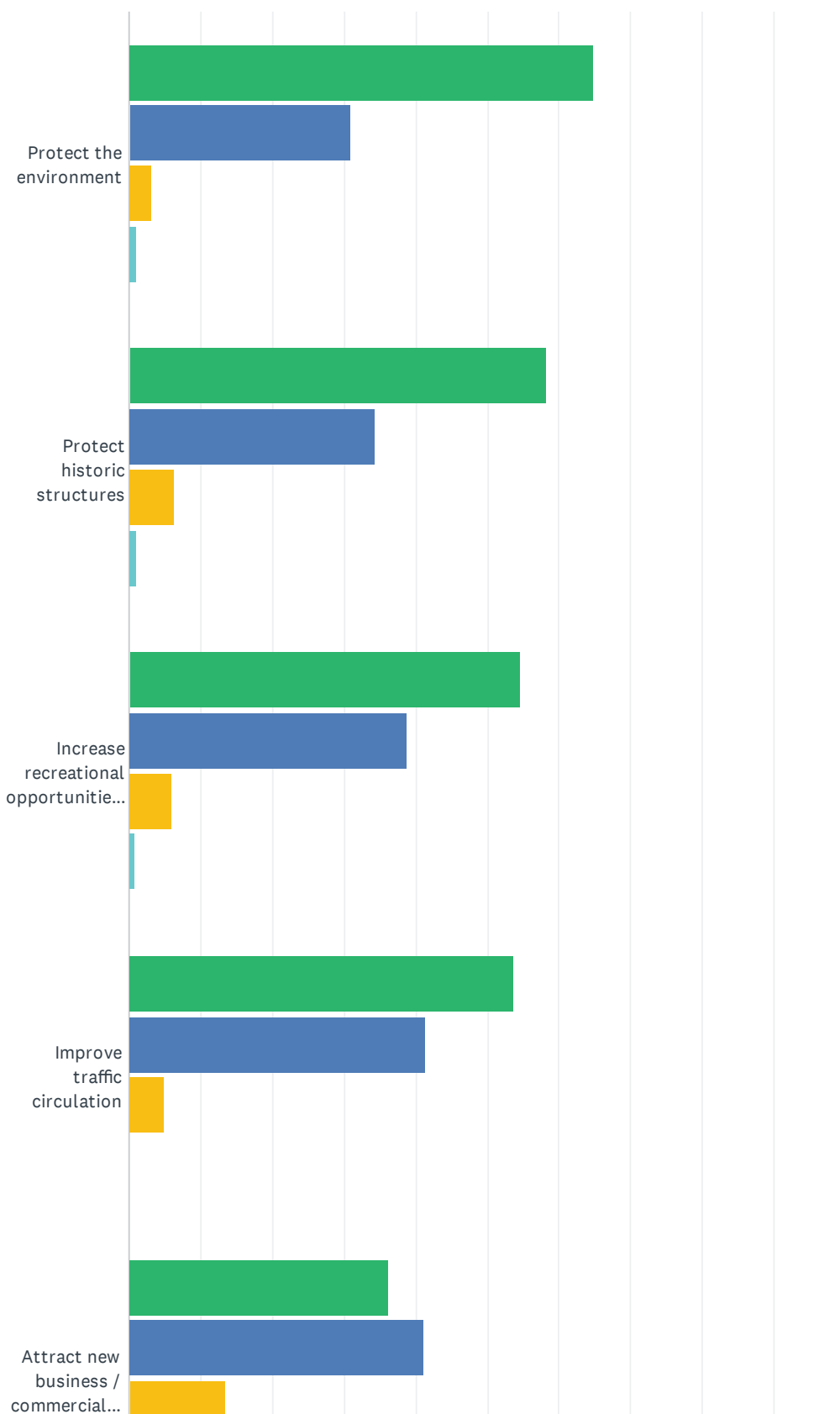
16	Dollar Store	8/18/2024 10:09 AM
17	NA	8/18/2024 9:16 AM
18	No movie theater. No shopping/retail complex.	8/18/2024 9:05 AM
19	Community Building organization to foster better relationships	8/14/2024 4:35 PM
20	Art gallery, dog grooming	8/3/2024 6:25 PM
21	Parks, Libraries, Community Centers	8/2/2024 6:06 AM
22	Live theater like Ambler. Attracts lots of people to the theater who eat and drink there.	7/28/2024 5:14 PM
23	chain gym like crunch	7/23/2024 12:10 AM
24	Small businesses; Restaurants (not fast food chsins)	7/23/2024 12:08 AM
25	No more vape shops, foreign grocery stores, thrift stores or junk like in Lansdale	7/22/2024 7:51 PM
26	Anything to fill up that eyesore of a "town center"	7/22/2024 7:00 PM
27	Target or Walmart	7/22/2024 4:11 PM
28	Anything is better than empty office buildings and strip malls. Eject Nicoletti from the township. He doesn't care about the township.	7/22/2024 2:46 PM
29	Area needs and desires more high end restaurants, no chain restaurants.	7/22/2024 12:02 PM
30	no preference	7/17/2024 9:15 AM
31	We did not move to the area in hopes of new businesses or homes would be built to cause flooding and more traffic.	7/17/2024 9:14 AM
32	***NO retail!!! Retail is an unfunded burden on the Police Department.	7/16/2024 8:11 AM
33	Fill up the empty buildings before building more	7/16/2024 5:56 AM
34	Target	7/15/2024 3:16 PM
35	Fill up the vacant business locations we already have.	7/15/2024 2:57 PM
36	Open space	7/15/2024 2:18 PM
37	Whole Foods	7/15/2024 1:05 PM
38	Any & all, you need to offset taxes away from homeowners	7/15/2024 12:43 PM
39	Co-ops, yard waste recycling/composting sites, COMMUNITY FARMING FOR ALL	5/23/2024 9:03 AM
40	Pretty good mix now	5/19/2024 9:59 AM
41	Auto body shop, Auto repair shop	4/30/2024 1:19 PM
42	Wellness centers, fitness centers, pilates, yoga, tennis, cafes, no more Wawas, chain restaurants & chain coffee places	4/24/2024 12:14 AM
43	1) a library and 2) Things aimed at kids - trampoline gym, for example	4/23/2024 9:21 PM
44	Please fill existing vacancies in shopping centers. Do not build more shopping centers.	4/23/2024 3:34 PM
45	I believe we need jobs and housing for the citizens of the township that work blue collar jobs. My husband and I are educated, were transferred here but have noted the lack of affordable housing for the next generation. Diversity in income keeps a community a great community.	4/15/2024 2:42 PM
46	Steak house, also a diner	4/11/2024 4:17 PM
47	Orange theory or F45	4/9/2024 3:39 PM
48	We need restaurants that serve alcohol. In addition add retail stores.	4/9/2024 1:58 PM
49	Target; Trader Joe's; salad shop	4/9/2024 1:49 PM
50	Truck stop	4/6/2024 1:10 PM

Towamencin Township Comprehensive Plan Update

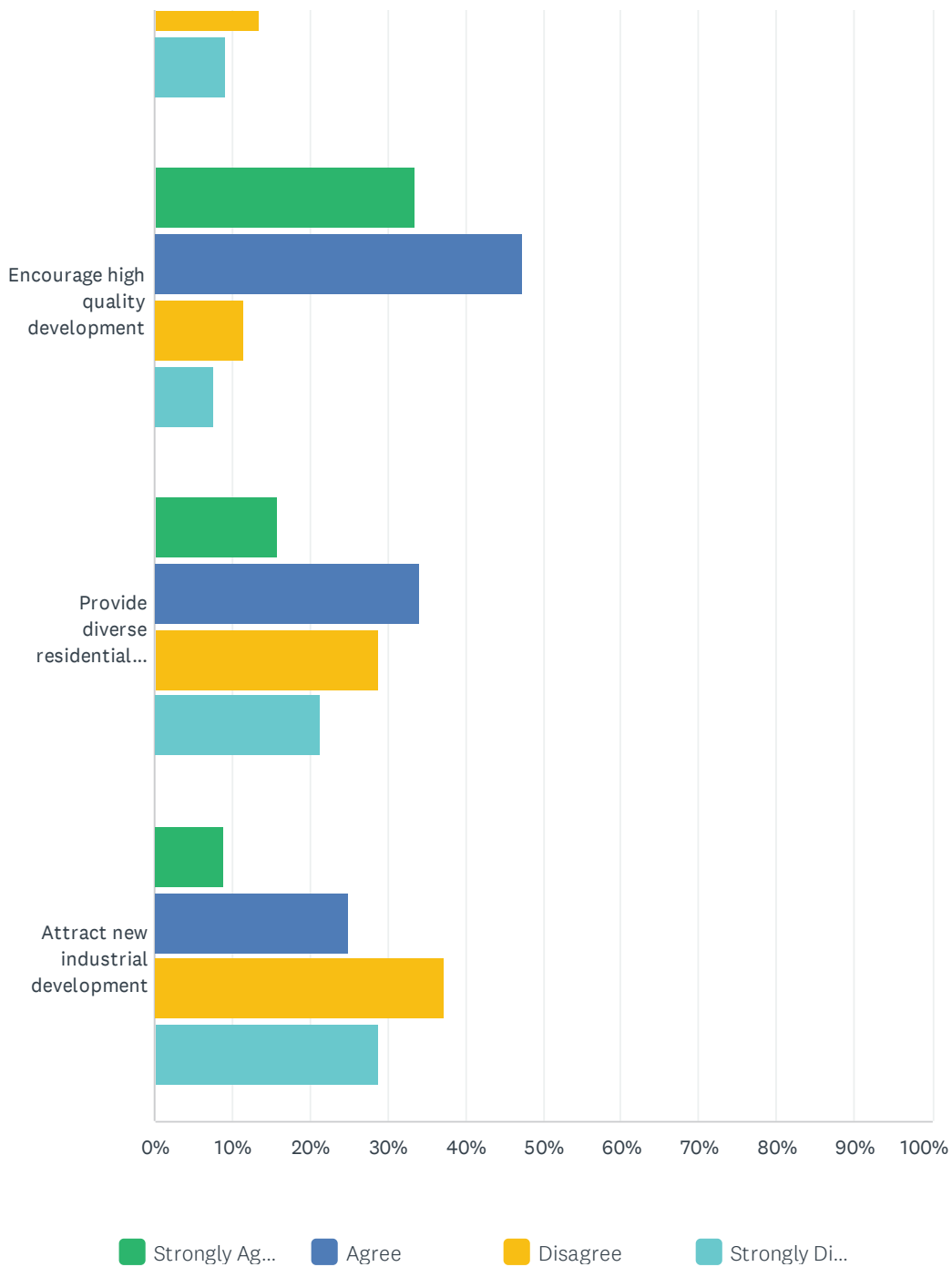
51	Vibrant shopping village	4/4/2024 5:28 AM
52	No Target or big box stores	3/6/2024 5:36 PM
53	small family owned restaurants NO MORE CHAINS!! the township look cheap and commercialized. nothing quaint about it. 40 Ft Rd starting to look like Rte 309	2/19/2024 5:59 PM
54	Green/Eco-Friendly (Refillery), Plant Nursery	2/14/2024 6:15 PM
55	More agriculture	2/14/2024 12:00 PM
56	Finish what you're starting	2/8/2024 6:27 PM
57	Work force has shifted to remote and we need to fill all these vacancies like the Towamencin Village	1/31/2024 2:45 PM
58	There are plenty here now, with many vacant stores.	1/24/2024 2:00 PM
59	Anything to fill up empty strip malls and vacated lots	1/23/2024 9:21 AM
60	Use the open commercial properties that exist	1/23/2024 7:41 AM
61	good restaurants please, enough of the fast food and chains	1/20/2024 3:56 PM
62	Cute business community like Skippack or Peddler's Village	1/19/2024 7:01 PM
63	eclectic coffee shops/ice cream parlors	1/19/2024 3:07 PM
64	Keep it rural	1/19/2024 3:00 PM
65	Coffee shops and places for people to gather; gyms & fitness	1/19/2024 12:23 PM
66	Businesses that build a sense of community, locally owned and for restaurants limit "big box" cookie cutter. It would be great to have a local bar to go to that did not have 10 large screen tvs.	1/18/2024 10:38 PM
67	specifically small, non-chain shops and restaurants, such as in Skippack, Phoenixville, or Peddler's Village.	1/18/2024 6:47 PM
68	We have a lot of retail space already built that should be used before we build more	1/18/2024 4:47 PM

Q13 Over the next 10 years, Towamencin Township should try to:

Answered: 621 Skipped: 25



Towamencin Township Comprehensive Plan Update



Towamencin Township Comprehensive Plan Update

	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	TOTAL
Protect the environment	64.75% 395	30.98% 189	3.11% 19	1.15% 7	610
Protect historic structures	58.13% 354	34.32% 209	6.40% 39	1.15% 7	609
Increase recreational opportunities and open space	54.50% 333	38.79% 237	5.89% 36	0.82% 5	611
Improve traffic circulation	53.77% 328	41.31% 252	4.92% 30	0.00% 0	610
Attract new business / commercial development	36.30% 220	41.09% 249	13.37% 81	9.24% 56	606
Encourage high quality development	33.50% 199	47.31% 281	11.62% 69	7.58% 45	594
Provide diverse residential housing opportunities	15.69% 94	34.06% 204	28.88% 173	21.37% 128	599
Attract new industrial development	8.99% 54	24.96% 150	37.27% 224	28.79% 173	601

#	OTHER (PLEASE SPECIFY)	DATE
1	You should have provided a button for neutral	8/18/2024 8:35 PM
2	good places to attract teens and young adults	8/18/2024 7:16 PM
3	I don't see education	8/18/2024 4:51 PM
4	provide opportunities for community interaction	8/18/2024 4:02 PM
5	Encourage high quality but no high density development	8/18/2024 4:00 PM
6	What is meant by high quality development?	8/18/2024 3:51 PM
7	First priority: maximize utilization of existing commercial buildings we have already. Except for housing, minimize any new building	8/18/2024 3:29 PM
8	Make it more walkable! I would like to be able to walk from Rittenhouse (Firehouse park) area to Starbucks and see that area look like skippack village with a fun playground or safe play area for kids and families to enjoy. I would also like to see restaurants and more small shops open for local farms or businesses making their own goods/food so we can operate on a strong local foundation	8/18/2024 3:26 PM
9	more restaurants and specialty stores	8/18/2024 2:11 PM
10	Now that the 309 connector is going in, if you stop adding big neighborhoods, and do not let the shopping center development get out of hand, we do not need you to change traffic patterns or make roads wider which means taking away people's lawns. Hope you will consider that before going forward with any traffic changes. Wait to see how things play out after the connector is open.	8/18/2024 11:25 AM
11	No more destruction of open spaces. I'm fine with adding businesses but use the empty spaces already developed.	8/18/2024 11:24 AM
12	Industrial development needs to start will working with and improving existing developed land. Towamencin should find tax breaks and incentives for owners decrepit and empty property to work with new developers. Stop development of new lands	8/18/2024 10:57 AM
13	Note that the commercial development should be more to complete the renovations of existing commercial space (like the towamencin shopping center) rather than make new spaces	8/18/2024 10:40 AM
14	Establish township as an area and turnpike traveler destination, both historic and retail.	8/18/2024 10:17 AM
15	Reduce speed limit on Forty Foot Road from Welsh Road to Sumneytown Pike	8/18/2024 10:09 AM

Towamencin Township Comprehensive Plan Update

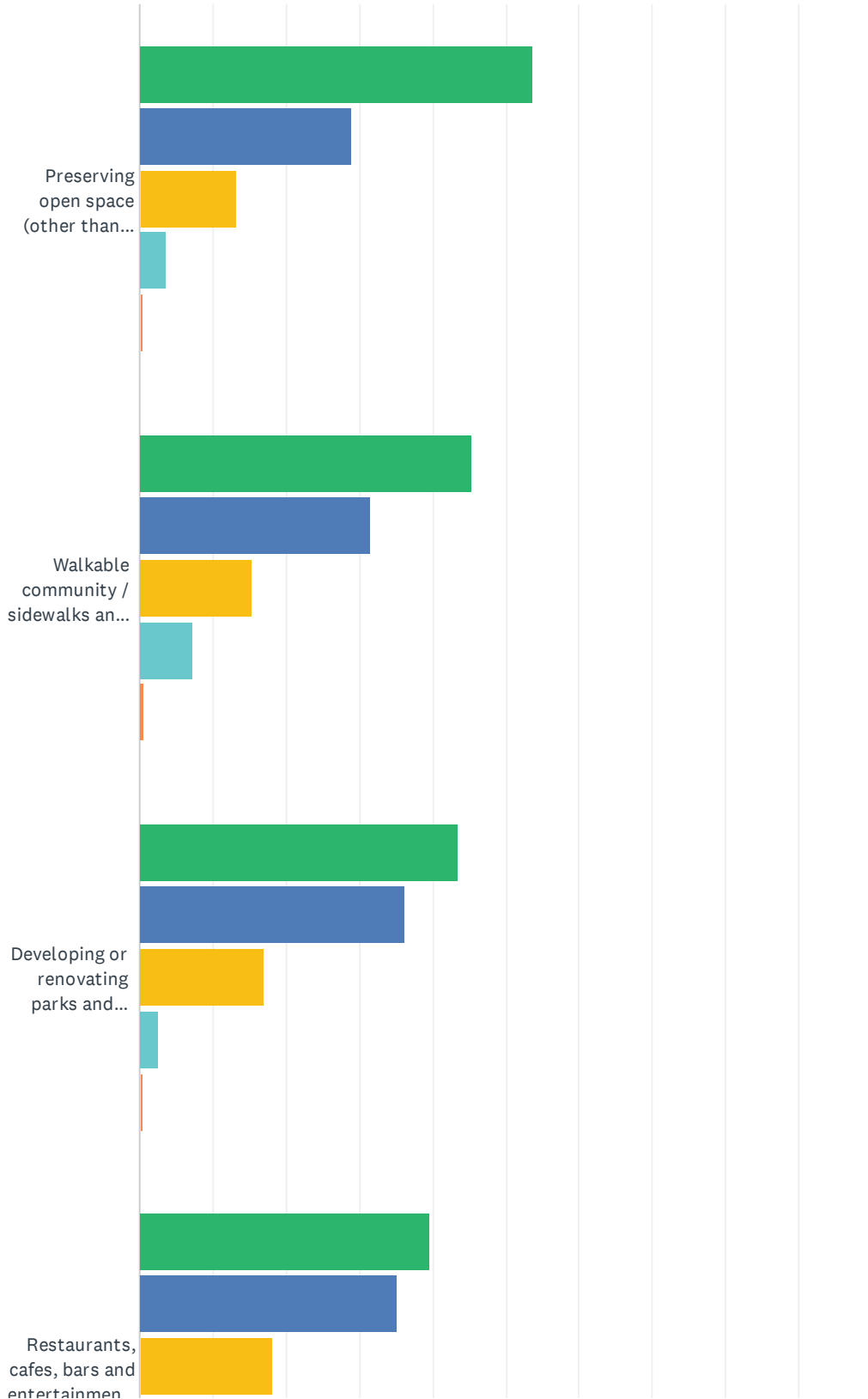
16	Left turn arrows at all intersections	8/18/2024 10:05 AM
17	Build a new firehouse	8/18/2024 9:51 AM
18	NA	8/18/2024 9:16 AM
19	Improve walkability, safety, and accessible mass transit	8/18/2024 9:03 AM
20	Streamline the approval process for new business development	8/16/2024 9:49 AM
21	Foster small businesses	8/15/2024 9:11 PM
22	be cognizant of census data to predicate age-related services	8/15/2024 5:28 PM
23	slow down the Forty Foot Rd speedway	8/15/2024 1:45 PM
24	Police the police more effectively for misconduct and overspending	8/14/2024 4:35 PM
25	Keep the sewer township owned	8/3/2024 6:25 PM
26	New Skateboarding Park	8/3/2024 6:23 PM
27	Connect neighborhoods to recreation with new sidewalks, and ideally an off-road walking trail system.	7/31/2024 11:44 AM
28	Provide multi housing. I like how some towns have apartments with restaurant, coffee shops, dry cleaners, etc. On low levels and apartments on other levels. I like the apartments near the turnpike and I think more apartments would make our area affordable for young people who can't afford to buy a house. Or older people who are downsizing.	7/28/2024 5:14 PM
29	consolidate municipal services for efficiency and reduced costs	7/26/2024 2:35 PM
30	Do something with the Bridge To Nowhere.	7/26/2024 1:48 PM
31	Every time PennDOT has done a project to improve the traffic flow, it has gotten worse!	7/24/2024 6:43 AM
32	Improve trail infrastructure	7/23/2024 8:49 AM
33	Stop building high-density housing.	7/23/2024 12:57 AM
34	Traffic is horrible, definitely should be first priority	7/23/2024 12:10 AM
35	Improve parks and trails; attract small businesses	7/23/2024 12:08 AM
36	Fall leaf removal	7/22/2024 9:10 PM
37	Chicken ownership with a more realistic yard square footage	7/22/2024 7:18 PM
38	More restaurants and retail, please	7/22/2024 7:00 PM
39	Traffic isn't that bad. Quality of the road is the issue (potholes etc)	7/22/2024 2:46 PM
40	stop dragging your feet on filling open shopping spaces. Towamencin looks like the rust belt now.	7/22/2024 2:40 PM
41	Swallow your greedy pride and withdrawal from the sewer sale. Stopnscrewing the residential ts of this township.	7/22/2024 12:17 PM
42	Make areas more walkable. Put in more paths and pedestrian friendly areas in Lansdale	7/22/2024 8:19 AM
43	Open all the unoccupied and eyesore buildings to be completed and occupied and stop making the township look abandoned. No owner or builder should be allowed to continue bringing the blight on our community.	7/19/2024 11:59 PM
44	Please stop building commercial or residential period. All the building that has been done since we moved in has increased traffic and flooding. We do not need more recreational opportunities, just clean open space, air and water.	7/17/2024 9:14 AM
45	Please stop building commercial or residential period. All the building that has been done since we moved in has increased traffic and flooding. We do not need more recreational opportunities, just clean open space, air and water.	7/16/2024 5:00 PM
46	Build sidewalks; improve lighting; improve safety	7/15/2024 11:52 PM

Towamencin Township Comprehensive Plan Update

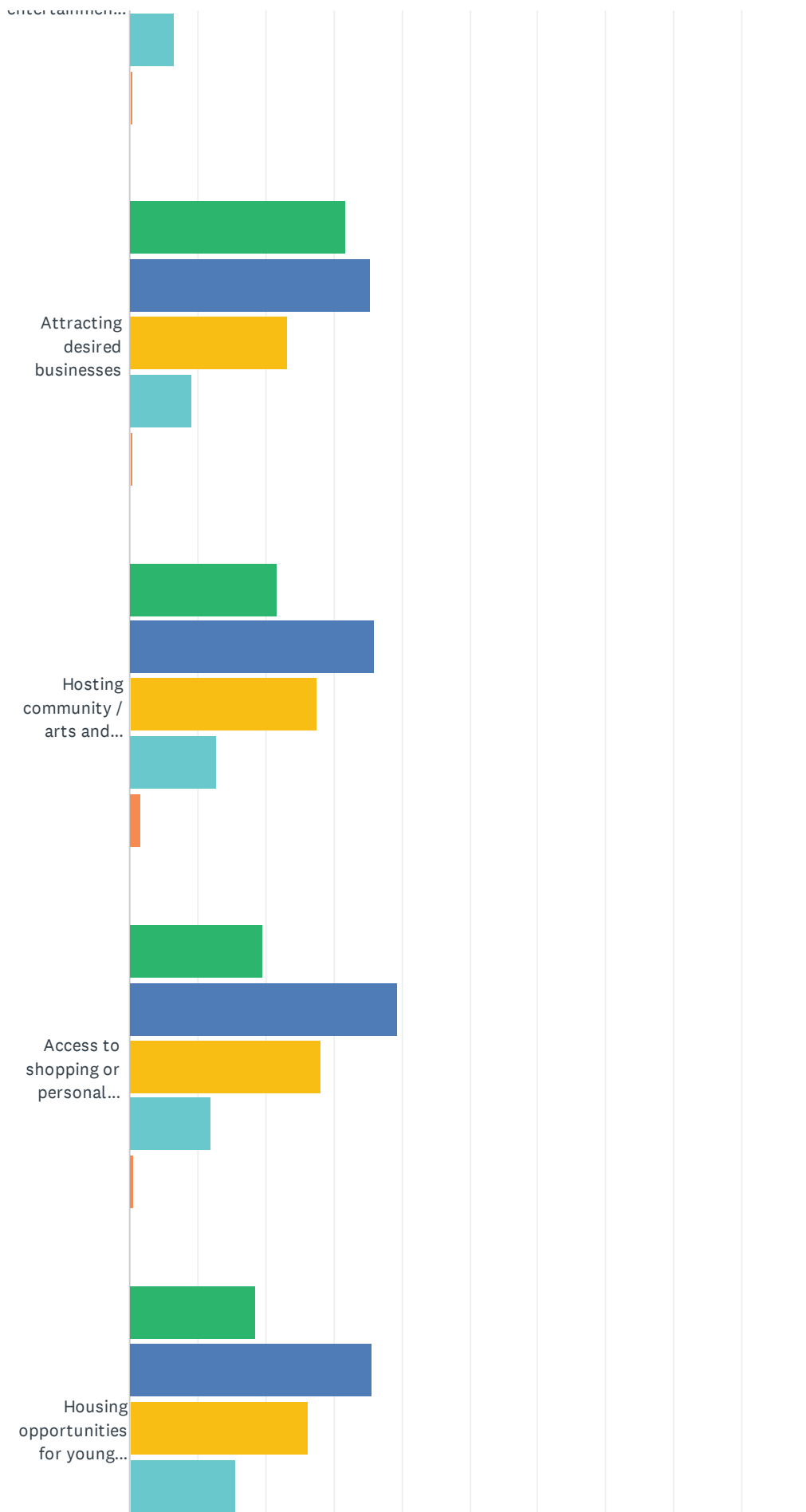
47	Fix infrastructure then worry about growth.	7/15/2024 4:15 PM
48	Utilize the already zoned & vacant business areas. Maintain and improve the open spaces.	7/15/2024 2:57 PM
49	I have no issue with diverse housing. I just think we don't need anymore housing in general.	5/23/2024 4:35 PM
50	The township uses an excessive amount of salt in the winter. It's expensive, harmful to the environment and damaging to roads and cars. With most everyone driving all wheel or front wheel drive cars heavily salting the neighborhoods with a little snow forecast is a big waste. This opinion is shared by the majority of my neighbors.	5/19/2024 9:59 AM
51	Build fences for softball fields at Bustard and build outdoor basketball court	4/30/2024 1:19 PM
52	Modernize the area and clean it up	4/24/2024 12:14 AM
53	Affordable housing, please!	4/23/2024 9:21 PM
54	Preserve any open space left, Invest in public space improvements, Get out of sewer sale agreement	4/23/2024 11:49 AM
55	Stop making every street a dead end. Good grief the infrastructure becomes overwhelmed with so much congestion!	4/15/2024 2:42 PM
56	Anyone saying there is traffic here has never lived in a place that has traffic	4/9/2024 1:58 PM
57	We love the rural feel here so don't want to lose that / open space. We'd love to see existing, vacant commercial space be refreshed to bring new opportunities	4/4/2024 9:00 PM
58	Grow the township to be modern for our large school district with new businesses for kid enjoyment and assist in tax reduction	4/4/2024 5:28 AM
59	Why not simply manage the local government?	4/3/2024 12:17 PM
60	Honeygrow or sweet green and build more sidewalks for walking	4/2/2024 9:43 PM
61	This is motherhood and apple pie.	4/2/2024 12:14 PM
62	Improve road conditions. Improve intersections namely Summneytown and Valley Forge	4/1/2024 1:36 PM
63	Traffic on Main Street Lansdale is awful so improving this would be most beneficial.	3/25/2024 3:10 PM
64	How much space is left in the township for development such as housing?	3/6/2024 5:36 PM
65	STOP THE SEWER SALE!	2/15/2024 7:42 PM
66	Increase walkability & mass transit; decrease crime	1/24/2024 5:06 PM
67	This town has a golden opportunity to set itself up for the next 50 years by attracting younger people away from the cities	1/24/2024 3:15 PM
68	Traffic is fine focus on retiming the lights. High quality developments should have always been completed	1/23/2024 7:41 AM
69	Amenities to our parks, they are very basic. Please courts of all kinds	1/23/2024 7:03 AM
70	Make Morgan log house a Halloween attraction	1/19/2024 10:00 PM
71	create an environment that will be inviting to folks from other areas (such as nice restaurants/bars, entertainment options)	1/19/2024 3:07 PM
72	Significantly improve walkability everywhere but especially from Charlestown neighborhoods across Summneytown to Wawa which is heavily used by kids and risky	1/19/2024 12:23 PM
73	Need more modern food chains (honeygrow, sweetgreen)	1/18/2024 7:13 PM
74	encourage small, local, independent businesses that primarily cater to nearby residents, keeping money in the community, WITHOUT expanding 'strip mall chain' development. Do so in ecologically responsible and sustainable ways, while preserving the quiet, small town aesthetic.	1/18/2024 6:47 PM
75	Fill the ghost town shopping center!!!!	1/18/2024 6:25 PM
76	More sidewalks so we can actually walk places!	1/18/2024 3:54 PM

Q14 Thinking about quality of life and amenities in Towamencin Township, how important to you is each of the following issues?

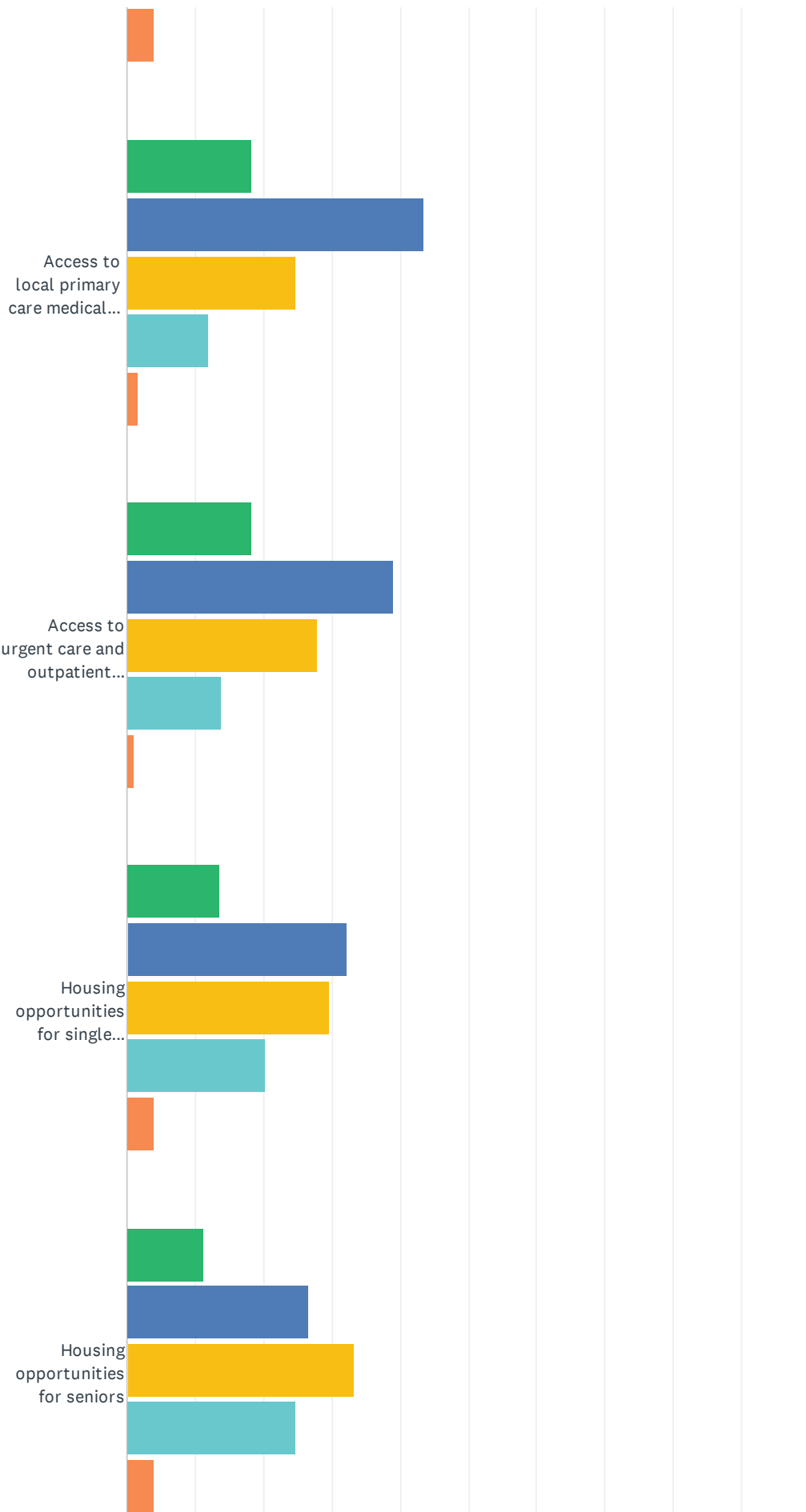
Answered: 611 Skipped: 35



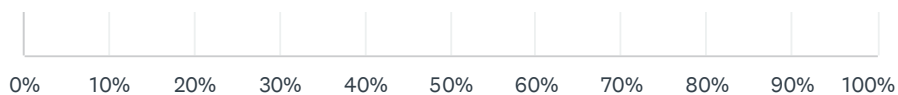
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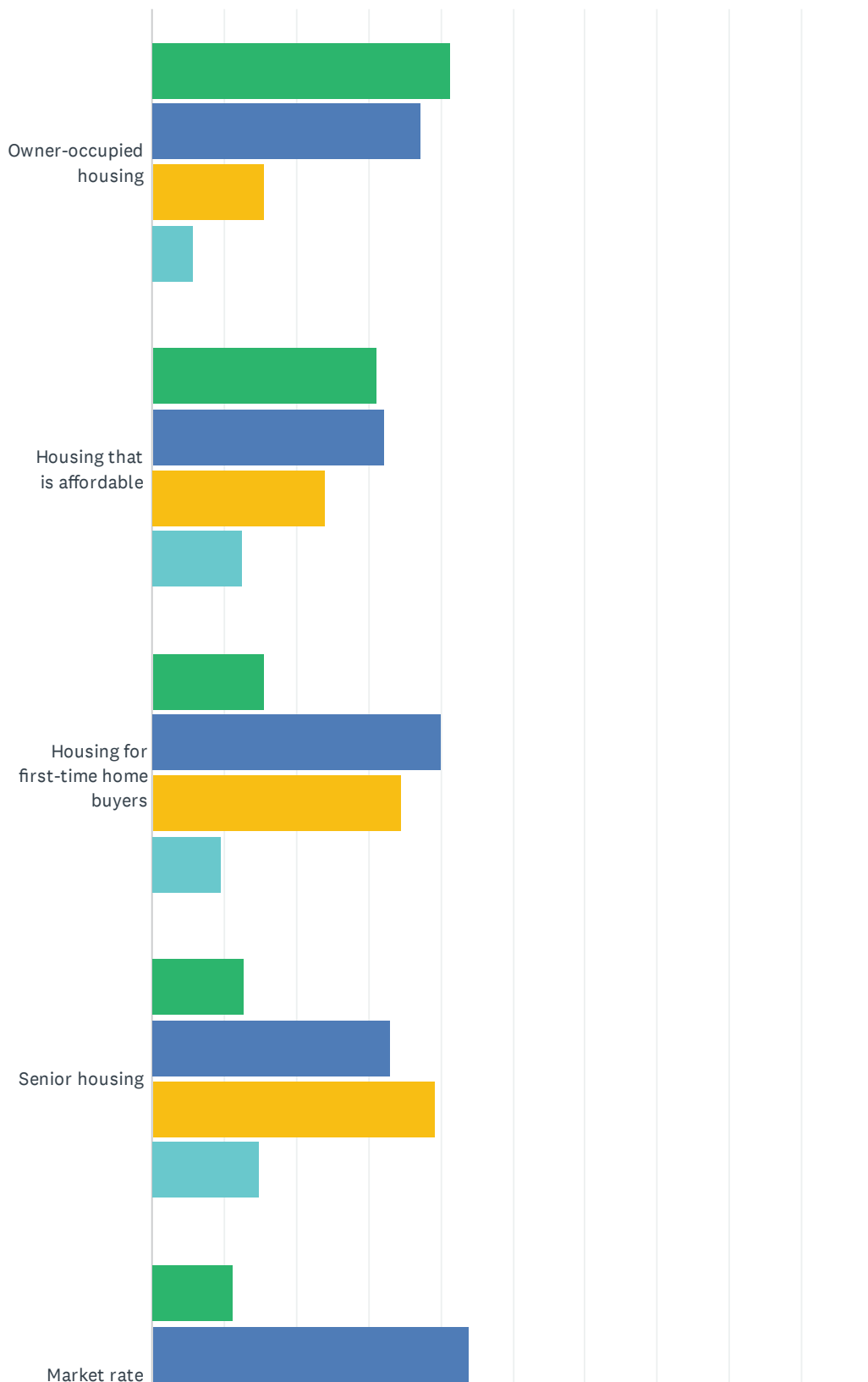
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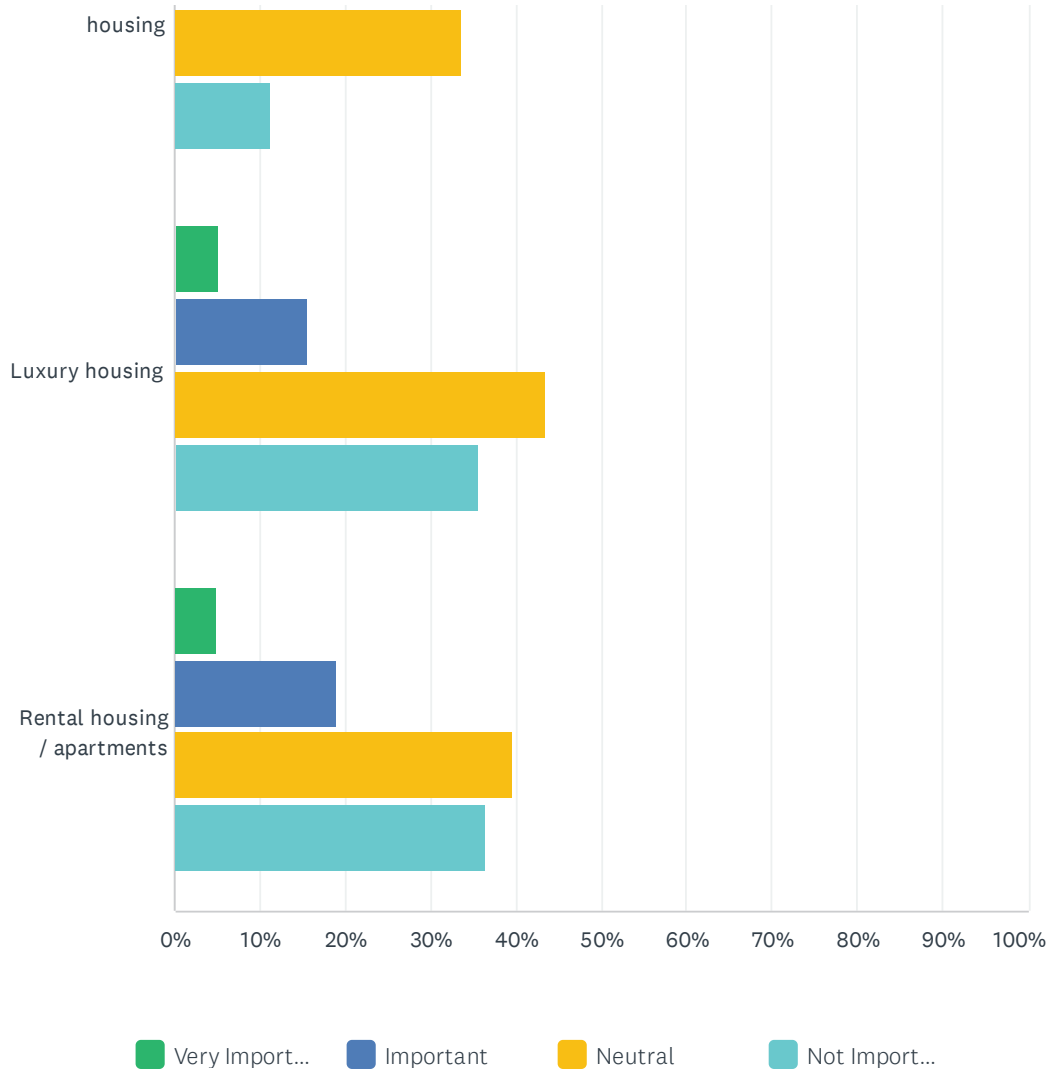
	VERY IMPORTANT	IMPORTANT	SLIGHTLY IMPORTANT	NOT IMPORTANT	NO OPINION	TOTAL
Preserving open space (other than parks)	53.69% 327	29.06% 177	13.30% 81	3.61% 22	0.33% 2	609
Walkable community / sidewalks and bike paths	45.32% 276	31.53% 192	15.27% 93	7.22% 44	0.66% 4	609
Developing or renovating parks and recreation facilities	43.59% 265	36.35% 221	17.11% 104	2.47% 15	0.49% 3	608
Restaurants, cafes, bars and entertainment options	39.60% 240	35.15% 213	18.15% 110	6.60% 40	0.50% 3	606
Attracting desired businesses	31.85% 193	35.31% 214	23.27% 141	9.08% 55	0.50% 3	606
Hosting community / arts and cultural events	21.82% 132	36.03% 218	27.60% 167	12.89% 78	1.65% 10	605
Access to shopping or personal service shops	19.64% 119	39.44% 239	28.22% 171	12.05% 73	0.66% 4	606
Housing opportunities for young families	18.62% 113	35.58% 216	26.19% 159	15.49% 94	4.12% 25	607
Access to local primary care medical services	18.35% 111	43.47% 263	24.63% 149	11.90% 72	1.65% 10	605
Access to urgent care and outpatient services	18.24% 110	38.97% 235	28.03% 169	13.76% 83	1.00% 6	603
Housing opportunities for single people or young couples	13.74% 83	32.28% 195	29.64% 179	20.20% 122	4.14% 25	604
Housing opportunities for seniors	11.22% 68	26.73% 162	33.17% 201	24.75% 150	4.13% 25	606

Q15 How important is it that the following types of housing are available in Towamencin Township?

Answered: 604 Skipped: 42



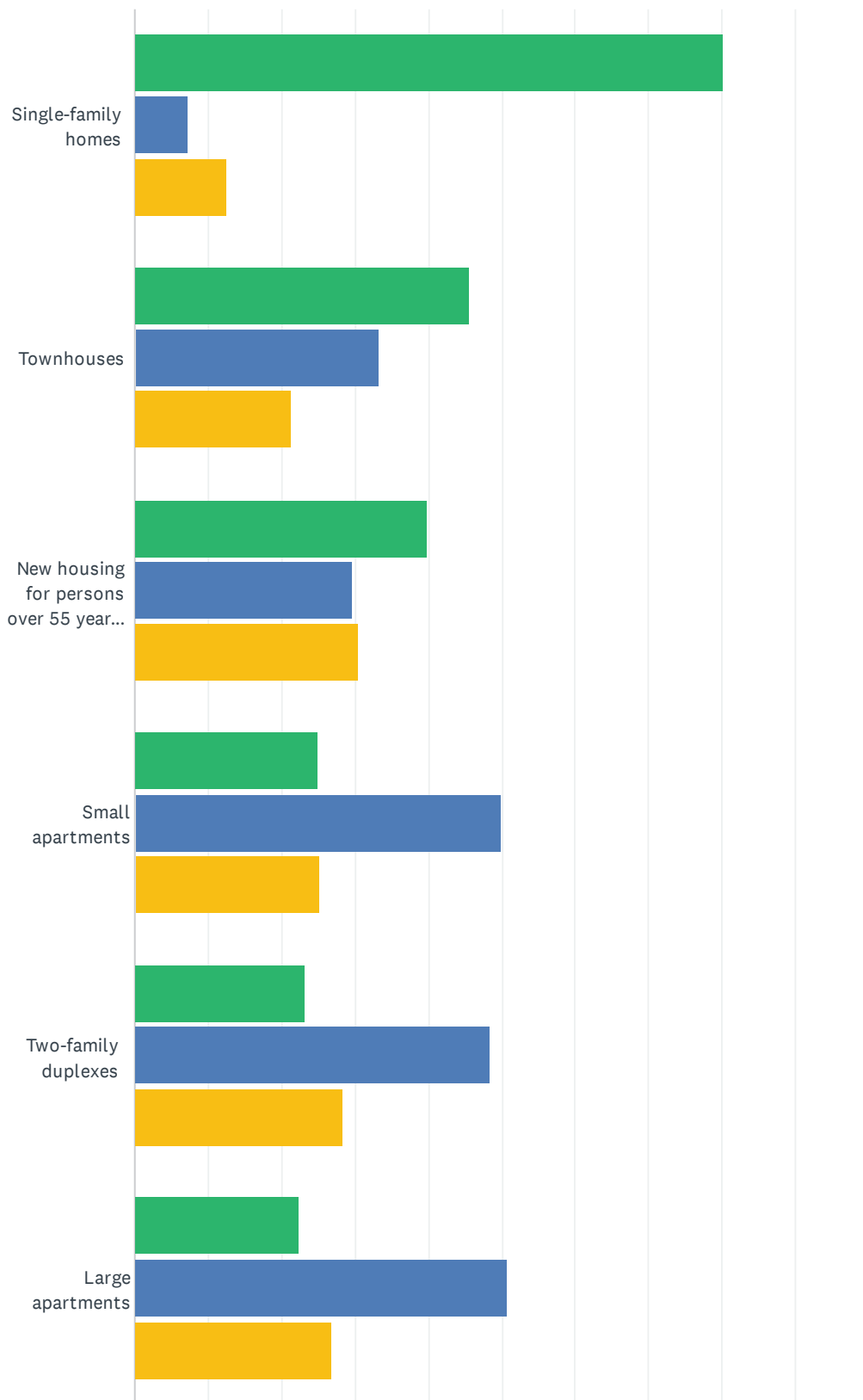
Towamencin Township Comprehensive Plan Update



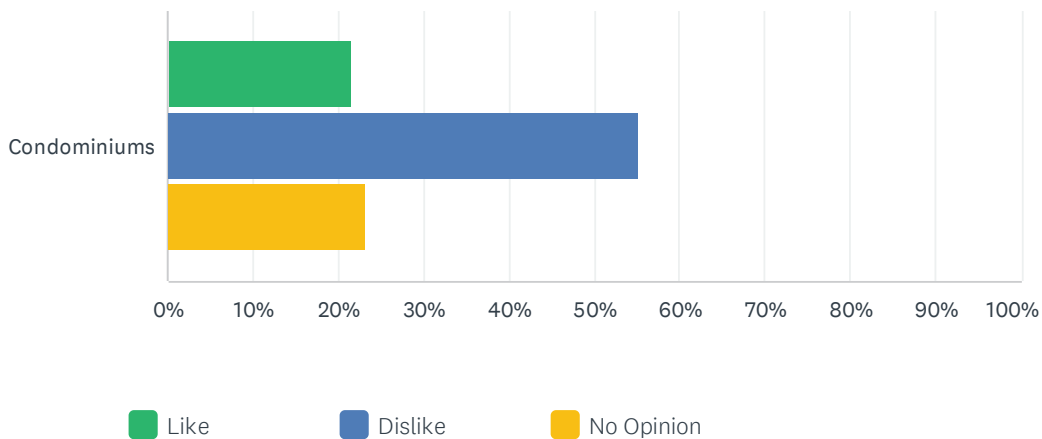
	VERY IMPORTANT	IMPORTANT	NEUTRAL	NOT IMPORTANT	TOTAL
Owner-occupied housing	41.43% 249	37.27% 224	15.47% 93	5.82% 35	601
Housing that is affordable	31.17% 187	32.17% 193	24.00% 144	12.67% 76	600
Housing for first-time home buyers	15.67% 94	40.17% 241	34.50% 207	9.67% 58	600
Senior housing	12.71% 76	33.11% 198	39.30% 235	14.88% 89	598
Market rate housing	11.20% 67	43.98% 263	33.61% 201	11.20% 67	598
Luxury housing	5.19% 31	15.58% 93	43.55% 260	35.68% 213	597
Rental housing / apartments	5.01% 30	19.03% 114	39.57% 237	36.39% 218	599

Q16 Which of the following specific types of housing would you like to see in Towamencin Township?

Answered: 604 Skipped: 42



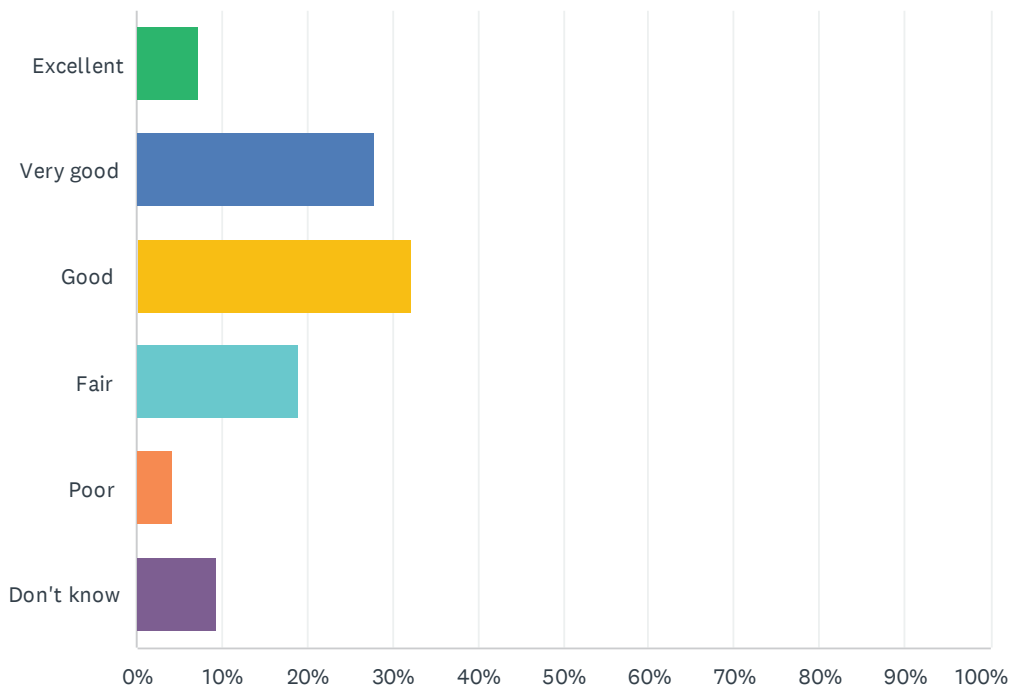
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	LIKE	DISLIKE	NO OPINION	TOTAL
Single-family homes	80.23% 479	7.20% 43	12.56% 75	597
Townhouses	45.56% 272	33.17% 198	21.27% 127	597
New housing for persons over 55 years of age	39.83% 237	29.58% 176	30.59% 182	595
Small apartments	24.87% 147	49.92% 295	25.21% 149	591
Two-family duplexes	23.19% 138	48.40% 288	28.40% 169	595
Large apartments	22.30% 132	50.84% 301	26.86% 159	592
Condominiums	21.49% 127	55.33% 327	23.18% 137	591

Q17 How would you describe the quality of the existing housing stock in Towamencin Township?

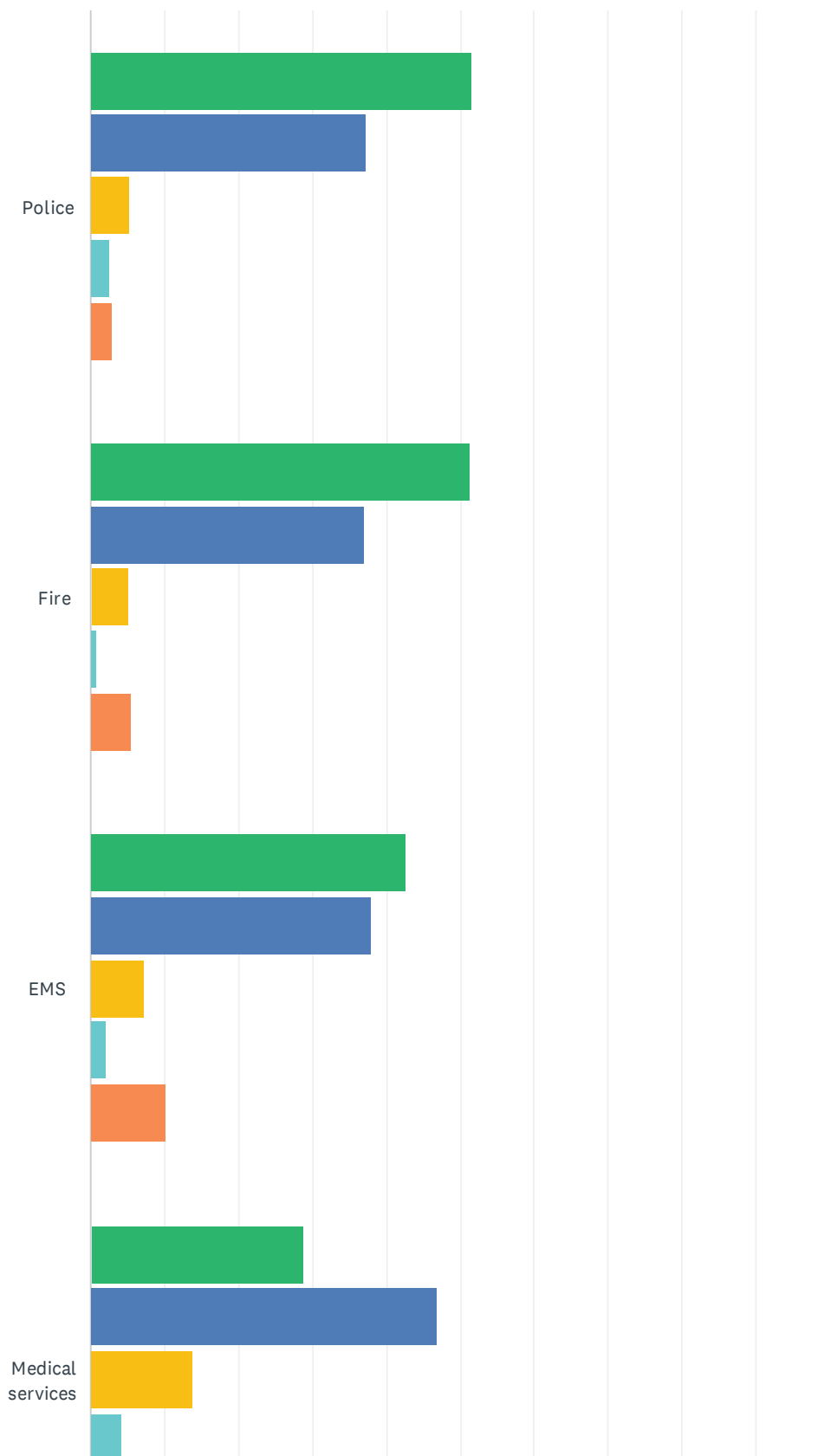
Answered: 603 Skipped: 43



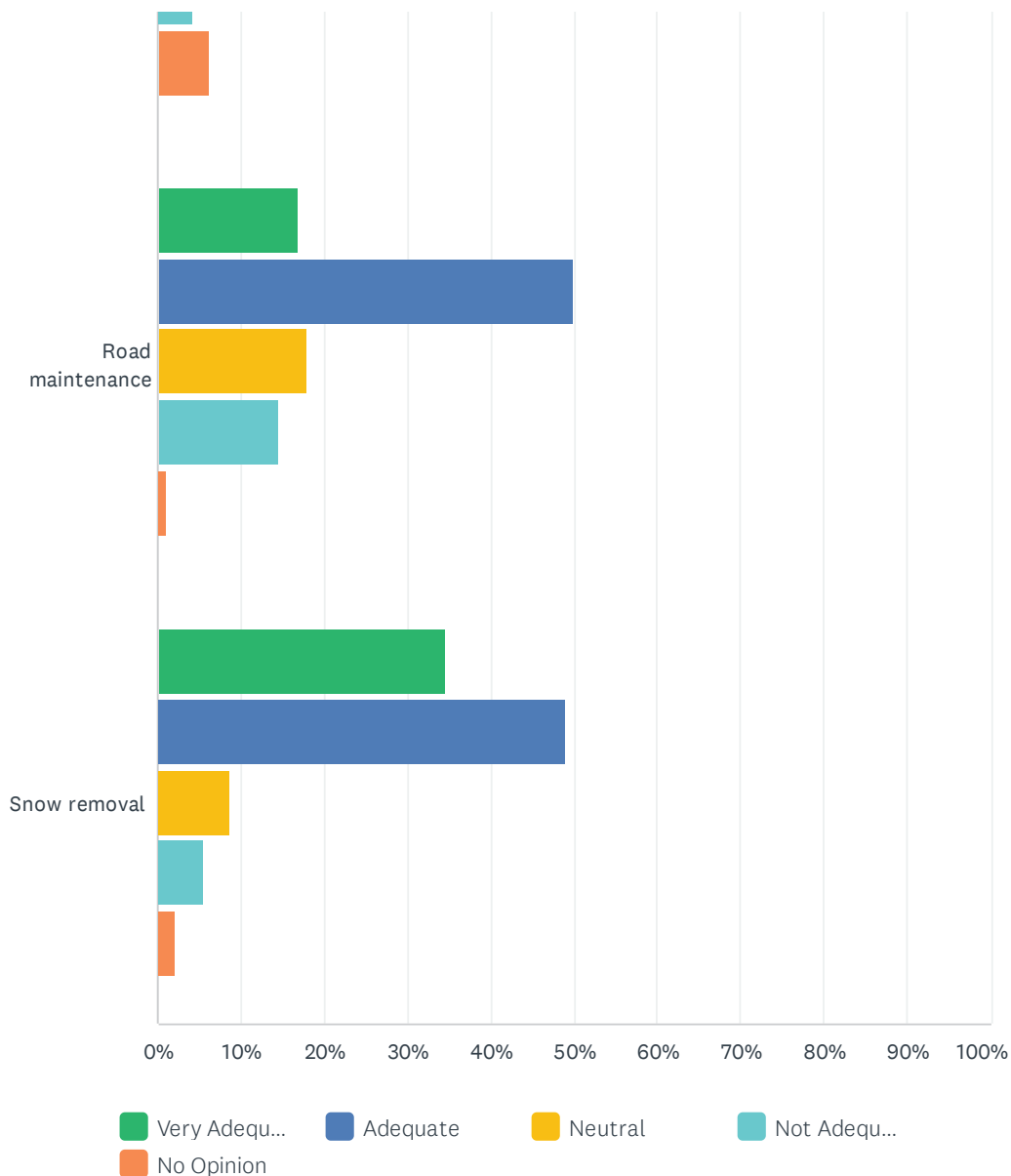
ANSWER CHOICES	RESPONSES	
Excellent	7.30%	44
Very good	27.86%	168
Good	32.17%	194
Fair	19.07%	115
Poor	4.31%	26
Don't know	9.29%	56
TOTAL		603

Q18 How adequate do you find the following services in the Township?

Answered: 583 Skipped: 63



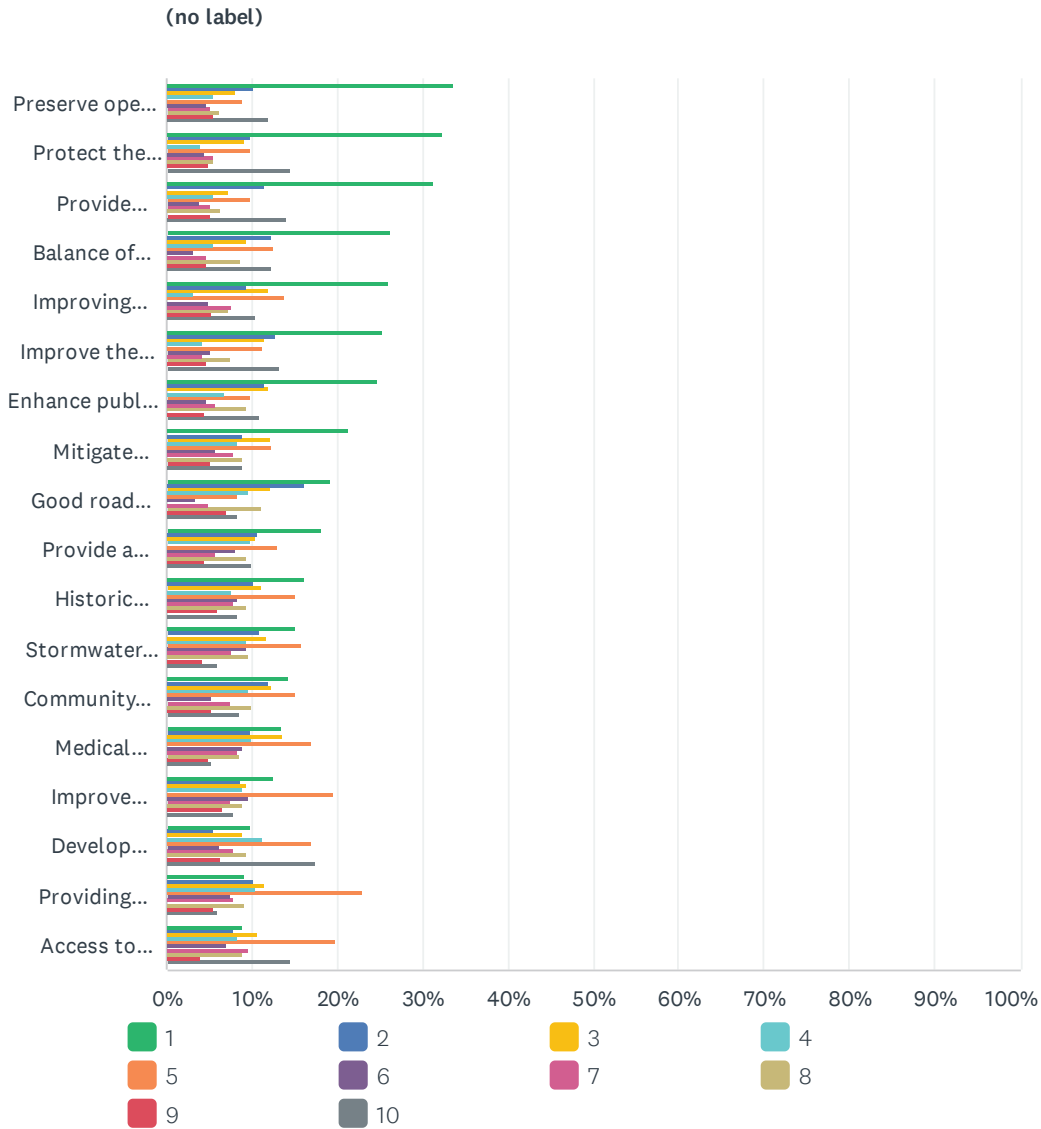
Towamencin Township Comprehensive Plan Update



	VERY ADEQUATE	ADEQUATE	NEUTRAL	NOT ADEQUATE	NO OPINION	TOTAL
Police	51.63% 301	37.39% 218	5.32% 31	2.57% 15	3.09% 18	583
Fire	51.37% 299	37.11% 216	5.15% 30	0.86% 5	5.50% 32	582
EMS	42.61% 248	37.97% 221	7.22% 42	2.06% 12	10.14% 59	582
Medical services	28.72% 166	46.89% 271	13.84% 80	4.33% 25	6.23% 36	578
Road maintenance	16.81% 98	49.91% 291	17.84% 104	14.41% 84	1.03% 6	583
Snow removal	34.60% 200	48.96% 283	8.82% 51	5.54% 32	2.08% 12	578

Q19 Rank from 1 to 10 your opinion of each of the following issues according to the scale: 1=High Priority, 10=Low Priority.

Answered: 579 Skipped: 67

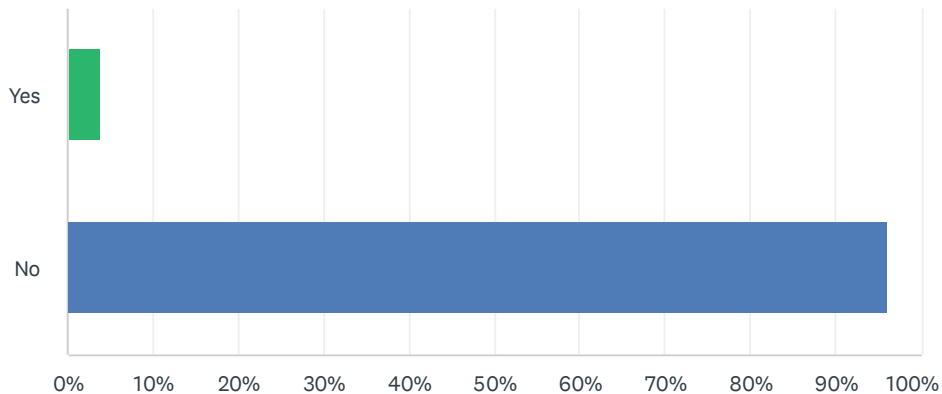


Towamencin Township Comprehensive Plan Update

(no label)	1	2	3	4	5	6	7	8	9	10	TOTAL
Preserve open space	33.75% 189	10.18% 57	8.04% 45	5.54% 31	8.93% 50	4.64% 26	5.18% 29	6.25% 35	5.54% 31	11.96% 67	560
Protect the environment	32.44% 182	9.80% 55	9.09% 51	4.10% 23	9.80% 55	4.46% 25	5.53% 31	5.53% 31	4.81% 27	14.44% 81	561
Provide emergency services (Fire, EMS)	31.36% 175	11.47% 64	7.35% 41	5.56% 31	9.86% 55	3.76% 21	5.02% 28	6.45% 36	5.20% 29	13.98% 78	558
Balance of taxes vs. services	26.29% 148	12.43% 70	9.41% 53	5.51% 31	12.61% 71	3.20% 18	4.62% 26	8.70% 49	4.80% 27	12.43% 70	563
Improving parks, trails and recreation	26.12% 146	9.30% 52	11.99% 67	3.22% 18	13.95% 78	4.83% 27	7.69% 43	7.16% 40	5.37% 30	10.38% 58	559
Improve the quality of life	25.36% 140	12.86% 71	11.41% 63	4.35% 24	11.23% 62	5.07% 28	4.35% 24	7.43% 41	4.71% 26	13.22% 73	552
Enhance public safety	24.82% 136	11.50% 63	12.04% 66	6.75% 37	9.85% 54	4.74% 26	5.66% 31	9.31% 51	4.38% 24	10.95% 60	548
Mitigate traffic congestion	21.35% 117	8.94% 49	12.23% 67	8.39% 46	12.41% 68	5.84% 32	7.85% 43	8.94% 49	5.11% 28	8.94% 49	548
Good road maintenance	19.14% 107	16.10% 90	12.16% 68	9.66% 54	8.23% 46	3.40% 19	5.01% 28	11.09% 62	6.98% 39	8.23% 46	559
Provide a variety of shopping & restaurants	18.21% 100	10.75% 59	10.38% 57	9.84% 54	12.93% 71	8.01% 44	5.83% 32	9.47% 52	4.55% 25	10.02% 55	549
Historic preservation	16.14% 87	10.20% 55	11.13% 60	7.61% 41	15.21% 82	8.35% 45	7.79% 42	9.28% 50	5.94% 32	8.35% 45	539
Stormwater runoff / Water quality improvements	15.25% 84	10.89% 60	11.80% 65	9.44% 52	15.79% 87	9.44% 52	7.62% 42	9.62% 53	4.17% 23	5.99% 33	551
Community services (library, sanitation, etc.)	14.31% 79	11.96% 66	12.32% 68	9.60% 53	15.04% 83	5.43% 30	7.43% 41	9.96% 55	5.43% 30	8.51% 47	552
Medical services	13.37% 71	9.79% 52	13.75% 73	9.98% 53	17.14% 91	9.04% 48	8.29% 44	8.47% 45	4.90% 26	5.27% 28	531
Improve aesthetics in the Township	12.50% 68	8.82% 48	9.38% 51	9.01% 49	19.67% 107	9.56% 52	7.54% 41	9.01% 49	6.62% 36	7.90% 43	544
Develop commercial uses	9.85% 53	5.58% 30	8.92% 48	11.34% 61	17.10% 92	6.13% 33	7.99% 43	9.29% 50	6.32% 34	17.47% 94	538
Providing employment and business opportunities	9.07% 49	10.19% 55	11.48% 62	10.37% 56	22.96% 124	7.41% 40	7.96% 43	9.07% 49	5.56% 30	5.93% 32	540
Access to public transportation	8.94% 48	7.82% 42	10.61% 57	8.38% 45	19.93% 107	7.08% 38	9.68% 52	8.94% 48	4.10% 22	14.53% 78	537

Q20 Do you own rental or commercial real estate in Towamencin Township?

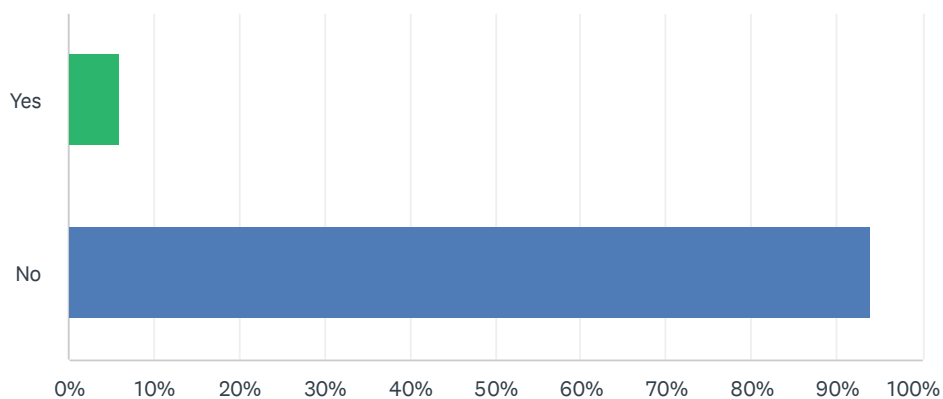
Answered: 580 Skipped: 66



ANSWER CHOICES	RESPONSES	
Yes	3.79%	22
No	96.21%	558
TOTAL		580

Q21 Do you own a business in Towamencin Township?

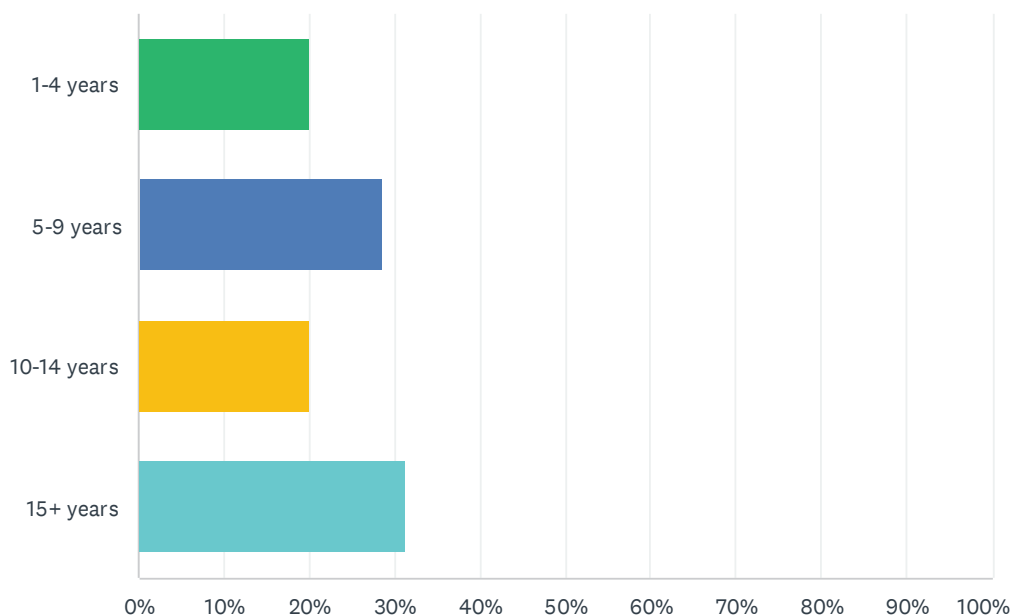
Answered: 586 Skipped: 60



ANSWER CHOICES	RESPONSES	
Yes	5.97%	35
No	94.03%	551
TOTAL		586

Q22 How long have you owned a business in Towamencin Township?

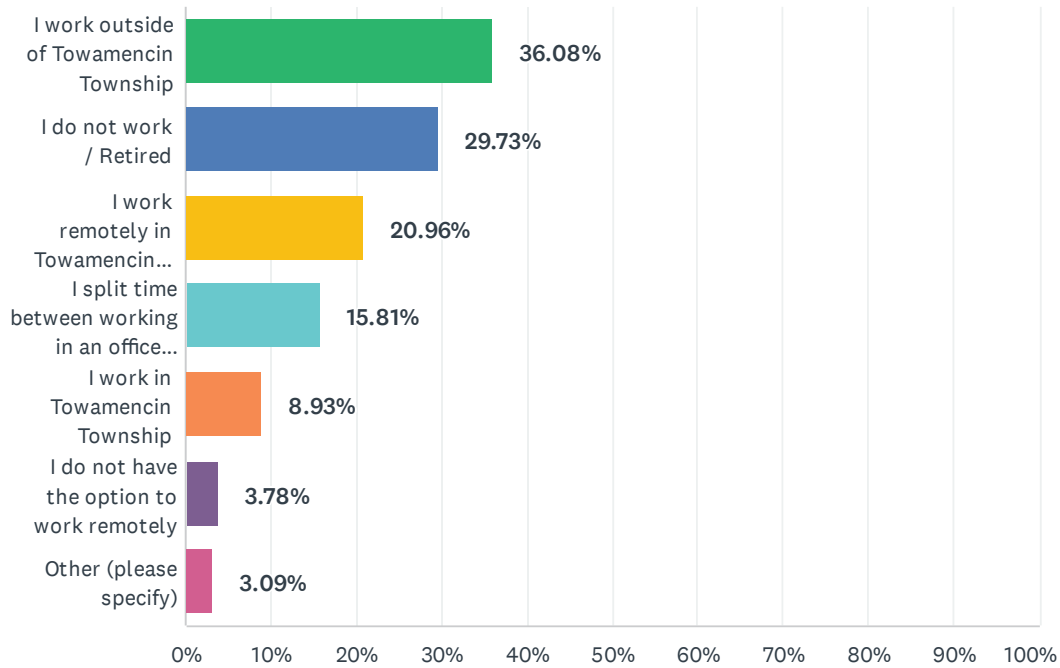
Answered: 35 Skipped: 611



ANSWER CHOICES	RESPONSES
1-4 years	20.00% 7
5-9 years	28.57% 10
10-14 years	20.00% 7
15+ years	31.43% 11
TOTAL	35

Q23 Where do you currently work from? (Please check all that apply.)

Answered: 582 Skipped: 64



ANSWER CHOICES	RESPONSES
I work outside of Towamencin Township	36.08% 210
I do not work / Retired	29.73% 173
I work remotely in Towamencin Township	20.96% 122
I split time between working in an office and working remotely	15.81% 92
I work in Towamencin Township	8.93% 52
I do not have the option to work remotely	3.78% 22
Other (please specify)	3.09% 18
Total Respondents: 582	

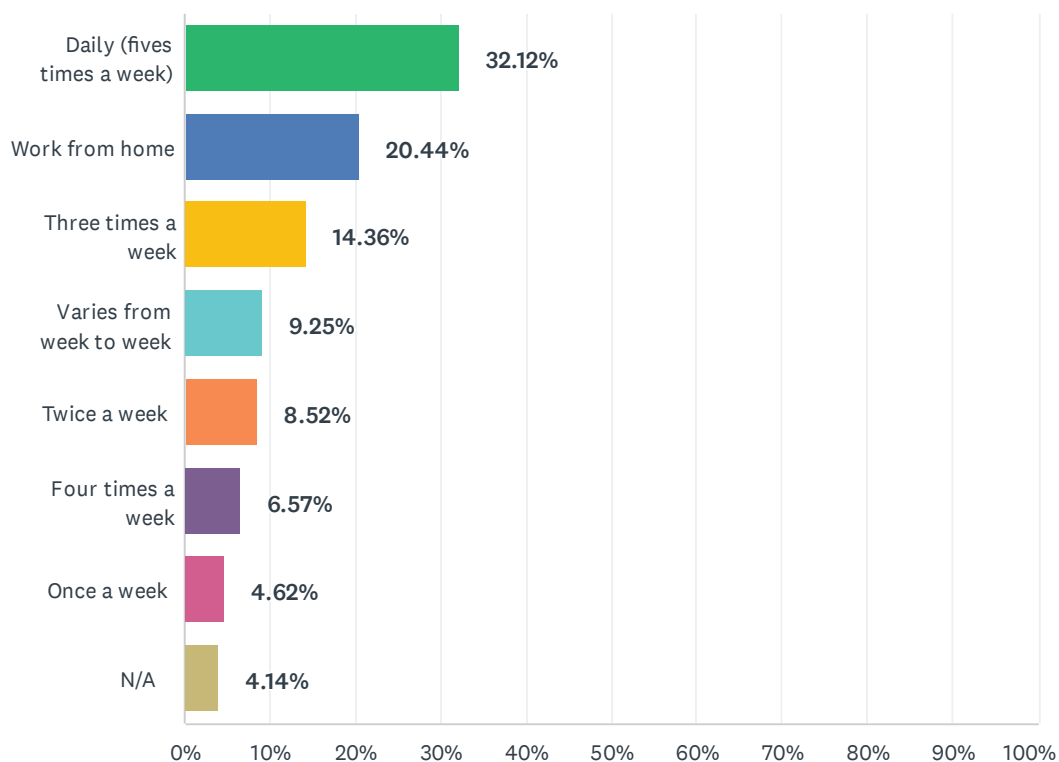
#	OTHER (PLEASE SPECIFY)	DATE
1	retired with multiple Volunteer jobs	8/18/2024 7:23 PM
2	Remotely from home 2 days and out of town for remainder	8/18/2024 4:58 PM
3	Self employed	8/18/2024 4:20 PM
4	Stay at home parent	8/18/2024 3:39 PM
5	North Penn School District	8/18/2024 2:16 PM
6	Self employed pet sitter	8/18/2024 1:23 PM
7	I'm a contractor.	8/18/2024 1:22 PM

Towamencin Township Comprehensive Plan Update

8	Self	8/18/2024 10:57 AM
9	I work at merck	8/18/2024 9:36 AM
10	Sahm	8/15/2024 9:55 PM
11	Stay at home parent my husband works outside of the township	8/15/2024 8:46 PM
12	unemployed	8/14/2024 4:40 PM
13	I work from home.	7/23/2024 9:17 AM
14	substitute teacher north penn district	7/23/2024 7:52 AM
15	SKF employee. You should have made it equitable for the company to have stayed.	7/22/2024 2:51 PM
16	Semi retired. Own real estate outside the township	5/19/2024 10:06 AM
17	Partime realtor	3/18/2024 10:42 AM
18	Currently in the township, but we are moving out in April	1/19/2024 1:51 PM

Q24 How often do you commute from home to work?

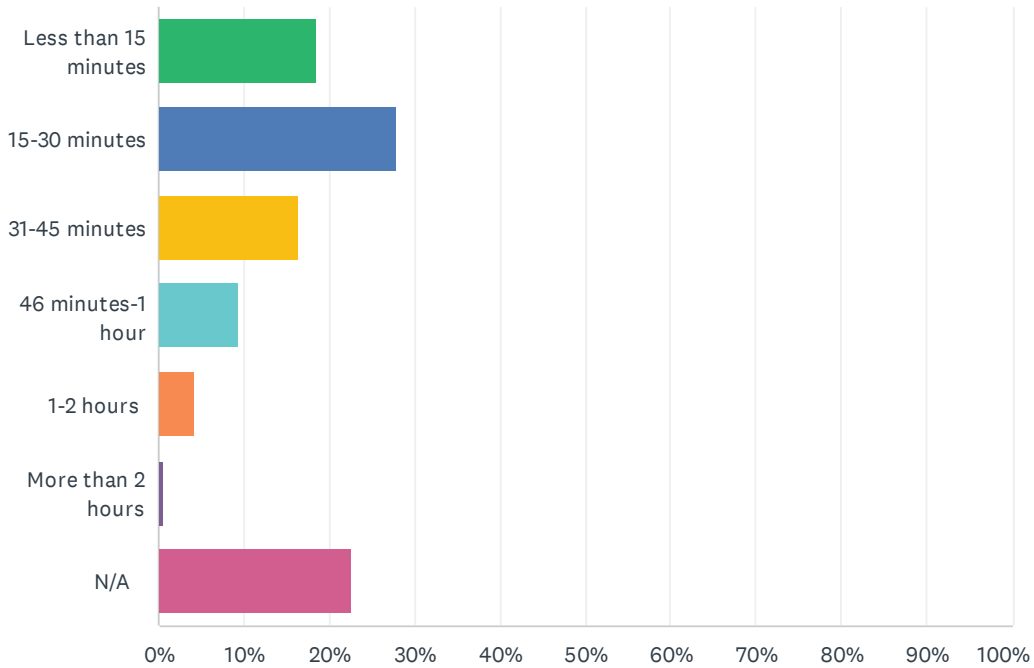
Answered: 411 Skipped: 235



ANSWER CHOICES	RESPONSES	
Daily (fives times a week)	32.12%	132
Work from home	20.44%	84
Three times a week	14.36%	59
Varies from week to week	9.25%	38
Twice a week	8.52%	35
Four times a week	6.57%	27
Once a week	4.62%	19
N/A	4.14%	17
TOTAL		411

Q25 How long is your typical commute (one way)?

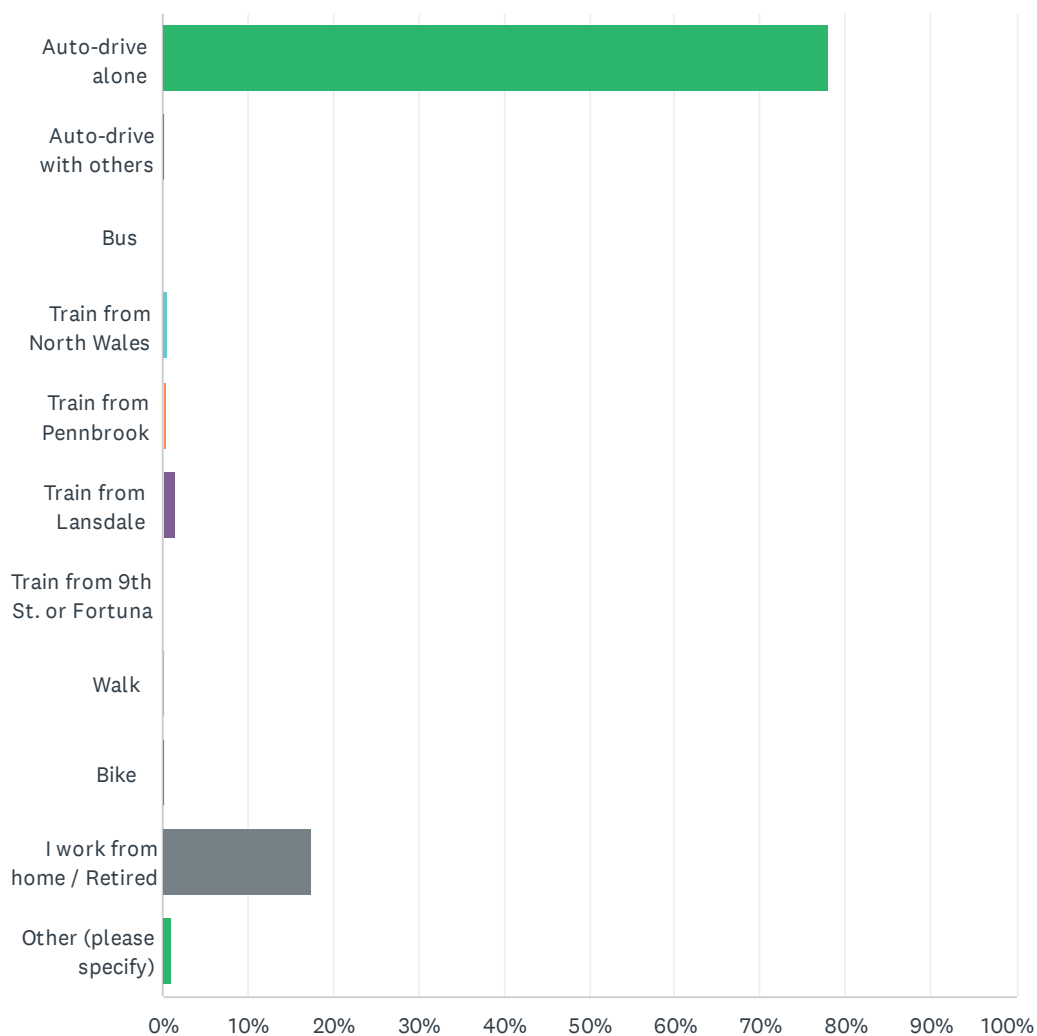
Answered: 412 Skipped: 234



ANSWER CHOICES	RESPONSES	
Less than 15 minutes	18.45%	76
15-30 minutes	27.91%	115
31-45 minutes	16.50%	68
46 minutes-1 hour	9.47%	39
1-2 hours	4.37%	18
More than 2 hours	0.73%	3
N/A	22.57%	93
TOTAL		412

Q26 What is your main mode of transportation to work?

Answered: 410 Skipped: 236



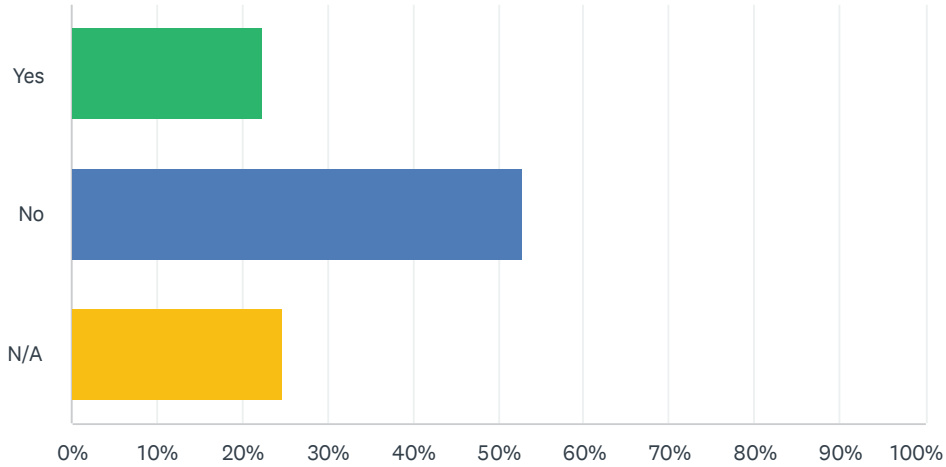
Towamencin Township Comprehensive Plan Update

ANSWER CHOICES	RESPONSES	
Auto-drive alone	78.05%	320
Auto-drive with others	0.24%	1
Bus	0.00%	0
Train from North Wales	0.73%	3
Train from Pennbrook	0.49%	2
Train from Lansdale	1.46%	6
Train from 9th St. or Fortuna	0.00%	0
Walk	0.24%	1
Bike	0.24%	1
I work from home / Retired	17.56%	72
Other (please specify)	0.98%	4
TOTAL		410

#	OTHER (PLEASE SPECIFY)	DATE
1	Do not work sahm	8/15/2024 9:56 PM
2	Airplane	7/23/2024 6:42 AM
3	n/a	7/15/2024 12:41 PM
4	Combo of driving alone and train from Lansdale	4/4/2024 9:07 PM

Q27 Would you be interested in being able to use commuting alternatives and resources, such as carpooling, biking, transit, etc.?

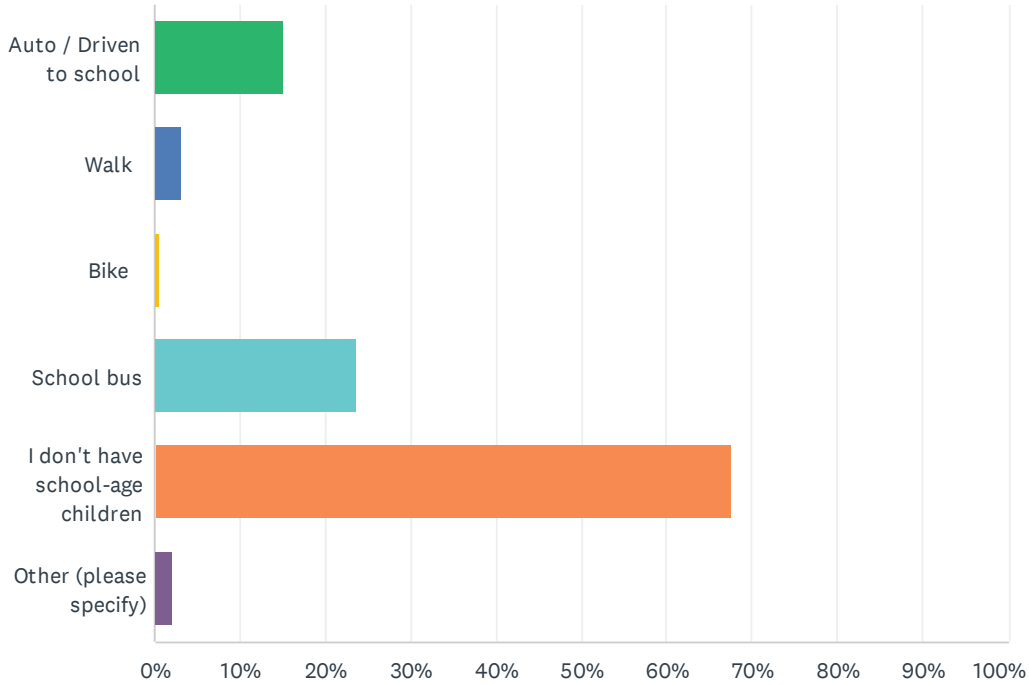
Answered: 565 Skipped: 81



ANSWER CHOICES	RESPONSES	
Yes	22.30%	126
No	52.92%	299
N/A	24.78%	140
TOTAL		565

Q28 If you have school-age children, what modes of transportation do they use to/from school? Check all that apply.

Answered: 546 Skipped: 100



ANSWER CHOICES	RESPONSES	
Auto / Driven to school	15.20%	83
Walk	3.11%	17
Bike	0.55%	3
School bus	23.63%	129
I don't have school-age children	67.58%	369
Other (please specify)	2.20%	12
Total Respondents: 546		

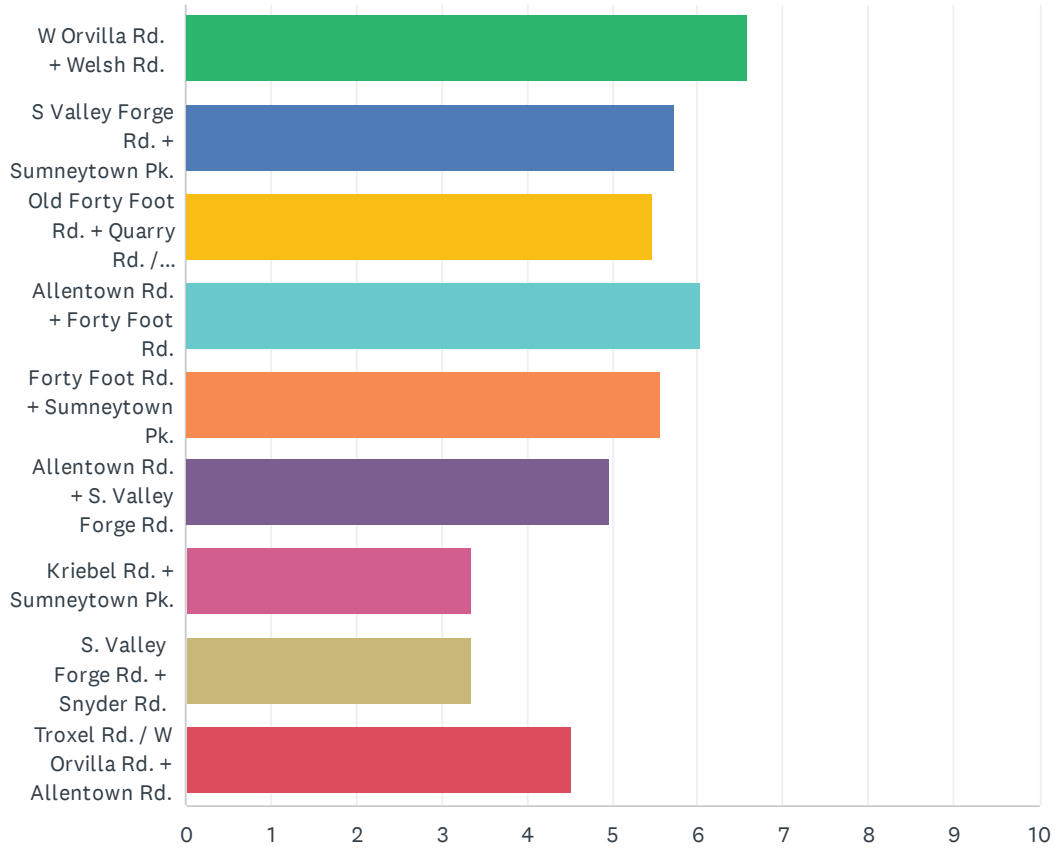
#	OTHER (PLEASE SPECIFY)	DATE
1	drive themselves	8/18/2024 11:44 AM
2	No children	8/18/2024 11:04 AM
3	Ki	7/23/2024 9:19 AM
4	C	7/23/2024 6:26 AM
5	Virtual school	7/22/2024 11:25 AM
6	When our kids were in NP school they wanted to bike but no safe option so they used bus or car	7/22/2024 9:19 AM

Towamencin Township Comprehensive Plan Update

7	If there were sidewalks, they would walk	7/16/2024 12:00 AM
8	N/A	4/15/2024 2:53 PM
9	My kids took the bus to school when they were of school age	2/5/2024 8:42 PM
10	In	1/25/2024 7:41 PM
11	I8	1/20/2024 8:57 PM
12	Walked to elementary, bus now that they are HS	1/20/2024 5:03 PM

Q29 Please rank 1 to 9 the below intersections you would consider to be the most congested or problematic intersections in Towamencin (select "1" for the most congested or problematic).

Answered: 553 Skipped: 93

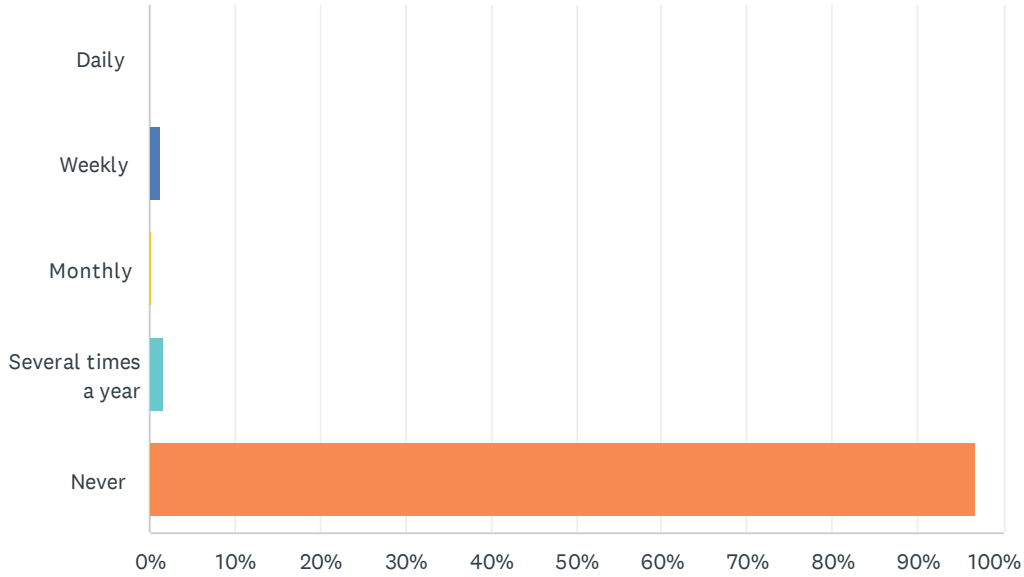


Towamencin Township Comprehensive Plan Update

	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
W Orvilla Rd. + Welsh Rd.	27.61% 143	16.60% 86	11.58% 60	14.29% 74	10.04% 52	8.49% 44	5.41% 28	3.86% 20	2.12% 11	518	6.58
S Valley Forge Rd. + Sumneytown Pk.	20.42% 106	11.56% 60	11.18% 58	11.37% 59	8.67% 45	9.63% 50	16.96% 88	7.13% 37	3.08% 16	519	5.73
Old Forty Foot Rd. + Quarry Rd. / Sumneytown Pk.	17.46% 88	14.29% 72	10.12% 51	10.52% 53	9.52% 48	10.71% 54	8.93% 45	8.33% 42	10.12% 51	504	5.49
Allentown Rd. + Forty Foot Rd.	13.44% 68	18.77% 95	18.77% 95	12.65% 64	10.67% 54	8.89% 45	6.72% 34	6.32% 32	3.75% 19	506	6.04
Forty Foot Rd. + Sumneytown Pk.	8.59% 44	15.04% 77	16.99% 87	16.02% 82	10.94% 56	11.33% 58	7.42% 38	8.01% 41	5.66% 29	512	5.57
Allentown Rd. + S. Valley Forge Rd.	5.09% 26	8.02% 41	12.52% 64	12.33% 63	15.85% 81	20.35% 104	14.09% 72	9.39% 48	2.35% 12	511	4.96
Kriebel Rd. + Sumneytown Pk.	4.75% 25	7.22% 38	5.13% 27	6.84% 36	8.17% 43	5.13% 27	9.89% 52	13.31% 70	39.54% 208	526	3.35
S. Valley Forge Rd. + Snyder Rd.	4.04% 21	3.85% 20	5.19% 27	6.15% 32	7.50% 39	9.42% 49	12.31% 64	30.58% 159	20.96% 109	520	3.35
Troxel Rd. / W Orvilla Rd. + Allentown Rd.	3.53% 18	6.08% 31	9.80% 50	11.18% 57	20.59% 105	14.31% 73	15.88% 81	9.61% 49	9.02% 46	510	4.52

Q30 How often do you use SEPTA Bus Route 132, which runs along Welsh Road from Lansdale to the intersection of Forty Foot Road and Towamencin Avenue?

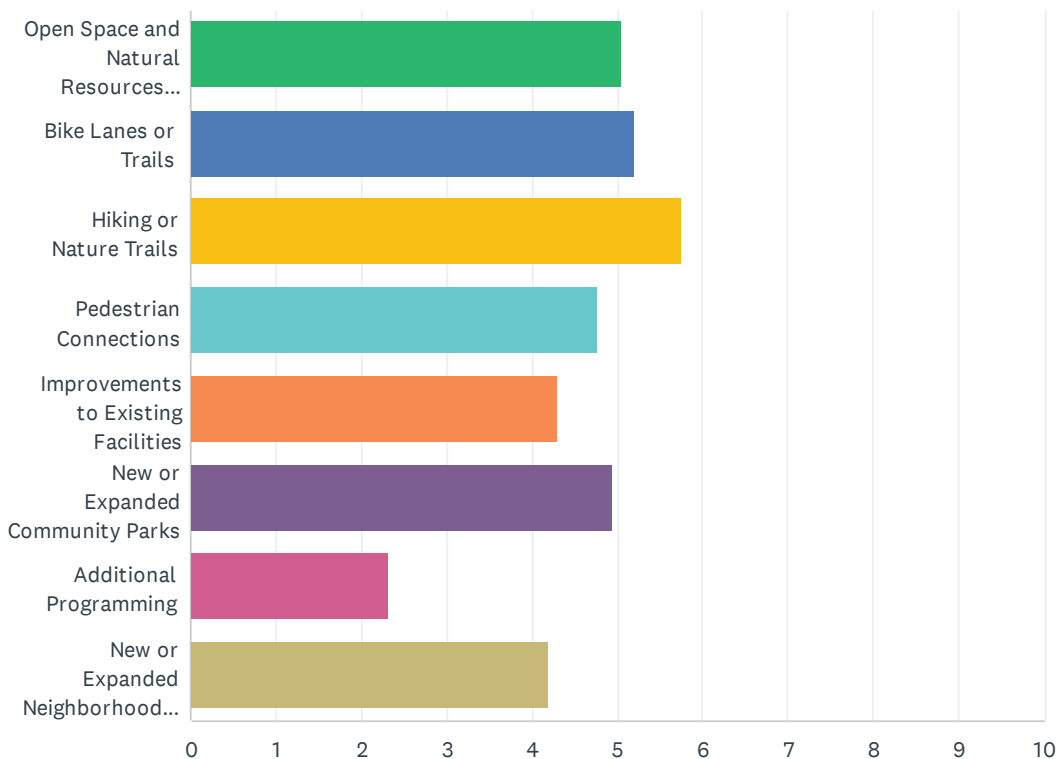
Answered: 567 Skipped: 79



ANSWER CHOICES	RESPONSES
Daily	0.00% 0
Weekly	1.23% 7
Monthly	0.18% 1
Several times a year	1.76% 10
Never	96.83% 549
TOTAL	567

Q31 Please rank the recreational priorities that you feel Towamencin Township should focus on. (1 = High Priority, 8 = Low Priority)

Answered: 545 Skipped: 101



	1	2	3	4	5	6	7	8	TOTAL	SCORE
Open Space and Natural Resources Preservation	24.71% 126	9.02% 46	10.39% 53	11.18% 57	10.98% 56	19.22% 98	10.39% 53	4.12% 21	510	5.05
Bike Lanes or Trails	19.88% 96	19.05% 92	11.80% 57	13.25% 64	8.90% 43	10.14% 49	8.07% 39	8.90% 43	483	5.20
Hiking or Nature Trails	16.09% 79	25.05% 123	20.98% 103	12.83% 63	12.42% 61	7.54% 37	4.07% 20	1.02% 5	491	5.76
Pedestrian Connections	15.28% 77	12.50% 63	12.90% 65	9.92% 50	16.87% 85	14.48% 73	11.90% 60	6.15% 31	504	4.78
Improvements to Existing Facilities	11.37% 58	13.33% 68	9.80% 50	11.37% 58	9.02% 46	10.59% 54	29.02% 148	5.49% 28	510	4.31
New or Expanded Community Parks	10.52% 51	12.99% 63	17.73% 86	18.35% 89	16.70% 81	11.55% 56	8.04% 39	4.12% 20	485	4.95
Additional Programming	4.18% 21	2.59% 13	5.58% 28	3.98% 20	5.98% 30	7.97% 40	9.96% 50	59.76% 300	502	2.32
New or Expanded Neighborhood Parks	2.67% 13	9.26% 45	12.55% 61	19.96% 97	19.34% 94	14.81% 72	13.99% 68	7.41% 36	486	4.19

Q32 What do you like the most about Towamencin Township?

Answered: 410 Skipped: 236

#	RESPONSES	DATE
1	Fischer's Park, police, trail expansion, parks	8/19/2024 2:22 PM
2	Open spaces well kept properties road keep	8/18/2024 9:56 PM
3	location for travel elsewher	8/18/2024 9:40 PM
4	Location - close to the PA turnpike and many access routes. Location, along with schools, are the main reasons we moved to this area over 30 years ago.	8/18/2024 9:38 PM
5	Location	8/18/2024 8:47 PM
6	Community events	8/18/2024 8:46 PM
7	The open space country feeling and convenient location to other communities like Skippack	8/18/2024 8:16 PM
8	Convient	8/18/2024 8:07 PM
9	Community connections with the schools and park events.	8/18/2024 7:50 PM
10	appears safe, schools, options for seniors at the HS	8/18/2024 7:37 PM
11	It is still a small town that is safe.	8/18/2024 7:16 PM
12	It is a non-stressful place to live. Easy getting around. If Towamencin doesn't have something I want/need, one of the next towns does. Towamencin doesn't have to be everything to everyone.	8/18/2024 7:08 PM
13	Open space which is being eaten up by developers.	8/18/2024 7:02 PM
14	Safe	8/18/2024 6:14 PM
15	Blend of suburban/rural feel but that it is close to amenities and commercial areas. Having that congestion and noise in neighboring communities is preferable than in your backyard.	8/18/2024 6:14 PM
16	Close to Philadelphia but real suburban feel.	8/18/2024 6:10 PM
17	Country feel	8/18/2024 6:03 PM
18	I like the small town feel and the open space. I love living near Freddy Hill and I have great neighbors!	8/18/2024 5:59 PM
19	Location	8/18/2024 5:56 PM
20	Proximity to Turnpike	8/18/2024 5:39 PM
21	People	8/18/2024 5:14 PM
22	That it is established with older neigh orhoods, parks and for now, we still have beautiful trees.	8/18/2024 5:14 PM
23	Small town feel	8/18/2024 5:12 PM
24	Location	8/18/2024 4:58 PM
25	Location. School district. Support of parks & recreational facilities. Communication thru website and e-newsletters. Recycling opportunities.	8/18/2024 4:32 PM
26	Rural feel but close to everything. Friendly, quiet neighborhoods.	8/18/2024 4:21 PM
27	TYA Resistance to commercial over saturation	8/18/2024 4:18 PM
28	Clean and safe environment for families. Friendly to farms and local residents. Lots of trees and good child support and activities. My family is here.	8/18/2024 3:56 PM

Towamencin Township Comprehensive Plan Update

29	Convenient location. Good balance of houses and open spaces. They have done a good job with Fishers park.	8/18/2024 3:55 PM
30	We liked the low taxes when we first moved here	8/18/2024 3:34 PM
31	Quality of life. Convenient access to arterial roads. Excellent parks (Fischers). Good cost of living balance between taxes and services.	8/18/2024 3:26 PM
32	Access	8/18/2024 3:19 PM
33	We love Fischer's Park, nature and the walking trails, easy access to turnpike.	8/18/2024 3:14 PM
34	Location in terms of near turnpike and family feeling	8/18/2024 3:00 PM
35	Safe environment	8/18/2024 2:50 PM
36	Quiet	8/18/2024 2:48 PM
37	I like the community and that in 20 mins I can at almost any store/business.	8/18/2024 2:47 PM
38	Current conditions	8/18/2024 2:45 PM
39	The rural feel but amenities available.	8/18/2024 2:21 PM
40	Rural feel with access to needs without the area being over commercialized	8/18/2024 2:17 PM
41	Quiet township with friendly people	8/18/2024 2:11 PM
42	My neighbors	8/18/2024 2:09 PM
43	Open space and country vibes	8/18/2024 2:09 PM
44	Lovely parks	8/18/2024 2:01 PM
45	Nice community with space for children to participate in athletics.	8/18/2024 2:00 PM
46	small town feeling	8/18/2024 1:56 PM
47	Very safe	8/18/2024 1:52 PM
48	Nice park	8/18/2024 1:40 PM
49	The friendliness of my neighbors and pretty parks like Fischers	8/18/2024 1:31 PM
50	Location. Community	8/18/2024 1:30 PM
51	Quiet family neighborhoods.	8/18/2024 1:30 PM
52	Location	8/18/2024 1:28 PM
53	Open spaces	8/18/2024 1:24 PM
54	Trails, parks, open spaces	8/18/2024 1:23 PM
55	Close proximity to the City and surrounding shopping Good Police Dept which should be expanded!	8/18/2024 1:14 PM
56	The local sewer system/low sewer bills	8/18/2024 1:13 PM
57	Parks	8/18/2024 1:06 PM
58	The small town feel.	8/18/2024 12:42 PM
59	Location	8/18/2024 12:37 PM
60	The nature of the township.	8/18/2024 12:23 PM
61	The small town feel and the existing parks	8/18/2024 12:20 PM
62	A wonderful opportunity to put in the right stores inside Township Shopping Center	8/18/2024 12:19 PM
63	The rural feel	8/18/2024 12:18 PM
64	Low taxes and open space	8/18/2024 12:14 PM
65	The rural setting	8/18/2024 12:08 PM

Towamencin Township Comprehensive Plan Update

66	The open space and the parks	8/18/2024 12:06 PM
67	Location	8/18/2024 12:04 PM
68	So much to like. Open space, proximity to stores, I feel I live in a diverse community or near to one. I feel police , fire ambulance are top notch.	8/18/2024 12:04 PM
69	Openess	8/18/2024 12:03 PM
70	proximity to my job	8/18/2024 12:02 PM
71	The rural setting.	8/18/2024 11:58 AM
72	Parks	8/18/2024 11:49 AM
73	friendly cops, fantastically good snow removal	8/18/2024 11:48 AM
74	Open space	8/18/2024 11:46 AM
75	Fishers park	8/18/2024 11:43 AM
76	Used to like the rural feel. Now, I like that the community came together to fight the sale of our water treatment.	8/18/2024 11:41 AM
77	The open space feel to this community, the no mow areas are great for wildlife especially places like Fischer's Park and the trails connecting to it	8/18/2024 11:21 AM
78	Safety and low crime	8/18/2024 11:12 AM
79	Open spaces and rural environment. Parks with family oriented activities and facilities. Programs for children including sports and nature programs.	8/18/2024 11:11 AM
80	Open space	8/18/2024 11:05 AM
81	the history the roadways the parks and the pool	8/18/2024 10:59 AM
82	Open spaces	8/18/2024 10:58 AM
83	Quiet	8/18/2024 10:56 AM
84	Diverse community with plenty of community driven activities for children	8/18/2024 10:56 AM
85	People	8/18/2024 10:55 AM
86	Location where I live to the proximity of major highways.	8/18/2024 10:55 AM
87	School district, convenience to turnpike	8/18/2024 10:52 AM
88	It's a good community with lots of good people.	8/18/2024 10:43 AM
89	The open space feel.	8/18/2024 10:37 AM
90	Safety, medical services, parks, concerts,.	8/18/2024 10:37 AM
91	Open space	8/18/2024 10:32 AM
92	Close to shopping,movies and major roads	8/18/2024 10:27 AM
93	My neighborhood.	8/18/2024 10:14 AM
94	The neighborhoods. Fischer Park	8/18/2024 10:12 AM
95	The township is a great place to live. It is a safe place to live thanks to the excellent police department. It's a great location, close to many businesses and 476.	8/18/2024 10:10 AM
96	Nice community	8/18/2024 10:06 AM
97	Mix of open land, parks and community feel	8/18/2024 10:04 AM
98	The people and the community	8/18/2024 9:58 AM
99	Convenient to city and mountains	8/18/2024 9:54 AM
100	Quiet community.	8/18/2024 9:49 AM

Towamencin Township Comprehensive Plan Update

101	The open space / farm land.	8/18/2024 9:44 AM
102	Location. Think there is a nice balance of housing. Could have more of a community vibe.	8/18/2024 9:44 AM
103	Fishers park and the remaining open spaces	8/18/2024 9:44 AM
104	Still not extremely built up. Open space and parks. Proximity to the turnpike	8/18/2024 9:43 AM
105	Location, open space, parks and owning our own sewer system.	8/18/2024 9:42 AM
106	Raised in the city the open spaces available to me and my family.	8/18/2024 9:37 AM
107	Friendly Convenient	8/18/2024 9:34 AM
108	Open space	8/18/2024 9:32 AM
109	Schools and lack of big commercial sections	8/18/2024 9:31 AM
110	Trails and schools	8/18/2024 9:30 AM
111	Community focus, great school district	8/18/2024 9:26 AM
112	Location. Current level of taxes/services.	8/18/2024 9:26 AM
113	Parks, Neighborhoods, bike/waking paths	8/18/2024 9:19 AM
114	Open spaces	8/18/2024 9:18 AM
115	Open spaces.	8/18/2024 9:14 AM
116	Good population mix and access to many locations IF YOU HAVE A CAR.	8/18/2024 9:14 AM
117	safety and location to surrounding communities	8/16/2024 10:00 AM
118	Quiet, clean, parks and trails, tax rates,	8/15/2024 10:05 PM
119	We honestly regret choosing to our buy a home in this township. We moved in from out of state two year ago and would have made a different choice knowing what we know now.	8/15/2024 9:26 PM
120	Location and that it's not overbuilt.	8/15/2024 9:22 PM
121	Small, quiet, clean, and safe	8/15/2024 9:08 PM
122	The community feel and events.	8/15/2024 7:20 PM
123	Good place to raise a family	8/15/2024 5:57 PM
124	not to crowded	8/15/2024 2:09 PM
125	When I used to like about Towamencin was it was a quiet, small town. That is why I moved here.	8/15/2024 1:35 PM
126	Location, family feel, school districg	8/15/2024 1:13 PM
127	The balance of housing.	8/15/2024 11:15 AM
128	My neighbors	8/15/2024 10:54 AM
129	Centrally located and easy access to turnpike. That said- its a drive thru township	8/15/2024 10:03 AM
130	It is safe, there is not much danger of crime.	8/15/2024 9:31 AM
131	Safe community	8/15/2024 7:15 AM
132	The parks.	8/15/2024 12:53 AM
133	Nice, quiet neighborhood and North Penn schools.	8/14/2024 11:12 PM
134	Feeling safe with broad open space	8/14/2024 7:46 PM
135	Quality of living	8/14/2024 7:03 PM
136	Open space, open land	8/14/2024 5:40 PM
137	Memories	8/14/2024 4:52 PM

Towamencin Township Comprehensive Plan Update

138	Openness, good quality of life.	8/14/2024 12:03 PM
139	Proximity to Philadelphia, Northeast extension,	8/3/2024 6:37 PM
140	Proximity to turnpike, traffic isn't too bad YET	8/2/2024 8:48 PM
141	The quiet neighborhoods	8/1/2024 5:18 PM
142	When we moved here in 1986. It was a lot more rural. And we also liked the high school being close by.	8/1/2024 9:32 AM
143	Nice area and still safe	7/31/2024 5:26 PM
144	Safe, nice place to live	7/31/2024 12:11 PM
145	The location	7/31/2024 12:01 PM
146	Open spaces and parks	7/31/2024 11:44 AM
147	The feeling of a rural community with access to suburban amenities	7/30/2024 7:07 PM
148	Close to turnpike, close enough to dense commercial areas (KOP, Montgomeryville, etc), has most basic necessities (grocery, Lowe's, pharmacy), good outdoor parks	7/29/2024 11:11 AM
149	The township is a good place to live	7/29/2024 10:11 AM
150	Wooded areas-close to the turnpike-affordable taxes-kind neighborhood	7/29/2024 9:50 AM
151	The parks and walking trails- schools	7/29/2024 8:57 AM
152	Greenery, the parks and open space.	7/28/2024 5:31 PM
153	I love this area. The people are friendly and the area is well maintained.	7/27/2024 8:25 PM
154	Friendly neighborhoods and closeness to NPHS	7/26/2024 5:52 PM
155	Location	7/26/2024 2:54 PM
157	Parks and walking trails	7/26/2024 2:34 PM
158	The suburban quality of life which appears to be a fading characteristic of the township today.	7/26/2024 2:30 PM
159	Turnpike exchange	7/26/2024 2:20 PM
160	Location	7/26/2024 2:04 PM
161	Friendly community	7/26/2024 1:17 PM
162	Location and safety	7/26/2024 12:24 PM
163	Good blend of open space, developed parks, and potential for quality commercial businesses.	7/25/2024 10:59 PM
164	Location	7/24/2024 11:49 AM
165	close to Philly good schools	7/24/2024 10:44 AM
166	The mix of farms and neighborhoods, ease of access to turnpike	7/24/2024 10:35 AM
167	TYA	7/24/2024 9:42 AM
168	Even after 43 years, Towamencin Twp. still has a bit of a rural feel to it.	7/24/2024 7:00 AM
169	Close proximity to family, work, and shopping	7/23/2024 11:09 PM
170	Location	7/23/2024 7:06 PM
171	The small community feel	7/23/2024 6:28 PM
172	Firehouse chicken barbecue	7/23/2024 2:56 PM
173	Quiet, family friendly	7/23/2024 2:53 PM
174	Open space and good neighborhoods and schools	7/23/2024 11:44 AM

Towamencin Township Comprehensive Plan Update

175	Open air spaces.	7/23/2024 9:27 AM
176	Location	7/23/2024 9:20 AM
177	I like the accessibility to most services and proximity to Lansdale while retaining a degree of rural aesthetics	7/23/2024 8:56 AM
178	Preserved land	7/23/2024 8:49 AM
179	People. Schools.	7/23/2024 8:22 AM
180	Open spaces	7/23/2024 8:12 AM
181	Community youth sports	7/23/2024 7:52 AM
182	It's quiet. Open space.	7/23/2024 6:48 AM
183	The rural feeling. Open spaces,	7/23/2024 6:38 AM
184	The open spaces	7/23/2024 4:37 AM
185	My neighborhood	7/23/2024 3:24 AM
186	Open space	7/23/2024 1:27 AM
187	Fischer's Park	7/23/2024 1:19 AM
188	Upkeep of the existing parks. Summer concert series.	7/23/2024 1:06 AM
189	Fischer's Park	7/23/2024 12:40 AM
190	Fisher's Park Proximity to the turnpike Short drive to Phila; Beaches; Mtns Good Schools	7/23/2024 12:35 AM
191	Cleanliness, appeal, nature, parks	7/23/2024 12:26 AM
192	Open space, parks	7/23/2024 12:11 AM
193	Fishers Park	7/22/2024 11:04 PM
194	Accessibility to major routes	7/22/2024 10:15 PM
195	Good roads, spacious.	7/22/2024 9:42 PM
196	The schools	7/22/2024 9:32 PM
197	Still keeping a somewhat rural perspective but disappearing quickly.	7/22/2024 9:01 PM
198	I've always felt safe here.	7/22/2024 8:29 PM
199	Nice mixture of housing and farm/open space.	7/22/2024 8:07 PM
200	The proximity to the turnpike and other towns (Skippack, Lansdale, etc.)	7/22/2024 7:13 PM
201	Close to Turnpike	7/22/2024 7:06 PM
202	Good people, no nonsense	7/22/2024 6:53 PM
203	Location, aesthetics, open space	7/22/2024 6:52 PM
204	Fishers park	7/22/2024 6:32 PM
205	Rural setting	7/22/2024 5:51 PM
206	Walking paths. Convenient location to a variety of shops and stores.	7/22/2024 5:51 PM
207	Good school district and parks. The township has potential to be better than the surrounding townships.	7/22/2024 3:04 PM
208	The neighborhoods	7/22/2024 2:50 PM
209	The rural feel that is grounded in agriculture. It's a place that's not too rural, and feels connected through the community. I grew up in a neighborhood where everyone says hello or waves to each other and I feel like I live in that type of neighborhood now.	7/22/2024 12:41 PM
210	The people	7/22/2024 12:37 PM

Towamencin Township Comprehensive Plan Update

211	I am liking towamencin less with each year. The schools have lowered their standards, taxes increase and they are allowing developers to encroach on residential properties without concern to the existing homes. It has changed a lot in the 18+ years that we have lived here.	7/22/2024 11:32 AM
212	Open space. Proximity to just about everything.	7/22/2024 11:14 AM
213	Quiet	7/22/2024 10:47 AM
214	Open space	7/22/2024 10:41 AM
215	The people	7/22/2024 10:39 AM
216	Fire service	7/22/2024 10:20 AM
217	Neighborhoods, communities, parks, schools, police/fire services - there is a lot to like having lived here 30+ years	7/22/2024 9:30 AM
218	Nice, upscale rural community	7/22/2024 8:46 AM
219	Schools and the mix of housing and people. Great location.	7/20/2024 12:08 AM
220	The open space, quiet, and lack of commercial/retail traffic	7/19/2024 4:00 PM
221	A good well managed township.	7/19/2024 3:47 PM
222	The undeveloped spaces	7/19/2024 3:31 PM
223	The People	7/19/2024 3:13 PM
224	rural atomsphere	7/19/2024 9:46 AM
225	This is an incredibly well managed township.	7/17/2024 9:27 AM
226	What it was. Thousands of people have invested in Towamencin for decades when buying a home. What are the odds that when the new residents paid cash, or got a mortgage said - we are only doing this in hopes that the township brings in commercial investors to build on open space, create traffic, cut throughs and flood creeks?? Picking up trash, cigarette butts, maintaining the existing parks would be A+. It seems easier to build, build, build on open space than it is to maintain - everything is shiny and new until it isn't. Without traffic, cut throughs, speeding - roads are safe for walking, cycling, running. No need for sidewalks (that need to be maintained - by the homeowner \$?). No mention, questions regarding the creeks, roads flooding - how concerned is the public on a scale 1 -10?	7/17/2024 9:15 AM
227	We live in the panhandle, so we love the rural feel and the rich history of the Township. We also love Fischer's Park. We live within walking distance and visit frequently.	7/16/2024 7:18 PM
228	The natural spaces and trees that still remain in places.	7/16/2024 3:33 PM
229	Lived here for 47 years and liked the quiet, slower pace at the time. A lot has changed - Forty Foot from 2 lanes to 5 lanes, shopping centers everywhere and then empty, etc. Some may consider that progress but it has drastically changed the image and function of the surrounding township. More commercial development but our taxes still drastically increase. Seniors don't see the benefit to their age bracket!	7/16/2024 9:28 AM
230	I love the lack of retail space. Like the open space. Like the potential to keep residential lot sizes large, if not mandate larger new construction residential lot sizes.	7/16/2024 8:37 AM
231	Access to other parts of the area by way of Lansdale train station or the turnpike entrance. Lower taxes than other townships we were looking at houses.	7/16/2024 6:53 AM
232	Limited population. Would like to keep the population growth near zero. No new housing.	7/16/2024 6:40 AM
233	The openness	7/16/2024 6:05 AM
234	Location — easy to reach other locations	7/16/2024 12:05 AM
235	Location to highway. Location to schools.	7/15/2024 11:19 PM
236	Fisher's Park & the Towamencin pool	7/15/2024 10:08 PM
237	Clean, safe place to raise a family	7/15/2024 4:49 PM
238	The people	7/15/2024 4:25 PM

Towamencin Township Comprehensive Plan Update

239	Peacefulness open space, parks Safe neighborhoods	7/15/2024 4:00 PM
240	Location and the people.	7/15/2024 3:17 PM
241	access to where I need to go, schools, safety, neighborhoods	7/15/2024 3:09 PM
242	I like Fischer's Park.	7/15/2024 2:48 PM
243	Friendly community	7/15/2024 2:08 PM
244	Open space and location	7/15/2024 2:07 PM
245	Needs are close by.	7/15/2024 1:29 PM
246	My neighbors	7/15/2024 12:59 PM
247	It was a great place to live when I moved here in 1988. I lived in Lansdale and Hatfield Twp prior.	7/15/2024 12:49 PM
248	The people and sense of community. I like that its rural enough to be peaceful but close enough to amenities that its not inconvenient.	6/10/2024 4:09 PM
249	Community events, school district, location.	5/29/2024 7:52 AM
250	Rural atmosphere for most areas of the township	5/24/2024 5:59 PM
251	I love the open space.	5/23/2024 4:48 PM
252	Location/ school district/ neighborhoods	5/23/2024 9:15 AM
253	Livability in terms of neighborhood, grocery shopping, access to turnpike.	5/16/2024 10:29 AM
254	The space, the location and convenience, and the lack of congestion.	5/2/2024 10:41 PM
255	Safe, clean, feel of the open space but not too rural	5/1/2024 12:26 PM
256	Location, close to turnpike. Fishers Park.	4/30/2024 1:42 PM
257	Excellent location.	4/30/2024 10:36 AM
258	location	4/25/2024 5:06 PM
259	Close to turnpike, single family home neighborhoods, good schools.	4/24/2024 10:54 PM
260	Open Space	4/24/2024 5:02 PM
261	It's quiet mostly.	4/24/2024 3:01 PM
262	Green spaces	4/24/2024 1:08 PM
263	Good quality of life in general. Pretty easy access to the basic things I need.	4/24/2024 9:34 AM
264	Nothing at all, sorry not sorry to say.	4/24/2024 12:32 AM
265	It is kid-friendly	4/23/2024 9:23 PM
266	Location	4/23/2024 8:51 PM
267	The community feels safe.	4/23/2024 8:17 PM
268	Fischer's Park	4/23/2024 7:19 PM
269	Peaceful community.	4/23/2024 5:03 PM
270	Our parks and neighborhoods	4/23/2024 4:25 PM
271	The history dating back to 1775.	4/23/2024 4:17 PM
272	I like the open spaces. I like the parks and walking paths.	4/23/2024 3:53 PM
273	The Police Department and those who clear snow are the BEST! We have a great volunteer Fire Department, too!	4/23/2024 12:32 PM
274	Convenience of location, North Penn School district	4/23/2024 12:03 PM

Towamencin Township Comprehensive Plan Update

275	The diversity of cultures and peoples	4/23/2024 10:20 AM
276	The openness of the Town	4/15/2024 3:06 PM
277	Neighborhoods, parks and road maintenance	4/12/2024 2:26 PM
278	Diversity, open space, good schools, summer concerts, how well the roads are maintained in winter, convenience of travel, history, youth sports opportunities.	4/11/2024 10:27 PM
279	It's safe, lots of greenery and open space.	4/11/2024 4:41 PM
280	Great school districts, quick access to major highways, good community activities and engagement	4/10/2024 10:04 PM
281	Housing. Not too congested. Close to highways. Clean	4/10/2024 9:27 PM
282	No comment	4/10/2024 5:47 PM
283	Family with children friendly	4/9/2024 9:13 PM
284	Open space, public parks,	4/9/2024 8:30 PM
285	The open spaces.	4/9/2024 5:15 PM
286	Honestly I find it caught in the middle of other townships that are making improvements and attracting business and restaurants and Towamencin is falling behind and arguing about a sewer sale that the only people that really cared about it were a limited number of residents.	4/9/2024 2:13 PM
287	Location	4/9/2024 2:05 PM
288	The parks.	4/7/2024 9:40 AM
289	Access to the highway. Friendly community.	4/6/2024 4:39 PM
290	It's a beautiful community	4/6/2024 1:53 PM
291	Open space	4/6/2024 1:21 PM
292	Safety, proximity to turnpike, and the potential for retail growth.	4/6/2024 12:28 PM
293	Good access to most things I need: turnpike, PHL airport, office (Blue Bell), shops, neighbors, parks.	4/6/2024 10:43 AM
294	I love all the open space and parks!	4/4/2024 9:15 PM
295	township leadership has a progressive vision for development and quality of life.	4/4/2024 2:48 PM
296	That it MIGHT bring in new businesses (target, Whole Foods, etc)	4/4/2024 5:39 AM
297	Nice homes, good community feel	4/3/2024 4:25 PM
298	Rural areas	4/3/2024 3:39 PM
299	I like the parks and open space that make the area unique. We moved here in 1994 because of the rural areas and open space.	4/3/2024 6:56 AM
300	Fisher Park and the potential for somneytown to be a real Main Street, very disappointed wawa was approved to put more gas stations there.	4/2/2024 9:58 PM
301	Parks and rural feel	4/2/2024 7:40 PM
302	Proximity to major highways. Good schools	4/2/2024 12:25 PM
303	The small size of the community. The participation by citizens in community government	4/2/2024 12:04 PM
304	Parks people convenience and services	4/2/2024 11:23 AM
305	Connection to open spaces. Quiet	4/1/2024 6:36 PM
306	I like the sense of community and the recreational opportunities my children had in sports and the swim team. It has been a lovely place to raise our children.	4/1/2024 6:03 PM
307	Fishers park	4/1/2024 4:38 PM
308	As for now it's not too congested. But I think it'll get worse	4/1/2024 1:57 PM

Towamencin Township Comprehensive Plan Update

309	The family feel, neighborhoods of families. Unfortunately this has been decreasing the last 5 years.	3/30/2024 7:48 PM
310	Fischers Park, Community events, Township programs. Sports for children. Beautiful Scenery	3/30/2024 2:46 AM
311	Friendly community, nice mix of modern amenities but still lots of open space. Lovely parks	3/29/2024 9:26 PM
312	Nice place to live, proximity to work and highways, open space and beautiful parks. Wonderful community of people.	3/29/2024 8:47 PM
313	Community parks/ walking trails- open space - concerts in the park	3/29/2024 1:46 PM
314	The parks	3/25/2024 3:20 PM
315	I like the location.	3/16/2024 10:07 AM
316	Great place to raise children. Good schools. Love the rural feeling yet close to city, turnpike	3/7/2024 8:16 PM
317	Rural areas And keeping the vacant shopping centers to small stores and not creating a Montgomeryville congestion	3/6/2024 5:49 PM
318	Open space, low taxes, good elementary school	2/22/2024 7:15 AM
319	We have a turnpike exit - we should be encouraging development to get commuters off the road and spending money in our community.	2/21/2024 3:40 PM
320	Nice neighborhoods and the availability of parks, pool, good schools. A very family-friendly place to live.	2/19/2024 6:42 PM
321	Safe, clean, access to stores, etc	2/17/2024 8:01 AM
322	Mostly bucolic setting, close to the city, mountains, or shore.	2/15/2024 7:53 PM
323	Open spaces, access to turnpike, access to grocery and other shopping, community events.	2/15/2024 3:39 PM
324	Location. Schools.	2/14/2024 6:58 PM
325	Small community; proximity to Turnpike. Overall, nice middle class area with some farmland and residential area.	2/14/2024 12:22 PM
326	That there is no pickleball in Fischer's park	2/11/2024 10:10 AM
327	Proximity and ease to turnpike, community events	2/10/2024 8:06 AM
328	Schools. Affordable housing.	2/9/2024 5:32 PM
329	Diversity and space	2/8/2024 6:35 PM
330	That is rural	2/8/2024 6:30 PM
331	I've lived in Towamencin my entire life. It's a family oriented and safe community.	2/8/2024 6:16 PM
332	Fisher's Park, Trails, Location to the Turnpike, Great Schools	2/5/2024 8:52 PM
333	It's open and not congested.	1/31/2024 3:04 PM
334	Not overly populated, safe community, good schools, Fischer's Park	1/29/2024 8:13 PM
335	Residents	1/25/2024 7:46 PM
336	access to Evansburg State Park	1/25/2024 11:28 AM
337	People/neighbors	1/25/2024 10:09 AM
338	Fishers park	1/25/2024 5:00 AM
339	Open Space & Parks	1/25/2024 2:33 AM
340	Diverse backgrounds, friendly people	1/24/2024 5:21 PM
341	The people. The small community feeling	1/24/2024 4:47 PM
342	Township services	1/24/2024 4:16 PM

Towamencin Township Comprehensive Plan Update

343	It has so much potential!	1/24/2024 3:27 PM
344	Countryside	1/24/2024 3:18 PM
345	parks, police/fire/township staff, feeling of safety	1/24/2024 2:53 PM
346	Fischer's Park	1/24/2024 2:37 PM
347	The blend of convenient location and green space	1/24/2024 2:24 PM
348	Safe place to live, but close to services.	1/24/2024 2:17 PM
349	Close to many restaurants, shops, and parks	1/24/2024 2:03 PM
350	parks and trails	1/24/2024 12:35 PM
351	It is quiet and near the turnpike.	1/24/2024 10:29 AM
352	Great existing parks, well connected to surrounding communities	1/23/2024 9:37 AM
353	The trees	1/23/2024 7:50 AM
354	Location near turnpike	1/23/2024 7:13 AM
355	Small town feel	1/22/2024 9:20 PM
356	The roads are taken care of.	1/22/2024 7:58 AM
357	Near to city and near to country.	1/21/2024 8:04 PM
358	The proximity to other cities in which I can go to for my shopping and entertainment needs. The cleanliness of the town, parks and the great upkeep of the town by the township.	1/21/2024 7:50 PM
359	Community	1/21/2024 11:07 AM
360	Enjoying nature walking my dog in a quiet Fischer Park	1/21/2024 10:31 AM
361	Quiet neighborhood, good people who have put down roots here, easy access to major roads, safe,	1/21/2024 12:23 AM
362	Neighborhood feel	1/20/2024 11:41 PM
363	Clean	1/20/2024 8:57 PM
364	The open space, Fischers Park	1/20/2024 5:07 PM
365	Good mix of housing	1/20/2024 4:52 PM
366	Location is really good	1/20/2024 4:24 PM
367	The parks and the space, the ease to get to other places on the number of good routes, turnpike 309 73	1/20/2024 4:09 PM
368	Country feel	1/20/2024 3:35 PM
369	Always loved the open feel and the convenience of local businesses.	1/20/2024 10:41 AM
370	Community	1/20/2024 7:16 AM
371	Being on the edge of agricultural and open space. A little more breathing room	1/19/2024 7:30 PM
372	I like the parks, the proximity to regional shopping and the city, and Fischer Park.	1/19/2024 6:59 PM
373	Parks, especially fischers park. Other trails. Close to turnpike	1/19/2024 6:28 PM
374	Small community, no busy traffic, feeling of rural setting	1/19/2024 3:08 PM
375	Open space and rural feel	1/19/2024 1:58 PM
376	Diverse population, within driving distance of things to do	1/19/2024 1:04 PM
377	Nice community of people. Lower crime.	1/19/2024 11:54 AM
378	It's what I would describe as a balanced Township, with some commerce and open spaces/parks.	1/19/2024 11:42 AM

Towamencin Township Comprehensive Plan Update

379	Residential nature of community. Easy access to Philly & Lehigh Valley.	1/19/2024 11:11 AM
380	Open spaces	1/19/2024 10:56 AM
381	Fisher park, proximity to my job	1/19/2024 9:35 AM
382	Safety, Fischer's Park, suburban feel	1/19/2024 3:53 AM
383	Size and access to major routes	1/19/2024 1:28 AM
384	Location to major highways, schools, close to big employers, Parks	1/18/2024 11:31 PM
385	I cherish the unique qualities of our township that allow me to find solace and joy in everyday moments. The ability to walk in a serene rural setting is a treasure, providing a peaceful escape from the hustle and bustle of daily life. Observing the diverse wildlife, from birds to foxes and deer, adds a touch of natural beauty to my surroundings. This connection with nature not only brings tranquility but also instills a deep appreciation for the environment. In essence, the township offers me a haven where I can be at peace, surrounded by the simple wonders of the natural world.	1/18/2024 11:08 PM
386	For the most part it still has a rural feel yet has lots of business.	1/18/2024 10:44 PM
387	Proximity to everything our area has to offer within driving distance. Ie museums, theaters, sporting venues, etc.	1/18/2024 9:59 PM
388	Safe, open spaces, parks	1/18/2024 8:16 PM
389	Location and livability.	1/18/2024 7:55 PM
390	Open spaces, rural feel, Fischer's Park	1/18/2024 7:52 PM
391	Character, open space, rural feel	1/18/2024 7:32 PM
392	The small, quiet, peaceful, not-overdeveloped atmosphere	1/18/2024 7:16 PM
393	I think it's a pretty and safe area	1/18/2024 7:14 PM
394	Friendly, low crime, decent green space (but needs to be connected better)	1/18/2024 7:11 PM
395	It is small with pretty areas and has nice people. Good proximity to highway and high school.	1/18/2024 6:55 PM
396	It's close to a lot of areas plus convenience of the turnpike.	1/18/2024 6:54 PM
397	Close to turnpike	1/18/2024 6:36 PM
398	Location.	1/18/2024 6:05 PM
399	Historical preservation	1/18/2024 5:37 PM
400	Fischer Park	1/18/2024 5:05 PM
401	Fisher's Park	1/18/2024 5:04 PM
402	I like that it is convenient to a lot of places and the crime as low.	1/18/2024 5:01 PM
403	I like the rural portion of the township I live in.	1/18/2024 4:30 PM
404	Nature & open spaces/farmland. Nearby parks with wooded trails. Pet-friendly parks and neighborhood sidewalks. Restaurants & entertainment options nearby. Historic locations & community events	1/18/2024 4:17 PM
405	Low taxes, close to turnpike, lots of open space and minimal new houses	1/18/2024 3:59 PM
406	Overall a very pretty community. Need to make sure preserve the trees and open spaces that still remain.	1/18/2024 3:49 PM
407	Events Fischer's Park Open Spaces	1/18/2024 3:30 PM
408	Love the rural feel and the open space. Also love being near the turnpike.	1/18/2024 2:46 PM
409	Existing open space including Fischer's Park.	1/18/2024 2:11 PM
410	It's a small town with easy access to nearby small towns. We don't have to focus on commercial development because they're dozens of restaurants within 15 minutes.	1/18/2024 12:40 PM

Q33 What do you like the least about Towamencin Township?

Answered: 426 Skipped: 220

#	RESPONSES	DATE
1	No library system	8/19/2024 2:22 PM
2	The sewer bill	8/18/2024 9:56 PM
3	lack of business tax base	8/18/2024 9:40 PM
4	Towamencin Township appears to be moving in a negative direction based upon a few outspoken activists representing a minority of the township population.	8/18/2024 9:38 PM
5	Township appears to be shifting by allowing a small minority of activist residents to alter future direction of township in a negative direction.	8/18/2024 8:47 PM
6	N/A	8/18/2024 8:16 PM
7	The lack of developing the large parcels at Sumneytown pike and forty foot the same at Allentown Rd and forty foot. Disservice to the Community.	8/18/2024 8:07 PM
8	Lack of restaurants and places to gather.	8/18/2024 7:50 PM
9	People who drive irresponsable, cut people off in no passing zones,	8/18/2024 7:37 PM
10	The thought of a Target store opening near me is disappointing - traffic will be a disaster, crime will increase.	8/18/2024 7:16 PM
11	The likelihood of overdevelopment- " we've been "discovered." We are not against development if it serves a bonafide community need. The lack of regard for our historical past, which is the one thing that sets us apart from a lot of our neighbors. The limited "there there"! What can we do to make Towamencin an interesting place to live/visit. I hope that a discussion of this topic can be initiated without preconceived agenda as has sometimes happened in the past.	8/18/2024 7:08 PM
12	Empty shopping center Disgusting how long it's been vacant	8/18/2024 7:02 PM
13	Not enough retail stores like target	8/18/2024 6:37 PM
14	We love living here. Some walkability/connectivity improvements between neighborhoods and parks would be nice.	8/18/2024 6:14 PM
15	North Penn HS and insane school taxes. Teacher starting salary at \$85000 is crazy!	8/18/2024 6:10 PM
16	The lack of programs available to residents. Most other townships offer summer camps, unplugged week, bus trips, and a lot more events but towamencin really offers very little to its residents. Also, it's generally VERY difficult to get a help or questions answered from zoning, permits, or public works. I had questions about my driveway apron and it took years to get it sorted out. In fact, they never answered me and stood me up for multiple appointments. The only way I was able to get my driveway repaired with proper permits was through a contractor. It was like they had no time to even discuss what I was allowed to do to fix my own driveway from storm water damage. (I was not asking the township to pay for it, I was just looking for guidance on what I was allowed to do)	8/18/2024 5:59 PM
17	There are no pickleball courts	8/18/2024 5:56 PM
18	Road congestion and abandoned development/businesses	8/18/2024 5:39 PM
19	Politics	8/18/2024 5:14 PM
20	PSDC and thier plans to put really large stores in our shopping centers.	8/18/2024 5:14 PM
21	Lack of Sidewalks connecting neighborhoods	8/18/2024 5:12 PM
22	Devoid of good restaurants	8/18/2024 4:58 PM

Towamencin Township Comprehensive Plan Update

23	Seems to take forever for projects to get off the ground -- read about things that are taking years to get approved. Not sure how it compares to other townships. Dog-leg intersections; intersections without left-arrows and heavy traffic.	8/18/2024 4:32 PM
24	Home Rule Charter. it was fine being a Township of the 2nd Class without the Home Rule designation.	8/18/2024 4:21 PM
25	In no particular order: - the useless bridge over forty foot road - the lack of safe pedestrian connections for me and my children to walk or bike through unless we stay in our neighborhood. - the lack of neighborhood playground and rec areas even though our neighborhood (Charlestowne) has a lot of open grass space - the lack of a community garden or produce garden that could easily exist in all this grass space in our neighborhood (Ridgewood/Saratoga lane/Rittenhouse road) for families to come together and children to learn how to use and preserve land well - the lack of a fun village / town center for families to walk to and enjoy peacefully.	8/18/2024 3:56 PM
26	Development is too slow. Shopping centers never get finished.	8/18/2024 3:55 PM
27	Threat of a water/sewer sale	8/18/2024 3:34 PM
28	Encroachment of new construction into open space.	8/18/2024 3:26 PM
29	Giving in to developers, especially in TP area.	8/18/2024 3:19 PM
30	The decision to sell our sewer system	8/18/2024 3:19 PM
31	The eyesore of vacant shopping centers. The fact that we are a turnpike exit and don't offer charging stations or restaurants. Some supervisors are trying to increase our costs of living in the township by selling our sewer to an unaccountable for profit company.	8/18/2024 3:14 PM
32	Slow progress to get things done ie new bars and restaurants and commercial development	8/18/2024 3:00 PM
33	The Board of Supervisors who ignore the responses and issues that affect the residents	8/18/2024 2:50 PM
34	Lack of notifications	8/18/2024 2:48 PM
35	That there is no clothing store.	8/18/2024 2:47 PM
37	The center of town with abandoned buildings.	8/18/2024 2:21 PM
38	Continued growth of high capacity housing	8/18/2024 2:17 PM
39	The current politics going on.	8/18/2024 2:11 PM
40	Bridge to nowhere Sewer plant sale Too many vacant buildings along Forty Foot Rd	8/18/2024 2:09 PM
41	Traffic	8/18/2024 2:09 PM
42	Development is taking so long to happen. Selling of Sewage Plant.	8/18/2024 2:01 PM
43	lack of restaurants	8/18/2024 1:56 PM
44	No pickleball courts	8/18/2024 1:40 PM
45	The sale of the sewer system and the traffic and too many empty businesses	8/18/2024 1:31 PM
46	Roads. Lack of road tree maintenance	8/18/2024 1:30 PM
47	Empty/abandoned shopping centers, undeveloped commercial space. Smelly/noisy meat plant. Pointless bridge that needs to be repainted and doesn't even have a "Welcome to Towamencin" sign on it.	8/18/2024 1:30 PM
48	The Township has never put resources into creating a safe, walkable connection between Bustard Road Park to Green Lane Park. The bridge to no where was a waste.	8/18/2024 1:28 PM
49	Slowness of completion on Wawa and towamecin shopping center	8/18/2024 1:24 PM
50	Road conditions, empty strip malls and stores	8/18/2024 1:23 PM
51	High sewer bills Reluctant to build new business using stupid reasons and restrictions and red tape!!! Build baby build!	8/18/2024 1:14 PM

Towamencin Township Comprehensive Plan Update

52	Dangerous intersections & traffic near the turnpike. Empty shopping centers, lack of apartments	8/18/2024 1:13 PM
53	Traffic congestion, taxes, sewer bill rate hike and payment schedule	8/18/2024 1:06 PM
54	The fact that our elected officials do not consider the options of the people that elected them. A few people think they know more than the majority of residents.	8/18/2024 12:42 PM
55	Lack of convenient food options ad grocery	8/18/2024 12:37 PM
56	The volume and congestion of trucks along Allentown Rd, Derstine Rd and Forty Foot Rd.	8/18/2024 12:23 PM
57	The amount of traffic. It should be routed around the township	8/18/2024 12:20 PM
58	How long the owner of the property has taken....One of the first things we hear when moving into Lansdale was how much of a headache this owner is...it's been proven true so far	8/18/2024 12:19 PM
59	It is becoming overcrowded and the traffic is getting worse	8/18/2024 12:18 PM
60	My road has not been paved in over a decade and we need more sidewalks	8/18/2024 12:14 PM
61	Nothing	8/18/2024 12:08 PM
62	Traffic load on the smaller streets	8/18/2024 12:06 PM
63	Impediments to commercial development	8/18/2024 12:04 PM
64	The empty shopping centers. Empty retail stores empty office buildings in general anything empty. It seems to me that maybe the board wants everything new instead of filling preexisting buildings. Shopping center is mostly empty in corner of 40 ft and Allentown yet they want to develop a target on open space. Makes no sense. Plenty of room there for target and Whole Foods there. We're losing tax dollars with All-these empty buildings. Why build new empty buildings.	8/18/2024 12:04 PM
65	Roads	8/18/2024 12:03 PM
66	unsafe & congested traffic, lack of municipal services (why are all services private?), lack of any recreational programming (other towns have athletics or arts programs adults can participate in), severely divided neighbors that can't be civil in politics	8/18/2024 12:02 PM
67	Nothing	8/18/2024 11:58 AM
68	Congestion, farm laws, no chickens	8/18/2024 11:49 AM
69	selfish crazy trumpers and moms for liberty nut jobs	8/18/2024 11:48 AM
70	Taxes	8/18/2024 11:46 AM
71	Road congestion	8/18/2024 11:43 AM
72	The commissioners who refuse to listen to their constituents.	8/18/2024 11:41 AM
73	The physical and architectural planning seems all disjoint and lacks any common esthetic or artistic scheme. The roads are always in disrepair.	8/18/2024 11:27 AM
74	Hiring Asplundh tree butchers to cut our trees along the roadways. I realize trees get in the way of wires, just get someone that really cares about the trees they're hired to trim.	8/18/2024 11:21 AM
75	The lack of any town center. Development where ever someone can change zone for their need and purchase land for new development.	8/18/2024 11:21 AM
76	Empty buildings	8/18/2024 11:12 AM
77	Building of new, huge warehouses and industrial buildings. Loss of open space due to new construction while existing retail spaces and office buildings are vacant. Commissioners not listening to residents opinions on the future of township facilities. Traffic backups at intersections during rush hour. Noise from trucks using brake retarders on Forty Foot Road.	8/18/2024 11:11 AM
78	Home Rule Charter	8/18/2024 11:05 AM
79	Government	8/18/2024 11:01 AM
80	the open space at the corner of Forty Foot Rd and Sumneytown Pke	8/18/2024 10:59 AM

Towamencin Township Comprehensive Plan Update

81	Traffic	8/18/2024 10:58 AM
82	Fast traffic on Allentown Road	8/18/2024 10:56 AM
83	The smell coming from clemens meat processing area and the lack of development on towamencin shopping center	8/18/2024 10:56 AM
84	Supervisors- failure to listen to people	8/18/2024 10:55 AM
85	Taxes!	8/18/2024 10:55 AM
86	Board of supervisors who do not listen to constituents, especially in regards to sewer sale. For what other issues are constituents' concerns ignored?	8/18/2024 10:53 AM
87	Time to complete development projects	8/18/2024 10:52 AM
88	The fact that it appears our supervisors do not listen to the community. They have their own agenda and force it onto the community.	8/18/2024 10:43 AM
89	Increased traffic from highly condensed new housing.	8/18/2024 10:37 AM
90	Traffic conditions, especially Welsh Rd and Forty Foot rd. Empty shopping center at forty foot and Allentown rds.	8/18/2024 10:37 AM
91	Abandoned shopping center	8/18/2024 10:32 AM
92	Too many new homes, too much traffic, too high school taxes seniors should get a break we have no kids in school and live off social security.	8/18/2024 10:27 AM
93	I hear from friends who are in business that it is difficult to deal with the township	8/18/2024 10:24 AM
94	The politics. The proposed sale of the sewer plant despite overwhelming public opposition.	8/18/2024 10:14 AM
95	The empty buildings. Hardly any restaurants.	8/18/2024 10:12 AM
96	The sewer sale process was not great. I can see both sides but some more transparency would have been nice. Just admit you have no plans to terminate the sale. The shopping complex on forty foot road is taking too long to develop. There are not enough sidewalks to connect between neighborhoods.	8/18/2024 10:10 AM
97	The bridge at Fisher park at Bustard Rd and Morris Rd. Needs a wider span and improve traffic at stop sign. Most traffic doesn't stop at intersection.	8/18/2024 10:06 AM
98	Housing, taxes increases etc have become unaffordable for the normal working person	8/18/2024 10:06 AM
99	Lack of good restaurants, movies (recreational, bars, etc	8/18/2024 10:04 AM
100	Nothing	8/18/2024 9:58 AM
101	Hateeeee that we do not have a convenient library. All the choices suck. Can't get museum passes in Mont Co because the "home library" is the bus and they don't do that	8/18/2024 9:54 AM
102	Selling our resources (sewer) and not letting the people who live here have a say.	8/18/2024 9:49 AM
103	Commercial buildings, trash, unmaintained land, unneeded construction	8/18/2024 9:44 AM
104	Traffic. Please don't put in a target!	8/18/2024 9:44 AM
105	Having closed businesses and the amount of time it is taking to replace them with "promised" businesses.	8/18/2024 9:44 AM
106	Pending Sale of the sewer and a resulting huge increase in costs which will go to the stockholders.	8/18/2024 9:43 AM
107	To difficult for builders, lack of restaurants and bars. Empty shopping centers and vacant buildings. The sewer sale.	8/18/2024 9:42 AM
108	How special interest groups try to dominate the township board and future planning projects.	8/18/2024 9:37 AM
109	Welsh rd & Orvilla intersection	8/18/2024 9:34 AM
110	The last election	8/18/2024 9:32 AM

Towamencin Township Comprehensive Plan Update

111	Slowness of project execution	8/18/2024 9:31 AM
112	Information about utilities improve and work being done, nobody knows anything	8/18/2024 9:30 AM
113	Lack of sidewalks for pedestrians	8/18/2024 9:26 AM
115	Traffic issues	8/18/2024 9:19 AM
116	Lack of EV infrastructure, and refusal to allow me to charge car at home I own.	8/18/2024 9:18 AM
117	Increasing crime/decreasing safety; not easy to walk to necessary services.	8/18/2024 9:14 AM
118	lack of stores; continuing empty shopping complexes with no promise of improvement	8/18/2024 9:11 AM
119	how long it takes for businesses to run the gauntlet of supervisors to get approval because of the regulations about specific lighting and exterior looks. Let the businesses follow their regular building standards.	8/16/2024 10:00 AM
120	Lack of sidewalks, empty and abandoned shopping lots. Speeding traffic down kriebel off sumneytown rd.	8/15/2024 10:05 PM
121	We own an historic home on almost 3 acres and aren't allowed to have chickens. We are also not allowed to build a tiny home on our property for our disabled adult son and elderly mother. We were told it wasn't allowed because we could potentially rent it out. We understand there are rules, but we should be able to provide safe housing on our protect for our family. If we were to sell our property to a developer they would put multiple townhomes/condos on the property. But one tiny home isn't acceptable.	8/15/2024 9:26 PM
122	Need new businesses, could be more walkable	8/15/2024 9:22 PM
123	The traffic and empty businesses	8/15/2024 9:08 PM
124	Sometimes the committee doesn't have the best interest for the residents. They focus on money over what the community wants.	8/15/2024 7:20 PM
125	Local government too conservative - spends for absolute necessities; low spending on life's amenities [park improvement, tree-lined streets, low spend on facilities for seniors other than walking	8/15/2024 5:57 PM
126	Forty Foot Rd speedway	8/15/2024 2:09 PM
127	Home Rule. It ruined the township I grow up in and that is why I no longer live in Cheltenham Township.	8/15/2024 1:35 PM
128	Congestion and possibility of adding high density housing.....also not happy with sewer sale	8/15/2024 1:13 PM
129	Everywhere you look there are unfinished projects or buildings	8/15/2024 11:15 AM
130	Traffic	8/15/2024 10:54 AM
131	- no reason to stop or explore. too disjointed and not conveniently connected to retail, recreation and services. and obviously traffic (high school area and Sumneytown/Valley Forge Rd Intersection.)	8/15/2024 10:03 AM
132	There are so many vacant/empty buildings.	8/15/2024 9:31 AM
133	Lack of retail shopping	8/15/2024 7:15 AM
134	This new form of government,	8/15/2024 12:53 AM
135	Not a lot of places to shop and/or do business. We often have to drive outside the Township to places like Montgomeryville or further to do our shopping. Limited restaurant options close by.	8/14/2024 11:12 PM
136	Politics around Township Supervisor	8/14/2024 7:46 PM
137	Nothing	8/14/2024 7:03 PM
138	Quit building new when business and storefronts are unoccupied.	8/14/2024 5:40 PM
139	Police Department and Overspending on underwhelming projects	8/14/2024 4:52 PM

Towamencin Township Comprehensive Plan Update

140	lack of a "downtown" center of activity with restaurants etc.	8/14/2024 12:03 PM
141	It's getting very crowded with traffic. I would like to see a noise, ordinance enforced regarding traffic and unnecessarily loud vehicles.	8/3/2024 6:37 PM
142	The properties that are abandon and have been for so long time, towamencin shopping center at Allentown and forty foot rd and the old policy station never developed , and the bridge to no where. These big projects are usually botched	8/2/2024 8:48 PM
143	Lack of walkable spaces. Even when sidewalks are present, it's along busy congested streets, making it feel unsafe.	8/2/2024 6:18 AM
144	The current aesthetical look of the township	8/1/2024 5:18 PM
145	The increased population and development	8/1/2024 9:32 AM
146	Too much development, high taxes, sewer sale, township supervisors make it difficult to improve homeowner properties	7/31/2024 5:26 PM
147	Township trying to bring more business and housing = more congestion, more taxes, lower home value	7/31/2024 12:11 PM
148	Aside from the ongoing socialist takeover, the lack of off-road trails and pedestrian connections to recreational opportunities.	7/31/2024 12:01 PM
149	Board of supervisors trying to sell sewer and shift all debt to residents in the form of demonstrated sewer price increases, without the benefit of claiming this shifted GOVERNMENT expense as a tax.	7/31/2024 11:50 AM
150	Lack of quality restaurants	7/31/2024 11:44 AM
151	Vacant shopping centers and increased development of green space	7/30/2024 7:07 PM
152	The lack of development, empty/rundown lots, not many places to walk that are not right along a road, not enough businesses, no walkable downtown, too much retirement housing, the fact that our BOS is trying to sell our sewer.	7/29/2024 11:11 AM
153	The traffic but I really don't dislike anything	7/29/2024 10:11 AM
154	I like everything- I do wish we had a dog park -	7/29/2024 9:50 AM
155	Traffic	7/29/2024 8:57 AM
156	The blight on Forty Foot Road and the vacant Genuardi Shopoing center!	7/28/2024 5:31 PM
157	I hate to see all the properties sitting vacant like the area where Wawa was on the corner of Forty Foot and Sumneytown Pike. The shopping center that was started to be worked on on Forty Foot and Allentown looks like a ghost town.	7/27/2024 8:25 PM
158	Not having sidewalks in many places near parks and pool	7/26/2024 5:52 PM
159	It's uncertainty about it's future	7/26/2024 2:54 PM
161	Retail expansion and signage Traffic congestion	7/26/2024 2:34 PM
162	Plans for big-market, big-retail stores coming to the township which will add to already congested traffic. They don't seem appropriate for this township.	7/26/2024 2:30 PM
163	I don't like the woke mind virus moving in.	7/26/2024 2:20 PM
164	Arrogant Board of Supervisors	7/26/2024 2:04 PM
165	Increasing cost due to poor local government management i.e sewer sale	7/26/2024 1:17 PM
166	Horrible road/traffic design that increases congestion instead of easing, creates confusion that increases chances of accidents/road race.	7/26/2024 12:59 PM
167	Politics	7/26/2024 12:24 PM
168	Lack of affordable housing for singles, seniors, middle income level.	7/25/2024 10:59 PM

Towamencin Township Comprehensive Plan Update

169	Park system is severely below average when it compares to nearby by townships. Fields are only used by organized groups. No sense of community when it comes to the park system	7/24/2024 11:49 AM
170	poor use of current lots and offices; empty barren lots; poor aesthetics; poor upkeep of neighborhood roads; too much unnecessary new lighting near the turnpike; poor upkeep of work (near turnpike and the shopping center on Forty Foot)	7/24/2024 10:44 AM
171	Not many shopping or dining options	7/24/2024 10:35 AM
172	N.O.P.E.	7/24/2024 9:42 AM
173	The loss of farms and other open spaces to house building.	7/24/2024 7:00 AM
174	Political Angst. Supervisors selling out residents for sewer sale	7/23/2024 11:09 PM
175	The township always seems to be in a state of flux. When will Forty Foot Road be completed? The bridge to nowhere has been in place for a long time.	7/23/2024 7:06 PM
176	Lack of diversity	7/23/2024 6:28 PM
177	Can't get business to move in to towamencin	7/23/2024 4:14 PM
178	Taxes	7/23/2024 2:56 PM
179	Traffic	7/23/2024 2:53 PM
180	Lack of development in spaces like the shopping center on Forty Foot Rd and the old Wawa on forty foot and sumneytown pike	7/23/2024 11:44 AM
181	Roads are becoming very congested and have been over the past 20 years.	7/23/2024 9:27 AM
182	There is nowhere to walk safely from one place to another	7/23/2024 9:20 AM
183	The disconnected trails. While it is a great start, I am an avid runner and alternative transit supporter, and I want to see the trails become more connected to encourage more activity and bike use to visit shops, restaurants, etc.	7/23/2024 8:56 AM
184	Road maintenance, sewer sale	7/23/2024 8:49 AM
185	Lack of entertainment. Lack of restaurants. Too much politics.	7/23/2024 8:22 AM
186	Increasing traffic. Stop bldg new homes	7/23/2024 8:12 AM
187	Township involvement in youth sports, Towamencin is charging TYA too much for field use. Let TYA keep all the money it raises. If true, township keeps a portion of monies raised. Also, the township failed the town pool.	7/23/2024 7:52 AM
188	All the abandoned shopping centers	7/23/2024 6:48 AM
189	Too much development of commercial business takes away from the rural feeling.	7/23/2024 6:38 AM
190	Tearing down woods to create more housing.	7/23/2024 4:37 AM
191	The fact that I have to go to Montgomeryville and hatfield to do my shopping	7/23/2024 3:24 AM
192	Would like to see the open retail spaces occupied to help relieve our taxes, but would also like it to be more walking friendly	7/23/2024 1:27 AM
193	Forty Foot Road	7/23/2024 1:19 AM
194	There is a lack of places for teenagers. Fishers park was great when my children were younger, but it doesn't have facilities for teenagers. Would absolutely love to see basketball courts like at castle park by Merck. I take my boys there, but it would be amazing if there was a place close by where they could ride their bikes without having me to drive them. What about a pump track for kids to ride their bikes? Disc golf course? Better fishing ? Would also like to see a safer bike path on forty foot road on the bridge over the turnpike. So many kids bike from the houses by the firehouse to planet fitness and that area concerns me. Once on the other side of sumneytown pike there is a safe path.	7/23/2024 1:06 AM
195	Lack of sidewalks	7/23/2024 12:40 AM
196	Empty rundown shopping centers Need basketball courts, needs more than one tennis court, pickleball courts, Need more/better walking/biking trails/sidewalks to connect to lower Salford,	7/23/2024 12:35 AM

Towamencin Township Comprehensive Plan Update

	Skippack, or Lansdale Lack of Township programs like neighboring townships (no library!)	
197	Traffic, not enough shopping/entertainment, chain gyms such as LA fitness, Crunch	7/23/2024 12:26 AM
198	Limited number of stores, restaurants, bars, recreational activities	7/23/2024 12:11 AM
199	All of the vacant shopping areas, vacant buildings and the look of mountains when you get off the turnpike.	7/22/2024 11:04 PM
200	The inability to make "promises" come to fruition	7/22/2024 10:15 PM
201	The closed shopping centers	7/22/2024 9:32 PM
202	" bridge to nowhere" over forty foot road now looks terrible. Needs to be painted. Empty spaces Still in old Genuardi shopping center.	7/22/2024 9:26 PM
203	The ridiculous interchanges with the turnpike at Old Forty Foot Rd. There are engineers in PennDOT who should be fired for this horrible design. Also, the sale of the sewage treatment infrastructure.	7/22/2024 9:01 PM
204	The congestion and traffic. Overdevelopment of housing and commercial properties making it worse.	7/22/2024 8:29 PM
205	Taxes and poor expenditures.	7/22/2024 8:07 PM
206	Congestion at turnpike entrance Sumneytown and Old Forty Foot	7/22/2024 7:46 PM
207	There is not enough retail and restaurants to support this growing community. It's a disgrace that the town center just sits there abandoned for years	7/22/2024 7:13 PM
208	Not enough retail stores and restaurants	7/22/2024 7:06 PM
209	The sell out sewer sale. To fix police pension fund	7/22/2024 6:53 PM
210	Traffic and not enough restaurants	7/22/2024 6:52 PM
211	Do not like that we may lose our sewer system to corporation.	7/22/2024 6:32 PM
212	Neighborhood crime	7/22/2024 5:51 PM
213	Lack of quality restaurants and breweries. Lack of activities and entertainment.	7/22/2024 5:51 PM
214	Lack of top quality sports facilities, mainly baseball fields. In comparison to surrounding townships like Lower Perk, our facilities are out dated and do nothing to help support growing the organization. Busted needs more fields and to be refreshed. Green Lane needs another baseball field and better drainage on the current ones.	7/22/2024 3:04 PM
215	The Board of Supervisors' unwillingness to even listen to concerns about residents. They are rude and backward in their thinking. Their blatant attempt to steal our resources and sell them behind our backs during Covid is absolutely reprehensible.	7/22/2024 2:50 PM
216	The chicken/livestock rule. From a municipality that stems from an agricultural background, it seems trivial that some livestock requires 5 acres of land. While I understand the necessity of that for some, not everything requires that nor is that amount of land readily available.	7/22/2024 12:41 PM
217	How they are building more and more and making it more congested	7/22/2024 12:37 PM
218	Trucks. High speed limit on Forty Foot Road.	7/22/2024 11:14 AM
219	Traffic	7/22/2024 10:47 AM
220	To much traffic	7/22/2024 10:41 AM
221	How long it takes for development to happen. (Genaurdis shopping center has been an eyesore for years!)	7/22/2024 10:39 AM
222	Shopping center empty the proposal of another super Wawa just blocks from existing ones should be a nice restaurant or something other than a Wawa	7/22/2024 10:31 AM
223	Streets with very unsafe walkability. Financial difficulty for my now-adult college-graduate kids to buy any property in Towamencin; however that is a more national issue	7/22/2024 9:30 AM
224	Poor overall area planning	7/22/2024 8:46 AM

Towamencin Township Comprehensive Plan Update

225	Open all the unoccupied and eyesore buildings to be completed and occupied and stop making the township look abandoned. No owner or builder should be allowed to continue bringing the blight on our community.	7/20/2024 12:08 AM
226	The attempted misappropriation of township resources	7/19/2024 4:00 PM
227	Through traffic.	7/19/2024 3:47 PM
228	Traffic on Sumneytown pike at the turn pike area	7/19/2024 3:31 PM
229	Noise from traffic	7/19/2024 3:13 PM
230	traffic congestion	7/19/2024 9:46 AM
231	efforts to privatize the sewer system.	7/17/2024 9:27 AM
232	They keep spending gobs of homeowner tax dollars on analysis and recommendations for commercial investments that create traffic, speeding, and cut throughs in once quiet walkable neighborhoods, and create and/or compound flooding that rain gardens will not prevent. No mention, questions regarding the creeks, roads flooding - how concerned is the public on a scale 1 -10?	7/17/2024 9:15 AM
233	We have lived in the same house in Towamencin for 36 years and have witnessed a lot of development. We understand that some of this is unavoidable, we just don't want the township to become another Montgomeryville.	7/16/2024 7:18 PM
234	The fact that many of the natural areas that were here when I moved here are gone	7/16/2024 3:33 PM
235	The increase in development with NO planning of traffic patterns prior to development! Increase in traffic and its affects should be addressed before development approval.	7/16/2024 9:28 AM
236	The growth. The overdevelopment. The urban sprawl.	7/16/2024 8:37 AM
237	Running trails and park systems seem disjointed. I can run a trail that just stops and doesn't really connect anywhere. Police support is part time between township and borough and having two separate servicing departments lacks continuity of services and response.	7/16/2024 6:53 AM
238	The properties that have not been developed and sit idle like the shopping center at Allentown and Forty-Foot and the old Township Building/Police Station on Sumnetown.	7/16/2024 6:40 AM
239	Some areas are overbuilt	7/16/2024 6:05 AM
240	Not pedestrian friendly. Inadequate numbers of police, fire, EMS. Public safety is decreasing.	7/16/2024 12:05 AM
241	How long progress and development takes.	7/15/2024 11:19 PM
242	The new turnpike slip ramp and associated traffic at Old Forty Foot rd and Sumneytown Pike. I wish it was never built! I would love if it was taken out!	7/15/2024 10:08 PM
243	Supervisors don't take resident wants and needs seriously.	7/15/2024 4:53 PM
244	traffic on 40 foot road	7/15/2024 4:49 PM
245	Single lane tight roads especially one with high bicycle traffic. Kriebel is the worst	7/15/2024 4:25 PM
246	Increased traffic congestion	7/15/2024 4:00 PM
247	difficulty for business to develop.	7/15/2024 3:09 PM
248	No basketball courts for people from the community to use so they come into Towamencin condos community and uses our court leaving trash behind and being overly noisy.	7/15/2024 2:48 PM
249	Trying to sell me our sewer without asking the community	7/15/2024 2:08 PM
250	Traffic	7/15/2024 2:07 PM
251	Haven't lived here long enough to know.	7/15/2024 1:29 PM
252	Traffic	7/15/2024 12:59 PM
253	Home Rule.	7/15/2024 12:49 PM
254	The recent divisive issues in the community (sewer, etc)	6/10/2024 4:09 PM

Towamencin Township Comprehensive Plan Update

255	Too many storefront buildings that are empty and not enough restaurants.	5/29/2024 7:52 AM
256	Socialist agenda being driven by some members of the township supervisors.	5/24/2024 5:59 PM
257	The taxes and the lack of attention to detail for your community. For instance your community members like to know what's going on. It would save you time and likely frustration by keeping them in the know. Upper Merion Supervisor Greg Waks has a FB page thats updates the community on many things. It would be nice to have something like that.	5/23/2024 4:48 PM
258	The bos. They need to go	5/23/2024 10:37 AM
259	Lack of diversity.	5/16/2024 10:29 AM
260	We could maybe use a few additional restaurants/fast casual.	5/2/2024 10:41 PM
261	Not very walkable	5/1/2024 12:26 PM
262	There are no auto mechanic garages in the township to have your car repaired. There are not body shops for car repair. There is no outdoor basketball courts in the township Girls softball needs additional fields with fences similar to the baseball fields.	4/30/2024 1:42 PM
263	Poor bike and pedestrian connections to other neighborhoods (e.g. cannot safely get to Skippack by bike).	4/30/2024 10:36 AM
264	Not enough shops	4/25/2024 5:06 PM
265	Not enough stores and restaurants. Not enough nice/newer shopping areas. Run-down or unused space. Pointless bridge without even a Towamencin sign on it. Hatfield slaughterhouse smells bad for miles on occasion.	4/24/2024 10:54 PM
266	Socialists in office	4/24/2024 5:02 PM
267	Truck engine braking and cars w/ noisy exhaust and . Also, there is a dip that causes a loud metal clanking sound when trucks drive over. I live at the Mainland Square townhouses so that is a primary nuisance. The smell of pig / animal feces when the trucks pass by.	4/24/2024 3:01 PM
269	Traffic congestion at a few intersections. Township supervisors who ignore the input from citizens (i.e. continued to move forward with sewer sale).	4/24/2024 9:34 AM
270	The Board of Supervisors is useless and only serve their agenda. The fact that the developer PSDC is continually permitted to not develop any land/buildings that it owns is utterly ridiculous. The ongoing fight regarding the sewer sale should have been finished when Home Rule was passed. The bs in this township is like no other.	4/24/2024 12:32 AM
271	The lack of a library is a serious detriment. Lansdale Library costs money to join and it's not a free library -- you have to rent the books! It's a travesty.	4/23/2024 9:23 PM
272	Undeveloped and vacant commercial space.	4/23/2024 8:51 PM
273	The congestion on roads, empty shopping centers and huge empty warehouses with more on the way.	4/23/2024 8:17 PM
274	Board of Supervisors continues to let a private farmer farm several acres of Fischer's park, charging him no rent. That park is for the residents, not one person.	4/23/2024 7:19 PM
275	Selling the sewer system without asking for a VOTE on the subject.	4/23/2024 5:03 PM
276	traffic	4/23/2024 4:25 PM
277	Socialists infiltrating onto the Board of Supervisors. Also, the loss of protections under the PA Second Class Township laws/regulations by becoming a "Home Rule Charter".	4/23/2024 4:17 PM
278	I dislike the overdevelopment. Instead of approving new things to be built, the existing shopping centers and industrial spaces should be fully utilized.	4/23/2024 3:53 PM
279	The Towamencin Trail isn't clearly marked. We haven't figured it out in 18 years. Does it go through private backyards?	4/23/2024 12:32 PM
280	Did not preserve open space, Sewer sale, Wasteful spending on Sumneytown Pike walking	4/23/2024 12:03 PM

Towamencin Township Comprehensive Plan Update

	bridge, Empty Genaurdis Shopping center	
281	Too much uncoordinated development and too much adversarial politics	4/23/2024 10:20 AM
282	Traffic, lack of affordable housing for young people and most definitely a lack of sidewalks for walking. People drive VERY fast and if you're walking they behave like you're in their way! Police never stop these drivers. Also, not everyone wants to drive to a location just to walk - it's nice to leave your home and walk around the block but not if you value your life!	4/15/2024 3:06 PM
283	Vacant properties and the bridge to nowhere	4/12/2024 2:26 PM
284	Empty shopping centers, bridge to nowhere, building new structures instead of filling old/empty.	4/11/2024 10:27 PM
285	Traffic is getting worse. There should be more "no turn on red" restrictions at intersections	4/11/2024 4:41 PM
286	Traffic at times at certain intersections. Widening needs to happen on Sumneytown. LOTS of indirect movements that could be solved with realigning intersections like at Orvilla Rd and Cowpath Rd.	4/10/2024 10:04 PM
287	Some intersections. Foul smell from Hatfield plant	4/10/2024 9:27 PM
288	No comment	4/10/2024 5:47 PM
289	Need more businesses	4/9/2024 9:13 PM
290	Smell from the Pork Plant, traffic at large intersections	4/9/2024 8:30 PM
291	The horrible looking shopping center that's been here since I moved in over 5 years again vacant	4/9/2024 7:31 PM
292	lack of businesses - every shopping complex is basically a shell of open and empty shops	4/9/2024 5:41 PM
293	The traffic.	4/9/2024 5:15 PM
294	Smell from Clemens meat factory is unbearable and disgusting. People have spent their life savings to buy a home in this twp only to not be able to use the outdoor or even open windows of their own home. We cannot even have family come over or have an outdoor freinds-n-family gathering.	4/9/2024 4:48 PM
295	There isn't a single restaurant that serves any alcohol and I don't drink but the only way to make money in the business is to serve alcohol and so we don't have any options.	4/9/2024 2:13 PM
296	Lack of restaurants; healthy eating establishments	4/9/2024 2:05 PM
297	traffic	4/7/2024 9:40 AM
298	The empty lot at forty foot and sumneytown! The lack of transparency with the sewer sale.	4/6/2024 4:39 PM
299	Kerr Road has been a mess for years. Only patching road, which continues to get torn up. Dangerous to drivers when buses and trucks use too	4/6/2024 1:53 PM
300	Township spending	4/6/2024 1:21 PM
301	Extremely slow development and the perception that part of the cause is old school mentality and too much red tape for developers. The surrounding communities are far outpacing us and it's kind of embarrassing.	4/6/2024 12:28 PM
302	No ability to walk or cycle away from roads and cars. Feels very functional. What can you do to make it look more beautiful and visually attractive?	4/6/2024 10:43 AM
303	The traffic is terrible! Along Sumneytown Pike and Forty Foot Road is awful!! The bridge near mainland should be two-way, so some residents can avoid that traffic nightmare near the turnpike	4/4/2024 9:15 PM
304	traffic is getting worse	4/4/2024 2:48 PM
305	Slow growth for vibrant community. We feel with a large school district and footprint there should be more businesses for all people but especially for new families moving here	4/4/2024 5:39 AM
306	Need public tennis and pickleball courts	4/3/2024 4:25 PM
307	Traffic	4/3/2024 3:39 PM

Towamencin Township Comprehensive Plan Update

308	The continued loss of the character and beauty of Towamencin. The continued construction is turning it into a run of the mill ugly suburb.	4/3/2024 6:56 AM
309	Old morris rd, we need to have a sidewalk there. And we need a salad place.	4/2/2024 9:58 PM
310	Traffic	4/2/2024 7:40 PM
311	It's a commuter town. Lack of decent restaurants and activities	4/2/2024 12:25 PM
312	The few people who seem to disregard the rules and expect others to do it "my way".	4/2/2024 12:04 PM
313	Need to connect the trails better. Township keeps saying they're going to but falls behind	4/2/2024 11:23 AM
314	Speeding, noise	4/1/2024 6:36 PM
315	Stinky smells coming from across 40 Ft Rd near Ralph's Corner. Traffic back ups on Welsh Rd and Orvilla.	4/1/2024 6:04 PM
317	Can't walk anywhere. Lack of restaurant choices. Lack of dog park	4/1/2024 4:38 PM
318	Too many traffic lights that do not really improve traffic conditions	4/1/2024 1:57 PM
319	Commercial growth leading to increased traffic.	3/30/2024 7:48 PM
320	Slow development. Unfinished shopping centers, and the intersection of Sumneytown and forty foot. Again, lack of development. That's supposed to be a showcase intersection for our township, and looks abandoned	3/30/2024 2:46 AM
321	The empty shopping center at Allentown and forty foot intersection. Also need better pedestrian access, sidewalks.	3/29/2024 9:26 PM
322	Need a good grocery store and shopping center with decent restaurant options. Our development's roads haven't been paved in 6 years.	3/29/2024 8:47 PM
323	Traffic on Allentown road	3/29/2024 1:46 PM
324	The traffic and congestion	3/25/2024 3:20 PM
325	Lack of restaurants	3/16/2024 10:07 AM
326	The amount of traffic that has erupted on the side roads	3/7/2024 8:16 PM
327	The long vacancy at the store shopping center. Towamencin is loosing that country feel	3/6/2024 5:49 PM
328	Very few restaurants and very little retail.	2/22/2024 7:15 AM
329	Surveys that ask whether or not we "need" more open space or parks. The average lot size has got to be around .5 acres - why do folks in the township need MORE open space??	2/21/2024 3:40 PM
330	The sale of land to developers who let spaces sit empty. The huge office/industrial/storage/warehouse spaces that have been built recently.	2/19/2024 6:42 PM
331	High taxes	2/17/2024 8:01 AM
332	Rush hour traffic. And the fact that a few short-sighted supervisors want to sell the sewer system.	2/15/2024 7:53 PM
333	Empty lots	2/15/2024 3:39 PM
334	No restaurants. Old/poor stormwater infrastructure. Stubborn supervisors who don't listen to residents. Township debt.	2/14/2024 6:58 PM
335	Lack of business that will increase tax basis. The political landscape is changing that there is a small group of residents that wanting to increase taxes to support their agenda. It's sad to watch. Once we retire, if taxes increase, we will look to move elsewhere.	2/14/2024 12:22 PM
336	That they think pickleball is a good idea for Fischer's park. It would completely ruin the feel of one of the few places you can go to enjoy nature in a peaceful setting.	2/11/2024 10:10 AM

Towamencin Township Comprehensive Plan Update

337	No library, less parks and the parks that children love are always crowded	2/10/2024 8:06 AM
338	Delay in getting projects or improvements done. I.e. new Wawa, planet fitness development	2/9/2024 8:25 PM
339	Lack of entertainment businesses. Dead and dying shopping centers, gas stations. Too many chain restaurants. Smelly noisy trucks. Lack of closed trails. Stop selling off land to developers and stop with the flex warehouse space. Pending sale of sewage system. Lack of board transparency.	2/9/2024 5:32 PM
340	The management of projects seems poor. So much is started and sits forever. I'm tired of looking at work that takes forever, or is done backwards and causes more work	2/8/2024 6:35 PM
341	That the shopping centers need to be completed	2/8/2024 6:30 PM
342	All of the unfinished projects!! The shopping center on Forty Foot and Allentown is a joke and an eyesore. The bridge to nowhere as well as the space on the corner of Forty Foot and Sumneytown are just as bad if not worse! Why are all of these spaces left rotting?	2/8/2024 6:16 PM
343	I'd like to see the shopping centers full again	2/5/2024 8:52 PM
344	Very limited entertainment , shopping, or restaurants to choose from.	1/31/2024 3:04 PM
345	Empty shopping centers, traffic, sewer sale	1/29/2024 8:13 PM
346	Some of the members of the local government	1/25/2024 7:46 PM
347	traffic - pedestrian interactions	1/25/2024 11:28 AM
348	Bureaucracy and lack cooperation and out touch supervisors	1/25/2024 10:09 AM
349	Traffic	1/25/2024 5:00 AM
350	Traffic	1/25/2024 2:33 AM
351	Too much emphasis on DEI; insufficient sidewalks and public transportation; not enough police, firefighters, EMTs for the increased population	1/24/2024 5:21 PM
352	How they keep raising the taxes to the highest limit making it hard to afford to live here	1/24/2024 4:47 PM
353	Traffic	1/24/2024 4:16 PM
354	Feet dragging on the new shopping center on 40ft. Road (near new planet fitness)	1/24/2024 3:27 PM
355	Unoccupied business buildings	1/24/2024 3:18 PM
356	traffic	1/24/2024 2:53 PM
357	The almost empty towamencin village shopping center	1/24/2024 2:37 PM
358	The vacant commercial properties along Forty Foot Road	1/24/2024 2:24 PM
359	The noise and light coming from Hatfield Meats and traffic associated with it.	1/24/2024 2:17 PM
360	Too many new homes everywhere, too much traffic	1/24/2024 2:03 PM
361	empty office buildings and lots	1/24/2024 12:35 PM
362	The vacant lots that the Philly landlord won't develop.	1/24/2024 10:29 AM
363	Empty strip malls, it looks like businesses are unwilling to set up here	1/23/2024 9:37 AM
364	The politics	1/23/2024 7:50 AM
365	Our lack of a real park system that does very little to address the needs of active children, teens and active young and middle age adults	1/23/2024 7:13 AM
366	Traffic and lack of bar/restaurant and entertainment	1/22/2024 9:20 PM
367	Lack of restaurants & retail shops. Sumneytown Pike looks like Centralia with all the vacant lots.	1/22/2024 7:58 AM
368	The BOS not listening to the will of their constituents.	1/21/2024 8:04 PM
369	The lack of beneficial commercial business for residents. I have to leave the township often for	1/21/2024 7:50 PM

Towamencin Township Comprehensive Plan Update

	special grocery needs, entertainment needs, and shopping needs (clothing, skin care, holistic, etc).	
370	Politics	1/21/2024 11:07 AM
371	Increased taxes in my retirement years	1/21/2024 10:31 AM
372	Not enough restaurants and businesses to shop at and bring tax money into our township	1/21/2024 12:23 AM
373	Not enough restaurants	1/20/2024 11:41 PM
374	Lack of affordable housing	1/20/2024 8:57 PM
375	The pending sewer sale and the vacant developer lots	1/20/2024 5:07 PM
376	Not enough open space. Too many housing developments	1/20/2024 4:52 PM
377	Our lack of basketball courts, sand volleyball courts, tennis and pickleball Courts. Our park system is garbage, walking around Fischer park admiring nature might be enough for some but ignores it the active young and middle age adult.	1/20/2024 4:24 PM
378	Police have an awful reputation of being bullies, someone should offer them coaching and advise how to be helpful and not bullies. Only 5 interactions from a car standpoint in 30 years and one was good the others bad	1/20/2024 4:09 PM
379	Lack of access to trails and not many options for entertainment	1/20/2024 3:35 PM
380	Wish that underutilized areas (the long-dead strip mall at Forty Foot and Allentown for example) could be developed. Not necessarily to the extreme like the Lowe's center in Hatfield, but with independent shops, restaurants, and perhaps entertainment.	1/20/2024 10:41 AM
381	Slow I'm attracting new business	1/20/2024 8:51 AM
382	Vacant shopping centers	1/20/2024 7:16 AM
383	Corner of Allentown and forty-foot. It was vibrant when I moved here and just kind of died. The "if you build it they will come mentality in Kulpsville that hasn't really worked. Killing Coffeehead back in the day over a sign and that there's a Starbucks a block away there now. That's an absolute sin.	1/19/2024 7:30 PM
384	The road traffic and large truck noise	1/19/2024 6:59 PM
385	Lack of businesses. No nice town center. Empty buildings. Lack of communication from supervisors.	1/19/2024 6:56 PM
386	Stupidty of township supervisors. Bridge to no where, selling sewer system, and paving open space at fischers park	1/19/2024 6:28 PM
387	no variety of restaurants or entertainment, number of abandoned/vacant properties, lack of development when compared to neighboring townships	1/19/2024 3:08 PM
388	Road infrastructure for the current amount of people on our roads bikes and vehicles.	1/19/2024 1:58 PM
389	No ability to walk to stores. No real "cultural" options within Towamencin.	1/19/2024 1:04 PM
390	Towamencin township is starting to look ugly. Empty building and empty parking lots. Even the bridge near the hotel and Starbucks is looking dirty and unkept	1/19/2024 11:54 AM
391	That some supervisors continue their push to sell the sewer authority.	1/19/2024 11:42 AM
392	Supervisors act before getting community input or do what they want anyway.	1/19/2024 11:11 AM
393	Old shopping center on Fodty Foot and Allentown rds is such an eye sore	1/19/2024 10:56 AM
394	Traffic, the attitude of the board supervisors, lack of services for trash removal and yard waste composting, the divided/overly partisan population	1/19/2024 9:35 AM
395	The amount of empty retail space that is hideous and a waste of space. The shopping center at Valley Forge and Sumneytown, and the huge plaza where the new Planet Fitness is at Allentown and Forty Foot are 2 that come to mind immediately.	1/19/2024 3:53 AM
396	How it looks, empty, scrappy lots. It's a sad exit off turnpike with no offerings to travelers.	1/19/2024 1:28 AM

Towamencin Township Comprehensive Plan Update

397	Lack of restaurants and bars, lack of entertainment, lack of new single family home developments.	1/18/2024 11:31 PM
398	One aspect that could be improved in our township is the accessibility to essential services. Currently, the need to drive a considerable distance to reach the grocery store is a drawback. I envision a more walkable and bike-friendly community, where residents can safely traverse the area on foot or by bicycle. Enhancing road safety measures is paramount, ensuring that our streets become not only more convenient but also safer for pedestrians and cyclists. This transformation would not only promote a healthier lifestyle but also contribute to a more sustainable and connected community.	1/18/2024 11:08 PM
399	Needs more sidewalks so people could walk to places easier	1/18/2024 10:44 PM
400	Lack of planning in regards to preserving open space and developing existing vacant properties.	1/18/2024 9:59 PM
401	Not enough shops or restaurants	1/18/2024 8:16 PM
402	Lack of (non chain) restaurants and shopping options. Flooding.	1/18/2024 7:55 PM
403	Traffic congestion near the turnpike entrance, busy roads with no lights / traffic circles such as Snyder Rd and Valley Forge Rd, the eyesore where the old township building used to be	1/18/2024 7:52 PM
404	Lack of retail, restaurants, but too many supermarkets. Housing, services, and retail is over-weighted toward senior citizens and Boomers without enough consideration for younger families. Please no more medical offices, banks, supermarkets, or 55+ communities! We are saturated as is!	1/18/2024 7:32 PM
405	The historical lack of responsible management by local government, leading to blighted property and chain businesses.	1/18/2024 7:16 PM
406	Lack of turn lanes/ traffic	1/18/2024 7:14 PM
407	"Big" projects that drain money and cost maintenance dollars like the bridge and often feels like the board decides and refuses to hear residents	1/18/2024 7:11 PM
408	I have lived here since childhood and now raising a family here. We do not have enough for families here. It feels very disconnected to families. We need more community events, more bike trails, more unique restaurants, more opportunities for teenagers, more walkable/bikable places to go, and just more focus on families in general. The township is not as community focused as others in the area. They should create a true Main Street area with cute restaurants and shops. The area by Walgreen with weird bridge makes no sense. Please NO more mattress stores, storage units or nursing homes. And we have horrible restaurant options here!!!!!!!	1/18/2024 6:55 PM
409	Completely car dependent	1/18/2024 6:54 PM
410	Red tape with getting quality retail business. Ghost town shopping center, bridge to nowhere, obsession with pickleball, supervisors trying to screw residents by selling sewer system.	1/18/2024 6:36 PM
411	Trying to sell our sewer system without asking the community.	1/18/2024 6:05 PM
412	Lack of a tax base other than homeowners.	1/18/2024 5:37 PM
413	Philadelphia Suburban Development Corporation and their wasted spaces and false promises	1/18/2024 5:21 PM
414	Lack of retail. The look of being an abandoned township. The proposal to put in pickleball courts. Poor leadership of elected officials. Residents have to drive distance just to get necessities for daily living.	1/18/2024 5:05 PM
415	So many empty buildings (businesses)	1/18/2024 5:04 PM
416	How car dependent we are here. Where I lived previously we had a lot of bike trails and walking trails and I could walk to the pharmacy etc. but here I cannot walk anywhere safely from my house.	1/18/2024 5:01 PM
417	I least like to see the eyesore of undeveloped commercial and industrial area in and around forty foot road between summery town and Allentown.	1/18/2024 4:30 PM
418	Taxes, too much development & congested housing being built, that will only make traffic & population density worse.	1/18/2024 4:17 PM

Towamencin Township Comprehensive Plan Update

419	I cannot walk to any restaurants or bars	1/18/2024 3:59 PM
420	How unwalkable the area is. Concerned that housing is a top priority with infrastructure to support the sprawl being secondary.	1/18/2024 3:49 PM
421	Petty behavior of citizens and political persons. School board.	1/18/2024 3:34 PM
422	Lack of sidewalk connectivity Lack of bike trails Lack of sidewalk on Weikel Road Lack of sidewalk on Sumneytown between Troxel & Green Lane Lack of sidewalk on Sumneytown between Troxel and Valley Forge Rd	1/18/2024 3:30 PM
423	Government squabbles	1/18/2024 3:18 PM
424	Underdeveloped shopping centers/commercial land. our Main Street (Sumneytown/Forty Foot) and the Village Overlay (Pedestrian bridge area on Forty Foot) are a complete eyesore. What people see coming off the tumpike into Towamencin is just gross.	1/18/2024 2:46 PM
425	Empty shopping center at Allentown and Forty Foot Roads. It looks terrible and has been empty for years.	1/18/2024 2:11 PM
426	We spend too much money on parks and similar functions while not funding crucial things like the fire department and storm water mitigation.	1/18/2024 12:40 PM

Q34 What would you like Towamencin Township to do in order to make it a better place to live and improve the quality of life?

Answered: 407 Skipped: 239

#	RESPONSES	DATE
1	I think our township does a pretty good job of keeping our township safe and friendly	8/18/2024 9:38 PM
2	Stay true to the values that made this township a livable community. Resist the changes requested by the activist.	8/18/2024 8:47 PM
3	More restaurants and bars. Affordable housing options for younger renters and first home buyers. No high rises !!! More community events!	8/18/2024 8:46 PM
4	N/A	8/18/2024 8:16 PM
5	Develop the afore mentioned parcels it has been long enough!	8/18/2024 8:07 PM
6	Use spaces available to encourage dining and gathering.	8/18/2024 7:50 PM
7	at rush hour, availability of Police in busy intersections. I rarely see the police unless there is a traffic accident	8/18/2024 7:37 PM
8	Stop developing every inch of land.	8/18/2024 7:16 PM
9	We often forget that "less can be more. We don't need more commercial space - the Township needs to better and more fully use the space we already have. We need to realize that parks and recreation are different and often competing uses of the same spaces. Care should be given to balancing these two uses - my priority would be for protecting open space over ball fields tennis courts, etc. Until current sports facilities in the township are more fully utilized. There are things that could be done, however. We could take positive steps to preserve, protect and repurpose historic buildings and sites and make them useful to today's needs in the township. For example, to house a community or senior citizen centers, or even an educational space to promote understanding of Towamencin's unique contribution to development of this country.	8/18/2024 7:08 PM
10	No more high density housing	8/18/2024 7:02 PM
11	Make it more convenient to get to staple retail stores (like north wales). Also not enough reataurants. Cooler parks (with courts) would be great for families with kids	8/18/2024 6:37 PM
12	Dog park	8/18/2024 6:14 PM
13	See above comment - #30	8/18/2024 6:14 PM
14	Cut school taxes and fund North Penn HS with bonds and state and Federal funds!	8/18/2024 6:10 PM
15	Address the intersection at kriebel road and sumneytown pike - it's always a mess from storms and high potential for accidents. Additionally, DO MORE FOR YOUR RESIDENTS! Have more events, make towamencin a place people want to live or come to an exciting event. Upper Gwynedd, Montgomery township, Upper Dublin, Warrington, and chalfont townships offer a lot more to its residents. Offer art classes in the summer at pavilions in Ficsher's park, cookie/cupcake decorating at the fire hall or township building - essentially do more to build a sense of community within after the moral and community feels so split after the sewer plant debacle.	8/18/2024 5:59 PM
16	Put pickleball courts in	8/18/2024 5:56 PM
17	More parks and outdoor venues	8/18/2024 5:39 PM
18	Impose stronger restrictions on PSDC (for instance stop ripping out trees and grass if you are not going to build anything for a few years. Also the areas that you have stripped naked, keep them clean, we do not need this to look like Northeast Philly.	8/18/2024 5:14 PM

Towamencin Township Comprehensive Plan Update

19	Attract tax base	8/18/2024 5:12 PM
20	Get rid of the unused commercial spaces that are eyesores. Find strong, upscale tenants and develop those spaces. Example: the Planet Fitness shopping areas which as been vacant for a decade.	8/18/2024 4:58 PM
21	Consider moving to single trash/recycling provider? Trucks come through four days a week, more than one company some days -- wear & tear on roads; noise.	8/18/2024 4:32 PM
22	Do not over-populate the township. Keep the rural feel. Bring in businesses to complement the existing population.	8/18/2024 4:21 PM
23	Avoid high density housing	8/18/2024 4:18 PM
24	Include more bike lanes and pedestrian connections to make it more walkable. Add a montco library!!!! I have to take my kids to Indian valley or norristown! It's too far for big families with small kids. I would love a walkable library near sumneytown/forty foot road. Add community gardens at schools or in the large unused larger open spaces in neighborhoods to help build personal connections in families and foster important skills for kids who need to get outside more. More neighborhood playgrounds/not community.	8/18/2024 3:56 PM
25	Complete the shopping centers that are constantly under construction and never finished.	8/18/2024 3:55 PM
26	Fully fence more playgrounds for safety of elopers/autistic children	8/18/2024 3:34 PM
27	Maintain the current ratio of the Township's resident population (owners to renters).	8/18/2024 3:26 PM
28	Stop deferring sidewalks	8/18/2024 3:19 PM
29	Our Board of Supervisors should send notice to PAWC to negate the APA	8/18/2024 3:19 PM
30	Township should install solar panels like Lansdale on township property to reduce township electricity bill.	8/18/2024 3:14 PM
31	Better athletic facilities, and shops and restaurants.	8/18/2024 3:00 PM
32	Listen to the people and get empty lots around the township filled with businesses	8/18/2024 2:50 PM
33	Stop messing with the roads	8/18/2024 2:48 PM
35	Stop building new developments.	8/18/2024 2:43 PM
36	Add a library. More restaurants and shops instead of abandoned buildings. A community center.	8/18/2024 2:21 PM
37	Continue to keep the "small town" feel while maintaining options for amenities	8/18/2024 2:17 PM
38	No expansion of businesses and no townhouses or apartments. Keep single family houses	8/18/2024 2:11 PM
39	Get new businesses in all the vacant buildings	8/18/2024 2:09 PM
40	If traffic can be improved without ruining everything I like that's great.	8/18/2024 2:09 PM
41	Get developments completed. Move forward.	8/18/2024 2:01 PM
42	have more forms of family entertainment for area residents	8/18/2024 1:56 PM
43	Put in pickleball courts	8/18/2024 1:40 PM
44	Get more business in on forty foot. Fill the mall again it is an eye sore.	8/18/2024 1:31 PM
45	more open space	8/18/2024 1:30 PM
46	Complete sidewalks in neighborhoods with missing sidewalk. Add neighborhood playgrounds.	8/18/2024 1:30 PM
47	No dense housing. This area will not be for first time home owners and that's okay.	8/18/2024 1:28 PM
48	Add more open space	8/18/2024 1:24 PM
49	Improve roads, crack down on speeding motorists on Kerr Road.	8/18/2024 1:23 PM
50	Lower the sewer bills They over doubled in the last few years and there is no end in sight.	8/18/2024 1:14 PM

Towamencin Township Comprehensive Plan Update

	Allow more restaurants to build here.	
51	Better traffic control near Turnpike exits. Fill shopping centers. Better pedestrian options	8/18/2024 1:13 PM
52	Lower taxes, decrease sewer bill, set up monthly payments for sewer bill	8/18/2024 1:06 PM
53	Stop the sale of the sewer treatment plant.	8/18/2024 12:42 PM
54	Better walking trails and crosswalks	8/18/2024 12:37 PM
55	Reduce truck traffic on Allentown and Derstine Roads.	8/18/2024 12:23 PM
56	Change the timing of the lights so there is less back up. It should not take 6 light changes to get through an intersection.	8/18/2024 12:20 PM
57	Township Shopping Center - Target, Wholefoods, Trader Joe's, Food/Beverage Center Ease up on Permit restrictions...We live in an area where any updates/modifications are nearly impossible and always being rejected....it's ridiculous.	8/18/2024 12:19 PM
58	Stop building houses and apartments	8/18/2024 12:18 PM
59	Put sidewalks on r Troxel road the whole road Sumnwytown pike the whole road	8/18/2024 12:14 PM
60	Keep the rural setting	8/18/2024 12:08 PM
61	Better traffic management at Welsh and Orvilla roads.	8/18/2024 12:06 PM
62	More incentivation to new business with less cumbersome processes.	8/18/2024 12:04 PM
63	Improvements on what's we already have. Although I felt the twp should have approved a new high school but I'm glad there are at least planning on improvements. Education is important.	8/18/2024 12:04 PM
64	Music venue	8/18/2024 12:03 PM
65	better recreation facilities, provide yard waste pickup (or at very least a drop off location so I don't have to watch my neighbors and the haulers put compostables in the trash), more police presence to reduce speeding and unsafe driving, stop the sewer sale so neighbors can stop fighting already	8/18/2024 12:02 PM
66	Do not bring in high density housing.	8/18/2024 11:58 AM
67	Allow animals in yards	8/18/2024 11:49 AM
68	speed up insanely slow commercial development	8/18/2024 11:48 AM
69	Institute a school tax discount for seniors not based on annual income	8/18/2024 11:46 AM
70	Complete the towamencin shopping center with whole foods and target	8/18/2024 11:43 AM
71	Realize that progress doesn't mean we become city-like.	8/18/2024 11:41 AM
72	Relieve traffic congestion and repave roads. Stop encouraging bicycles on the roads. Stop coming up with stupid plans like the bridge to nowhere. Develop some appearance standards for new development so the township doesn't look like a bunch of junky strip malls. Study a community like Columbia Maryland to get some ideas.	8/18/2024 11:27 AM
73	I wish there was one trash and recycling company for the community	8/18/2024 11:21 AM
74	Properly plan out Kulpsville. For business,entertainment and industry mix. Properly design parking lots that provide protection to pedestrians use said lots. No lot should allow car traffic across the store fronts. All traffic should come and leave away from walking safe lanes of travel.	8/18/2024 11:21 AM
75	Do something with vacant buildings	8/18/2024 11:12 AM
76	Encourage completion of and finding tenants for existing retail buildings (e.g. at Allentown Road and Forty Foot Road). Limit construction of huge warehouses and new businesses in existing open spaces. Reduce speed limit on Forty Foot Road where it is currently set at 45 mph.	8/18/2024 11:11 AM
77	Nothing.	8/18/2024 11:05 AM
78	Get the Towamencin Shopping Center on Allentown at Forty Foot Rd completed	8/18/2024 10:59 AM

Towamencin Township Comprehensive Plan Update

79	Attract more dining options	8/18/2024 10:58 AM
80	Patrol Allentown Rot	8/18/2024 10:56 AM
81	Personally, a safe place for people to live to grow is a big part of it. Having more activities by quickly finishing the development of the TSC would help, as well as doing more to keep the air fresh in areas near the towamencin shopping center. We do not need more supermarkets, but more restaurants and bar options with larger non meat options would be nice. The parks are fantastic, and development of the neighborhood ones would make them even better. We should focus on our growth while keeping in mind the growth of the surrounding areas, which is why im less keen on industrial development and more focused on a clean safe environment for young and old families alike	8/18/2024 10:56 AM
82	Less taxes	8/18/2024 10:55 AM
83	Lower taxes!	8/18/2024 10:55 AM
84	Teach BOS that they report to their constituents regardless of their personal goals.	8/18/2024 10:53 AM
85	Develop as a destination for retail with a local and historic feel. Mixed use town center like Suwanee, GA - great opportunity in field off Towamencin Ave. behind continuing care facility.	8/18/2024 10:52 AM
86	Keep our own utilities. Cost effective and more reasonable for our community and better control over them. Don't sell our community away!	8/18/2024 10:43 AM
87	Approve development at Towamencin Village at Allentown and Forty Foot rds. Prevent large truck traffic on Forty Foot and Welsh Rds. Improve intersection at Welsh and Orvilla.	8/18/2024 10:37 AM
88	Finish the shopping center!	8/18/2024 10:32 AM
89	More open space, every corner does not need a home, wildlife is hurting because of it, but the township doesn't care.	8/18/2024 10:27 AM
90	Stop the political acramony. Partisan politics has no place in small town government. More transparency with the township government.	8/18/2024 10:14 AM
91	Restaurants and to fill the empty buildings with business	8/18/2024 10:12 AM
92	Preserve as much open space as possible. Build a new firehouse. Build more sidewalks. Create a township compost site or provide leaf collection service. Do not allow any more vape or medical marijuana shops to open.	8/18/2024 10:10 AM
93	Would like to see the panhandle part of the township have the roads widened. All the edges of the roads at deteriorating. Difficult to have two cars passing each other without one of them placing wheels off road. Would be nice to see sidewalks in this area also.	8/18/2024 10:06 AM
94	Create more affordable housing, reasonable yearly real estate tax/sewer increase or offer higher rebate offsets	8/18/2024 10:06 AM
95	Attract business, quicker approval on items.	8/18/2024 10:04 AM
96	Build a library	8/18/2024 9:54 AM
97	Get new supervisors that will listen to what the people are saying and help not hinder our community.	8/18/2024 9:49 AM
98	Don't build up just maintain and keep it how it is. No more housing keep the farm land.	8/18/2024 9:44 AM
99	More community things -classes, walks something	8/18/2024 9:44 AM
100	For the board to listen to the residents and not just follow their own agenda without taking our ideas and issues seriously.	8/18/2024 9:44 AM
101	Retain ownership of our sewer system to keep Towamencin affordable. Keep our money here instead of it going as stock dividends to people all over the country.	8/18/2024 9:43 AM
102	Attract new businesses	8/18/2024 9:42 AM
103	Use common sense when making any future planning projects and reduce the township debt.	8/18/2024 9:37 AM
104	Fill empty stores More restaurants Dollar store	8/18/2024 9:34 AM

Towamencin Township Comprehensive Plan Update

105	Fill the empty buildings while ensuring no high occupancy developments.	8/18/2024 9:32 AM
106	Limit how much housing stock can be owned by entities outside of the township	8/18/2024 9:31 AM
107	Stop putting piles of snow removal on my front lawn and inform me in advance of what utilities improve are going to happen and what it entails	8/18/2024 9:30 AM
108	Make it more walkable, continue investing in schools	8/18/2024 9:26 AM
110	Clean up litter, fine litter bugs	8/18/2024 9:25 AM
111	Better environmental resources	8/18/2024 9:18 AM
112	Don't privatize public services, such as water & sewer.	8/18/2024 9:14 AM
113	Expand the police, fire safety, and EMS staff. Increase walkability and access to mass transportation.	8/18/2024 9:14 AM
114	collaborate with developers on overcoming hurdles to get business and shopping centers	8/18/2024 9:11 AM
115	Build sidewalks along kriebel rd off sumneytown. Address speeding traffic down kriebel rd off sumneytown.	8/15/2024 10:05 PM
116	I believe more shopping and dining opportunities would be wonderful. Having to drive 20+ minutes to Target/HomeGoods, etc is frustrating.	8/15/2024 9:26 PM
117	Attract new business and encourage small businesses	8/15/2024 9:22 PM
118	Better solutions to traffic congestion	8/15/2024 9:08 PM
119	More sidewalks on busy roads. Updating/renovating all the open parking lots and abandon buildings. Keeping the parks clean.	8/15/2024 7:20 PM
120	Raise taxes and earmark the money for specific public improvements in parks	8/15/2024 5:57 PM
121	enforce speed limit on Forty Foot Rd and Allentown Rd	8/15/2024 2:09 PM
122	Remove Home Rule.....	8/15/2024 1:35 PM
123	Invest in making community better, develop and fill vacant shopping area	8/15/2024 1:13 PM
124	Get things moving especially along 40 foot road where all of the old houses were torn down and now nothing is going on	8/15/2024 11:15 AM
125	The LONG anticipated TOWN CENTER? a walkable community(arts, entertainment, activities. Connections for schools to their neighborhoods. kids/families able to navigate their neighborhoods to parks and rec and schools.	8/15/2024 10:03 AM
126	More recreational places to go so you don't have to drive so far. Movie theater and a target would be amazing in this township	8/15/2024 7:15 AM
127	Stop making changes	8/15/2024 12:53 AM
128	Better restaurants; movie theater. Preserve open space and single family homes.	8/14/2024 7:46 PM
129	Add restaurants.	8/14/2024 7:03 PM
130	Keep green space.	8/14/2024 5:40 PM
131	Have community focused things to do, to join, to build actual community	8/14/2024 4:52 PM
132	Improve what we we have related to ease and safety of moving throughout the township at all times of the day, a better balance of facilities and activities for all age groups, improve the aesthetics of the core area of in Kulpsville, develop a "community center" (facility) as well as a town center that would provide a gathering area and allow promote better interaction of all resident age groups. "Build" off the great things the township currently has going for it, convenient access to the Greater Phila area, great parks, and "openness" in the sense of green space throughout the neighborhoods, and history tied to the founding of the U.S. Make residents proud to live here and be willing to let people in other communities know it.	8/14/2024 12:03 PM
133	Focus on civic engineering and storm water runoff abatement	8/3/2024 6:37 PM

Towamencin Township Comprehensive Plan Update

134	Better decision making from township officials	8/2/2024 8:48 PM
135	Walkability, bike lanes, improve bus stops	8/2/2024 6:18 AM
136	Maintain the low taxes. More accessible stores.	8/1/2024 5:18 PM
137	Improve above #27	7/31/2024 5:26 PM
138	Fix what we have and don't worry about expanding	7/31/2024 12:11 PM
139	Connect residents to parks and recreational opportunities. And don't flood the township with low income housing and bus routes.	7/31/2024 12:01 PM
140	The board of supervisors must not codify exclusive actions such as limiting flags flown on township property. This does not help run the township at all. It serves to marginalize further groups in certain demographics. Civil rights groups will be happy to take these cases and drain townships funds in defense of ordinances. Poor use of taxpayer monies	7/31/2024 11:50 AM
141	Improve parks and preserve open spaces and improve traffic and access to quality restaurants	7/31/2024 11:44 AM
142	More entertainment options and access for youth	7/30/2024 7:07 PM
143	- Vote out those trying to sell our public utilities - work/pressure PSDC harder to actually develop their land - Relax zoning laws to create better walkable, mixed use zones with affordable housing	7/29/2024 11:11 AM
144	Allow Wawa to build	7/29/2024 10:11 AM
145	Add a dog park. We had a dog and would have appreciated one. We have so many neighbors with dogs. I know they would appreciate one.	7/29/2024 9:50 AM
146	Have businesses/retail fill up the tormenting village shopping center	7/29/2024 8:57 AM
147	Build luxury apartments with multi use so we would have more residents and then businesses will want to open in our township. Right now nobody is interested.	7/28/2024 5:31 PM
148	Please move along these projects that were started. Work on timing of the lights at Forty Foot and Allentown. Don't use every drop of land for development. Please keep open space.	7/27/2024 8:25 PM
149	Understand what it's capabilities as a township should be then work to become that entity.	7/26/2024 2:54 PM
150	Don't sell the sewer Better communication with the residents (road projects, etc)	7/26/2024 2:50 PM
151	Create a Main Street	7/26/2024 2:34 PM
152	Attract small business.	7/26/2024 2:30 PM
153	Keep taxes low and conservative in mindset.	7/26/2024 2:20 PM
154	Crack down on speeders on Rittenhouse Road	7/26/2024 2:04 PM
155	Listen to the people	7/26/2024 1:17 PM
156	Lower taxes, reduce community programs focused on leftist agenda for inclusion and equality	7/26/2024 12:59 PM
157	Keep taxes down	7/26/2024 12:24 PM
158	Finnish the town square concept; secure quality businesses in the Towamencin shopping center; secure real estate developers for affordable housing (not everyone can afford luxury houses and everyone is part of a two salary household making home ownership impossible.)	7/25/2024 10:59 PM
159	Affordable housing, activities for kids, activities for families, meeting place for seniors, jobs, supermarket, restaurant	7/24/2024 1:36 PM
160	Add basketball, volleyball, tennis pickleball and a futsal court	7/24/2024 11:49 AM
161	Attract higher quality food plus easy but decent food to the area: TRADER JOE'S; First Watch; Honeygrow; Panera; Mod Pizza; Turning Point Cafe; Harvest; Shake Shack; La Pain Quotidien; Jules Thin Crust; The Little Beet; Sweet Green; Elevation Burger; Noodles & Company; Whole Foods; Make use of current EMPTY shopping center lots of office spaces; Attract new modern businesses without clearing new land	7/24/2024 10:44 AM
162	Revitalize shopping centers and make walking/biking to them safe.	7/24/2024 10:35 AM

Towamencin Township Comprehensive Plan Update

163	Lower Taxes	7/24/2024 9:42 AM
164	Require/mandate all residential (home) builders to include at least 15% of their new homes to "starter homes". This would provide new families and "empty-nesters" some reasonably priced homes.	7/24/2024 7:00 AM
165	Manage traffic better, connect trails, invest in parks.	7/23/2024 7:06 PM
166	Unsure	7/23/2024 6:28 PM
167	Lower taxes	7/23/2024 4:14 PM
168	Do not sell the sewer plant	7/23/2024 2:56 PM
169	Improve traffic signals and traffic patterns	7/23/2024 2:53 PM
170	See above	7/23/2024 11:44 AM
171	Good question. I haven't given this too much thought. I enjoy where I live and have for decades.	7/23/2024 9:27 AM
172	More pedestrian options There should be a pedestrian path on bustard bridge over turnpike	7/23/2024 9:20 AM
173	See above regarding trails.	7/23/2024 8:56 AM
174	Create better outdoor environments, stop developing	7/23/2024 8:49 AM
175	would like sidewalks from trumbauer to spring valley	7/23/2024 8:21 AM
176	Keep taxes low and stop building new homes	7/23/2024 8:12 AM
177	More bars and restaurants/entertainment for residents	7/23/2024 7:52 AM
178	Make connections to existing sidewalks to make the township more walkable to shopping centers and parks.	7/23/2024 6:48 AM
179	Continue to keep the township rural.	7/23/2024 6:38 AM
180	Preserve open spaces	7/23/2024 4:37 AM
181	Bring in more businesses especially things for kids ti do	7/23/2024 3:24 AM
182	Sidewalks along Sumneytown and a crosswalk to Freddy Hill	7/23/2024 1:27 AM
183	Would rather be a single family homeowner, with home being no more than 30 yrs old. Such homes rarely become available. They are currently overpriced. The new homes being built nearby are not only expensive, but are limited to 55+. It is hard to want to stay here when desirable homes are in such short supply.	7/23/2024 1:19 AM
184	See above response. Stop building places like the new storage facility and put in restaurants and stores for families. No need for any fast food either.	7/23/2024 1:06 AM
185	Fix up the empty rundown shopping center and commercial lots & actively attract better businesses, small businesses, higher quantity food options Make it a nicer township to get outside: we need more/better walking/biking trails/sidewalks to connect to lower Salford, Skippack, or Lansdale or to connect the rest of the township to Fishers park by safe biking or safe walking, enhance parks, basketball/tennis/pickleball, outdoor programs Plant more trees	7/23/2024 12:35 AM
186	Need more chain gyms, planet fitness way too crowded, more shopping/the mall in montgomery is dead, restaurants, movie theater, entertainment, clubs/dancing venues(latin dancing). etc	7/23/2024 12:26 AM
187	Increase the number of businesses in our community (restaurants, bars, shops, movie theaters, stores, etc.)	7/23/2024 12:11 AM
188	Would love Pickleball Courts!!!	7/22/2024 11:04 PM
189	Add retail and breweries	7/22/2024 10:37 PM
190	Connected walking trails - Lower Salford/Harleysville has fantastic, connected trails	7/22/2024 10:15 PM
191	Limit local government involvement	7/22/2024 9:42 PM

Towamencin Township Comprehensive Plan Update

192	High quality shopping (whole foods, etc)	7/22/2024 9:32 PM
193	Build a Dog park Pickle ball.	7/22/2024 9:26 PM
194	Leaf collection in the fall	7/22/2024 9:19 PM
195	Stop using residential roads for access to turnpike. Stop the sale of our sewage treatment plant.	7/22/2024 9:01 PM
196	Stop building new developments or commercial properties when existing ones are sitting empty. Build affordable housing instead of luxury townhouses and apartments, so we can avoid being priced out of living here.	7/22/2024 8:29 PM
197	Bike lanes, wiser financial devisions, keeping utility costs down	7/22/2024 8:07 PM
198	Sidewalks to walk on to be able to walk safely from place to place	7/22/2024 7:46 PM
199	Decrease chicken acreage	7/22/2024 7:29 PM
200	Use the existing pad sites for more retail and restaurants while preserving existing open space. Add more trails, etc.	7/22/2024 7:13 PM
201	Approve new retail stores, restaurants, traffic	7/22/2024 7:06 PM
202	Listen to the people example sewer sale	7/22/2024 6:53 PM
203	More restaurants and shopping	7/22/2024 6:52 PM
204	Try to keep taxes as low as possible	7/22/2024 6:32 PM
205	Hold people accountable for vandalism	7/22/2024 5:51 PM
206	More walking paths. More high quality (non-chain) restaurants. Breweries. Entertainment - axe throwing, bowling, etc.	7/22/2024 5:51 PM
207	Open safe dog parks. Establish a Low cost Trap, Neuter & Release program to help lower the number of feral cats,	7/22/2024 5:32 PM
208	Sell the sewer plant to fund the projects. Fine Nicoletti for each empty site.	7/22/2024 3:04 PM
209	Get rid of the 3 supervisors who voted to sell the sewer. And make them pay us back for all our legal expenses because of their obstinance to even consider the wishes of the residence. Their behavior borders on the criminal.	7/22/2024 2:50 PM
210	Preserve the open spaces, and encourage development of land in a useful manner. The development of the shopping center at forty foot and allentown is priority from a business development standpoint but an alternative to big box stores is to encourage development of a co-op since we have so many farms in the area. Target is another great big box store and it would be great to have but could it more beneficial to the local economy to encourage small businesses like how skippack has its main strip loaded with local businesses.	7/22/2024 12:41 PM
211	Stop building more and more and improve what we have	7/22/2024 12:37 PM
212	Improve the quality of development. Develope more family and kid friendly place. There is nothing for kids to do in Towamencin. Attract more family activities.	7/22/2024 11:32 AM
213	Stop allowing all open space to be developed. Stop chopping down all of the trees. We don't need a target when there is a target 20 min away. We don't need more industrial/commercial business developing the land. Preserve the open space and trees!	7/22/2024 11:14 AM
214	Stop building	7/22/2024 10:41 AM
215	More restaurants (not fast food)	7/22/2024 10:39 AM
216	Develop and enhance empty business spaces rather than building new. I am happy to finally see renovations in the old Genuardis shopping center and the Wawa/Carlos Pizza center	7/22/2024 9:30 AM
217	Improve walking and bike paths so people can get around without a car	7/22/2024 8:46 AM
218	Open all the unoccupied and eyesore buildings to be completed and occupied and stop making the township look abandoned. No owner or builder should be allowed to continue bringing the blight on our community.	7/20/2024 12:08 AM

Towamencin Township Comprehensive Plan Update

219	Preserve existing open space, make the entire township safely interconnected for pedestrian and bike transportation, and intelligently develop blighted areas into mixed use housing and small community business.	7/19/2024 4:00 PM
220	It is a very good place now.	7/19/2024 3:47 PM
221	Keep development in specified zoned/defined areas. We should look to keep Towamencin village like not turn it into a urbanized traffic circle	7/19/2024 3:31 PM
222	improve traffic flow throughout the township	7/19/2024 9:46 AM
223	Keep doing what you're doing including things like this survey.	7/17/2024 9:27 AM
224	Please stop "developing" period. Focus on maintaining period. The township has been making decisions that cause the traffic and flooding. I wonder how much open space the township could have purchased (and left alone) using the money spent on consultants over the years? No mention, questions regarding the creeks, roads flooding - how concerned is the public on a scale 1 -10?	7/17/2024 9:15 AM
225	We think over the years that the township has done a good job managing growth versus keeping a rural feel with a lot of open space- Fischer's Park being a great example. So we would say just "stay the course".	7/16/2024 7:18 PM
226	Work on traffic flow and condition of roads, maintain infrastructure before there are "problems", if there is an increase in anything, it should be in the police force!	7/16/2024 9:28 AM
227	Concentrate on the "bedroom community".	7/16/2024 8:37 AM
228	Focus less on mega apartment complexes and more on improving on the community spaces you have to make them more family friendly and updated.	7/16/2024 6:53 AM
229	More township facilities for children like parks, soccer fields, basketball courts.	7/16/2024 6:40 AM
230	No more building, fill the empty buildings first!	7/16/2024 6:05 AM
231	Increase public safety staffing and enforce public safety standards. Build sidewalks and increase mass transit.	7/16/2024 12:05 AM
232	Not make development and progress be so impossible. Make it easy and make companies want to do business here instead of turning them away.	7/15/2024 11:19 PM
233	preserve more open space & build more paved paths, like Harleysville has done, where each neighborhood, business district & school are all interconnected.	7/15/2024 10:08 PM
234	More recreation alternatives for seniors such as Pickleball & Tennis courts. We have enough park space	7/15/2024 4:53 PM
235	Speed check in congested areas	7/15/2024 4:25 PM
236	Park connections, walking trails	7/15/2024 4:00 PM
237	Open spaces as a priority.	7/15/2024 3:17 PM
238	Great more places for teens and young adults to do sports activities. Complete the shopping centers with stores people generally shop in rather than creating kore banks or mattress stores.	7/15/2024 2:48 PM
239	Get better leaders	7/15/2024 2:08 PM
240	Improve roads and keep single family housing and honor historic zoning	7/15/2024 2:07 PM
241	Same as above.	7/15/2024 1:29 PM
242	Increase shopping/restaurants	7/15/2024 1:11 PM
243	Return to a normal government, improve traffic flow	7/15/2024 12:49 PM
244	Generally a good place to live. Would like to see some areas become more walkable and empower police to monitor/restrict speeding, etc.	6/10/2024 4:09 PM
245	Stop commercial building and luxury apartments. Fill in the empty storefronts.	5/29/2024 7:52 AM
246	Increase preservation of land. Avoid becoming another Montgomery township of king of	5/24/2024 5:59 PM

Towamencin Township Comprehensive Plan Update

	Prussia.	
247	Get vacant shopping center occupied at Allentown and Forty Foot. Let's not build new retail until existing works for township	5/23/2024 5:43 PM
248	The keep up on things like the now bankrupt Rite Aid at VF and Sumneytown Pk. If you have it on a list of things to do then make the community aware of that. Stop dragging your feet and get in 2024. There are so many ways to keep people updated.	5/23/2024 4:48 PM
249	Don't sell the sewer	5/23/2024 10:37 AM
250	Public ownership of sewer plant.	5/16/2024 10:29 AM
251	We are actually very pleased with how it is now from a size and community perspective. There's a nice balance of things right now.	5/2/2024 10:41 PM
252	Consider walkability when adding new developments, business to area. Also find ways to connect current developments, business	5/1/2024 12:26 PM
253	Invest more in the existing parks to improve the facilities. Make it easier for small businesses to establish themselves. Develop area around Sumneytown Pk and Forty Ft to make it feel more like a town or small village similar to Skippack or Perkasio	4/30/2024 1:42 PM
254	Improved bike and pedestrian access to surrounding areas. Better development of Sumneytown/Forty Foot road areas.	4/30/2024 10:36 AM
255	Commercial Shops	4/25/2024 5:06 PM
256	Attract better shopping areas / stores / restaurants. Improve parks, more recreation opportunities, bathroom facilities, paved biking trails	4/24/2024 10:54 PM
257	Keep taxes low	4/24/2024 5:02 PM
258	Add more restaurants in the area - there seems to be minimal amounts apart from the fast food areas. Some healthier options would be great.	4/24/2024 3:01 PM
259	More businesses	4/24/2024 1:08 PM
260	Base actions on the input from the population in general and not just a few special interests.	4/24/2024 9:34 AM
262	In order of priority, 1) establish a library, 2) make the township more walkable, 3) create more affordable housing, 4) institute more bus service so that it's actually useful, 5) cancel the sewer sale, nobody wanted it	4/23/2024 9:23 PM
263	Hold landlords accountable for vacant commercial space.	4/23/2024 8:51 PM
264	Propose no more shopping centers or large warehouses, and save more open space.	4/23/2024 8:17 PM
265	Get some more restaurants, but not really looking for chain restaurants	4/23/2024 7:19 PM
266	Keep our resources and stop selling off what we have.	4/23/2024 5:03 PM
267	easier ways to walk, sidewalks leading to Fischers Park and along sumneytown pike	4/23/2024 4:25 PM
268	Get PSDC to get the Towamencin Shopping Center completed!	4/23/2024 4:17 PM
269	Continue to connect neighborhoods with sidewalks, paved paths, and bridges.	4/23/2024 3:53 PM
270	We're looking forward to sidewalks on Weikel Road!	4/23/2024 12:32 PM
271	Stop Sewer sale, public utility should remain in community control.	4/23/2024 12:03 PM
272	Enforce quality of life laws — too many people get away with harassing others (especially roving gangs of unsupervised kids)	4/23/2024 10:20 AM

Towamencin Township Comprehensive Plan Update

273	Put in sidewalks, create affordable housing and create jobs but especially keep the open spaces. Wildlife is what got us to buy and to stay after retirement rather than moving home (north). It gives us so much joy!	4/15/2024 3:06 PM
274	Don't build new commercial properties, refurbish and fill in existing vacant properties.	4/12/2024 2:26 PM
275	Attract nice, sit down restaurants (not franchises), listen to the voters (yes, this relates to strong opposition of the sewer sale), elected supervisors need to represent their constituents and not their own or political agenda.	4/11/2024 10:27 PM
277	Widening needs to happen on Sumneytown. Realign intersections like done at Orvilla Rd and Cowpath Rd to Orvilla at Snyder and Keeler Rd. Bring in more good food options & higher end restaurants	4/10/2024 10:04 PM
278	Get rid of odor from Hatfield	4/10/2024 9:27 PM
279	No comment	4/10/2024 5:47 PM
280	Don't privatize sewer	4/9/2024 9:13 PM
281	Mitigate the smell from plants, decrease large truck traffic, improve walkways and trails for walkers	4/9/2024 8:30 PM
282	expedite the process to bring a new business	4/9/2024 5:41 PM
283	Do something about the shopping center on forty foot and Allentown rd. The developers have let it sit empty for too long.	4/9/2024 5:15 PM
284	Something has to be done about the foul odor from Clemens meat factory. It cannot happen in a residential area. Several buyers have turned down moving in to Towamencin twp because of this factory. There is no point in this survey to expand this twp or for residents to pay local taxes if this twp cannot address this issue and provide its residents a comfortable living.	4/9/2024 4:48 PM
285	Stop with the ridiculous amount of red tape, start asking more questions like this and not just promoting these to everyone over the age of 65 to get what you want and do what the average person wants not what the vocal few want.	4/9/2024 2:13 PM
286	Improve access to entertainment and restaurants and healthy eating establishments	4/9/2024 2:05 PM
287	Get tenants in the shopping center at Allentown and Forty Ft, roads	4/7/2024 9:40 AM
288	Offer more community events. Have the board continue to be out in the community to chat with residents.	4/6/2024 4:39 PM
289	I think they are on the right track.	4/6/2024 1:53 PM
290	Stop wasting tax dollars	4/6/2024 1:21 PM
291	Improve the process for development and find ways to make our community so attractive to businesses that they are pounding down the door to get in.	4/6/2024 12:28 PM
292	We MUST have more ability to walk and bike, and away from the danger of cars. Put bike and walking paths connecting neighborhoods, not alongside existing roads. More trees, flowers and beautification!	4/6/2024 10:43 AM
293	Improve traffic, finish current projects (village shopping center has looked like an eye sore), don't sell our sewer, and preserve all the open space! We love our parks and open space here.	4/4/2024 9:15 PM
294	see previous questions	4/4/2024 2:48 PM
295	Expedite businesses and continue your maintenance of beautiful parks	4/4/2024 5:39 AM
296	Reduce traffic and preserve open space	4/3/2024 3:39 PM
297	Shut down new construction and bring in small businesses to fill vacated structures. Preserve open space.	4/3/2024 6:56 AM
298	Old morris road, a sidewalk like Rittenhouse road. Runners and walkers use that road often,	4/2/2024 9:58 PM

Towamencin Township Comprehensive Plan Update

	kids go to the school on bustard, people go to fisher.	
299	Persevere more open spaces	4/2/2024 7:40 PM
300	Invite more business, so people can live and work here.	4/2/2024 12:25 PM
301	Get rid of all the empty stores. It's so unsightly.	4/2/2024 12:04 PM
302	Connect our trails within the township and beyond.	4/2/2024 11:23 AM
303	preserve and enhance historic and open spaces, make fewer roads throughways, slow traffic, reduce trucking and noise on residential roads	4/1/2024 6:36 PM
304	Provide accurate information and re-develop the Towamencin Shopping Village and follow through with it. Do not sell the sewer plant	4/1/2024 6:03 PM
305	Keep our sewer plant. I see absolutely no benefit to the tax payers.	4/1/2024 1:57 PM
306	Reduce /eliminate commercial development. We don't need a Target, movie theater, etc. The purpose of the bridge over Forty Foot was to create a small town feel and these large commercial projects (Target), apartments/ townhomes do the exact opposite.	3/30/2024 7:48 PM
307	Attract more businesses to our shopping centers. More restaurants and stores along the commercial areas of forty foot Road and sumneytown	3/30/2024 2:46 AM
308	Make towamencin attractive to businesses. Invest in sidewalks/pedestrian access in to Lansdale	3/29/2024 9:26 PM
309	Better communication with the community would be great. I stumbled on this survey when looking for road paving updates. Getting the Towamencin shopping center moving would be huge. Target and Whole Foods would be amazing additions!	3/29/2024 8:47 PM
310	Clean up Welsh Road and enforce the existing codes and zoning which would prevent extra people from using the existing roadways.	3/25/2024 3:20 PM
311	Invest in building in the spaces that are sitting empty.	3/16/2024 10:07 AM
312	Get the corner of 40' and Sumneytown pike built up with something nice and pleasing to the eye. Currently an eye sore, as is the area that was ripped down where the store was	3/7/2024 8:16 PM
313	Keep out big box stores, which generate theft.	3/6/2024 5:49 PM
314	Bring in more restaurants and shops. Address overcrowding and traffic issues in the more densely populated areas.	2/22/2024 7:15 AM
315	Make laws business friendly and then get out of the way.	2/21/2024 3:40 PM
316	Realize that times have changed. Large retail and office spaces are no longer necessary or utilized. Instead of putting a Wawa or buildings on empty lots use them as parks, dog parks, courts (basketball, pickleball, street hockey), fields (soccer, lacrosse) or public gardens (flower or vegetable). Stop trying to fit everything at one park (Fischers).	2/19/2024 6:42 PM
317	Better parks	2/17/2024 8:01 AM
318	Cancel the sewer sale. Improve the walkability around the township. Put in some LINED CROSSWALKS PLEASE. I think we have the fewest lined crosswalks of any local municipality.	2/15/2024 7:53 PM
319	Fill the empty business lots before building new ones.	2/15/2024 3:39 PM
320	Connectivity improvement for sidewalks and trails. Record all township meetings for subsequent viewing, not just the Board of Supervisor meetings.	2/14/2024 6:58 PM
321	Add pickleball to the current park system. Other townships are offering this in the area.	2/14/2024 12:22 PM
322	Not allow pickleball at Fischer's park. Build the planned dog park.	2/11/2024 10:10 AM
323	Develop the shopping complex on Forty Foot Road, aesthetics of the area can be fixed and respruced!	2/10/2024 8:06 AM
324	Preserve the existing open space	2/9/2024 8:25 PM
325	Connected closed trails. More non chain restaurants. entertainment.	2/9/2024 5:32 PM

Towamencin Township Comprehensive Plan Update

326	Improve project management and communication	2/8/2024 6:35 PM
327	Finish what you started!! Both areas listed in question 30 had plans for them that would bring revenue to the township. Instead, our taxes are raised with nothing to show for it.	2/8/2024 6:16 PM
328	Complete park plans, and encourage completion of shopping centers	2/5/2024 8:52 PM
329	Since the work force has transitioned to remote. People need an outlet from being home most of the time. Would like to see more paved trails to promote exercise, would like to see more restaurants/entertainment for socialization purposes and more apparel/home furnishings stores to promote creativity.	1/31/2024 3:04 PM
330	Improve/extend trails, fill up empty shopping center	1/29/2024 8:13 PM
331	Not sell the sewer system Preserve Fischer's Park	1/25/2024 7:46 PM
332	parks, pedestrian friendly	1/25/2024 11:28 AM
333	More safe walking opportunities and bring in good businesses to fill empty store fronts	1/25/2024 10:09 AM
334	More entertainment, dog park	1/25/2024 5:00 AM
335	Park improvements	1/25/2024 2:33 AM
336	More police, firefighters, and EMTs to increase safety and decrease crime; More sidewalks and mass transit. More easy to access medical services.	1/24/2024 5:21 PM
337	Stop expecting the small amount of population to be able to fund a ton of projects	1/24/2024 4:47 PM
338	Encourage growth, rather than resigning Towamencin to just being a place you retire	1/24/2024 3:27 PM
339	Invest in middle schools	1/24/2024 3:18 PM
340	more parks, sidewalks continuity, more businesses	1/24/2024 2:53 PM
341	No tractor trailers on residential streets	1/24/2024 2:37 PM
342	Get the developers to make progress on filling the vacancies In the area	1/24/2024 2:24 PM
343	Work with Hatfield Meats on noise and light remediation. We have lived here for almost 50 years, and the facility has grown beyond what it should have in the area that it is in. They are no longer a good neighbor.	1/24/2024 2:17 PM
344	Give seniors a discount on school taxes, stop building homes on every corner	1/24/2024 2:03 PM
345	put businesses like home goods or marshalls into the empty business lots. Then add more trails.	1/24/2024 12:35 PM
346	Put in more extensive sidewalks on Bustard from Sumneytown Pk to Fischer's Park.	1/24/2024 10:29 AM
347	Listen to residents	1/23/2024 9:37 AM
348	Stop the sewer sale!	1/23/2024 7:50 AM
349	Improve our very basic park system, add more restaurants and retail. Tell PSDC to hurry up and develop his land. Time is the most precious currency, we all our running out of it. Please make this a better place to live	1/23/2024 7:13 AM
350	Update the abandon areas	1/22/2024 9:20 PM
351	Be more business friendly and attract more restaurants and retail to move in. We are at the busiest interchange of the NE Extension of the Turnpike and there is barely any restaurants or retail here which means, to me, that the politicians here are blocking this type of growth. I have to leave the township to spend my money. Shame on them.	1/22/2024 7:58 AM
352	Not to lose the rural feel for the almighty dollar	1/21/2024 8:04 PM
353	Bring in better quality stores in the areas noted above. Our commercial spaces stay vacant for way too long and it looks terrible.	1/21/2024 7:50 PM
354	A dog park as I'm getting older and it's more difficult to fully walk my dog. Deer crossing sign near Hillside and Anders.	1/21/2024 10:31 AM

Towamencin Township Comprehensive Plan Update

355	Get restaurants and shops into our open shopping centers and plant flowers, trees etc. where they formal were or could be to brighten up our township. Whether that means getting a volunteer gardening committee together and supplying them with the plants or have township workers do it. Aesthetically the quality has gone down over all the years I lived here. Get rid of those non-mo areas they look horrendous.	1/21/2024 12:23 AM
356	Redevelop vacant properties	1/20/2024 11:41 PM
357	Sidewalks	1/20/2024 8:57 PM
358	No crazy developments. Keep open space open. Encourage PSDC to complete projects	1/20/2024 5:07 PM
359	More open spaces	1/20/2024 4:52 PM
360	Improve our park system and make it on equal terms with neighboring townships. Our park system is not good enough. I'm really surprised nobody talks about it more.	1/20/2024 4:24 PM
361	Get some decent establishments like restaurants, movies, museums or art centers, activities.	1/20/2024 4:09 PM
362	Life is pretty darn good not too much improvement needed	1/20/2024 3:35 PM
363	I love it here and will stay forever unless for some reason it becomes unaffordable.	1/20/2024 10:41 AM
364	Attract new businesses, I.e. restaurants and family activities Maintain existing structures to improve their appearance Example: old shopping center on Forty Foot Road and Allentown	1/20/2024 8:51 AM
365	Push. Completion of the shopping center on Forty Foot Rd	1/20/2024 7:16 AM
366	Not be a laughing stock. Folks know of us for Bridge to Nowhere and having the supervisors actively go against the voters to sell the water company.	1/19/2024 7:30 PM
367	I suggest banning engine braking on Sumneytown Pike near the 476 on-ramp where the livestock trucks make significant noise that can be heard all the way to firehouse park. Lower Salford has already banned this and has signs.	1/19/2024 6:59 PM
368	Town Center. No pickle ball in park. Introduce new businesses. Not fast food. No mattress store. No new sewer co.	1/19/2024 6:56 PM
369	Improve traffic flow on valley forge rd, and sumneytown pike and Allentown rd	1/19/2024 6:28 PM
370	revamp/restore/develop abandoned/vacant properties, create a community identity (ex. Skippack)	1/19/2024 3:08 PM
371	Would like to see more commercial development and see no vacant commercial zones.	1/19/2024 1:58 PM
372	Improve walkability, attract places for folks to gather (coffee shops, bookstore, fitness centers, etc). Also encourage electric charging at existing gas stations, other locations and options for those in multifamily housing apartments, condos, etc.	1/19/2024 1:04 PM
373	I think the priority should be the open shopping center that has been sitting there for years. Empty stores are such an eye sore in our township	1/19/2024 11:54 AM
374	Maintain balance and make it more affordable for renters, seniors, and young families	1/19/2024 11:42 AM
375	Listen to community input before acting. Spend wisely. Don't sell out to privately operating assets like sewer, pool, parks in future.	1/19/2024 11:11 AM
376	Get business into the old shopping at Forty Foot and Allentown Rds.	1/19/2024 10:56 AM
377	Do something to improve sense of community, initiatives to help the environment (community education, services such as composting, better monitoring of refuse haulers who are not following the law - whitetail)	1/19/2024 9:35 AM
378	Protect open spaces PLEASE and keep Fischer's Park without Pickleball courts. Fill in retail spaces that are empty! Improve traffic on Sumneytown	1/19/2024 3:53 AM
379	Bring stores in to town. Require a cohesive style to new stores and restaurants.	1/19/2024 1:28 AM
380	Bring more restaurants and bars. You provide opportunities for builders to build new single family homes.	1/18/2024 11:31 PM
381	To enhance the quality of life in Towamencin Township, a pivotal step would be the	1/18/2024 11:08 PM

Towamencin Township Comprehensive Plan Update

establishment of a dynamic community center – envision a vibrant town square that serves as a versatile hub for both indoor and outdoor gatherings. This dedicated space would not only foster a stronger sense of community but also alleviate the strain on Fishers Park. By preserving Fishers Park as a dedicated green space, we can prevent overuse and overcrowding, ensuring it remains a tranquil and enjoyable park environment. This strategic approach aims to strike a balance, offering residents the benefits of a bustling community center while safeguarding the serenity of our cherished park.

382	Ensure traffic flows nicely. High school traffic is a mess. Merck traffic is not great either.	1/18/2024 10:44 PM
383	Stop over developing.	1/18/2024 9:59 PM
384	Attract more shops and restaurants	1/18/2024 8:16 PM
385	Bike and walking lanes. More restaurants and shops. A music venue would be nice.	1/18/2024 7:55 PM
386	Maintain a commitment to open spaces, farm preservation and our park system. Improve walkability by increasing sidewalks and connecting trails.	1/18/2024 7:52 PM
387	Attract more restaurants and upscale retail. Continue adding traffic lights and improving flow.	1/18/2024 7:32 PM
388	Focus on responsible environmental stewardship and preservation of natural open spaces, significantly increase connectivity for safe walkability and bike ability, and limit commercial development to businesses that keep their profits in the local economy.	1/18/2024 7:16 PM
389	Dedicated turning lanes	1/18/2024 7:14 PM
390	Finish connecting pedestrian and bike network. Don't sell off the sewer services.	1/18/2024 7:11 PM
391	All of what I stated above. Kids need more walkable places to go!!!! More sidewalks to connect neighborhoods, connect parks, the pool, Freddy Hill. The best communities are the ones where you can walk to places and actually do something.	1/18/2024 6:55 PM
392	Invest in community resources and infrastructure. We seem to have many fewer amenities than other local townships.	1/18/2024 6:54 PM
393	More sidewalks for walk ability. Fill up the ghost town shopping center.	1/18/2024 6:36 PM
394	Let people vote for major projects. Community involvement!	1/18/2024 6:05 PM
395	Check in with constituents before making decisions on spending money on pet projects that provide no value to residents.	1/18/2024 5:37 PM
396	Hold PSDC accountable, have Board of Supervisors be more honest and transparent	1/18/2024 5:21 PM
397	Realize it is 2024 and make it a township people want to live in.	1/18/2024 5:05 PM
398	Make developers accountable to fill the shopping centers so there aren't huge eyesores	1/18/2024 5:04 PM
399	Make more trails and parks and more community events, especially for the children	1/18/2024 5:01 PM
400	Maintain its own infrastructure. Do sell or subcontract assets or the operation of assets. Instead of wanting to add pickle ball courts Fishers Park needs its walking paths walkable and not flooded after minor rains. Fix the hill portion of Fishers Park as the crushed limestone gets washed away in rains creating deep gouges I. The path which is a huge injury liability for the township.	1/18/2024 4:30 PM
401	Stop increasing taxes, focus on less development in quantity, and only a few quality new businesses (movie tavern/theater, bowling, family casual sit-down restaurants, places like dance studios & art classes for kids, less fast food, niche restaurants, bars, and specialty retail stores).	1/18/2024 4:17 PM
402	Add sidewalks to allow kids and adults to walk or bike to places	1/18/2024 3:59 PM
403	Grow up	1/18/2024 3:34 PM
404	-Do more on what the people want -Kick out PSDC and get a developer in here who actually wants to develop and make money and bring shops/restaurants here	1/18/2024 3:30 PM
405	Limit additional housing development.	1/18/2024 3:18 PM
406	Create a community center with various activities for all ages. More community involvement	1/18/2024 2:46 PM

Towamencin Township Comprehensive Plan Update

when making big decision for the township. Hold developers accountable for all the empty buildings and undeveloped land.

407	Affordable housing with easy access to public transportation	1/18/2024 12:40 PM
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Q35 If you have any additional comments or ideas, please provide them below.

Answered: 163 Skipped: 483

#	RESPONSES	DATE
1	Not at this time	8/18/2024 8:16 PM
2	At Troxell and Sumneytown Pike, the road is buckled in the turning lane. Adjust the traffic lights at Valley Forge Road and Sumneytown Pike during peak high school hours to avoid the super long line from Freddie Hill to Valley Forge Road. And adjust the traffic light at evening rush hour B/T Valley Forge Road and Corpus Christi Church.	8/18/2024 7:37 PM
3	NA	8/18/2024 6:10 PM
4	I wish our Board of Supervisor's would stop fighting amongst themselves and actually get stuff accomplished. I wish they would truly see the value of working together to accomplish an actual better quality of life instead of just arguing with each other. Build your residents trust back, because honestly it feels a little hopeless.	8/18/2024 5:59 PM
5	Please do not sell the sewer system	8/18/2024 5:56 PM
6	Parks are very good. Open space is very valuable and preservation of riparian zones is important	8/18/2024 5:12 PM
7	Please continue supporting library services. I use the bookmobile regularly.	8/18/2024 4:32 PM
8	No high rise/density apartment housing in Towamencin. it does not fit the rural character of the township.	8/18/2024 4:21 PM
9	Would love to see affordable diners, restaurants, shopping in the vacant commercial spaces.	8/18/2024 3:14 PM
10	Get the sewer sale controversy off the books and move forward with whatever decision.	8/18/2024 3:00 PM
11	Don't sell to Pa American Water.	8/18/2024 2:50 PM
12	Don't ruin this place by inviting congestion!	8/18/2024 2:09 PM
13	No more housing	8/18/2024 2:00 PM
14	Stop the sale of the sewage plant so our sewer bills don't skyrocket drive people out of the township / make it impossible to sell our houses.	8/18/2024 1:30 PM
15	This is a misleading survey and will result in faulty data. Many questions are not fully illustrated with examples so that the survey participant can answer with confidence. It's my option that this survey was structured as such so that the data can be swayed in favor of the goals of the current administration. Additionally, I don't support the home rule charter.	8/18/2024 1:28 PM
16	Stop worrying about traffic. It here to stay. Allow building restaurants and stores....quit playing games	8/18/2024 1:14 PM
17	Provide more entertainment in area	8/18/2024 1:06 PM
18	None	8/18/2024 12:42 PM
19	The walkway from the municipal building across Troxel Road to Snyder Road needs a crosswalk for pedestrians. Several children and adults ride, walk and run and with the high mile per hour road this could be dangerous for pedestrians. Thank you	8/18/2024 12:37 PM
20	Preserve old and historic buildings and homes!	8/18/2024 12:20 PM
21	No high density housing	8/18/2024 12:08 PM
22	I'm so glad I live in Towamencen twp. I would like to see speed limits reduced on forty ft rd down to 35 . Also on Allentown rd. And some other roads . Stop building houses for now the	8/18/2024 12:04 PM

Towamencin Township Comprehensive Plan Update

schools are already full and need upgrading. Improve traffic congestion by adding turning lanes, traffic lights lower speed limits. No more new developments until we fill what's already empty.

23	Keep the rural feel of towamencin	8/18/2024 11:58 AM
24	Need more restaurants with outdoor eating and fireplace and sitting area	8/18/2024 11:43 AM
25	Hire a business developer designer/ manager who can to beneficial urban planning. Look at Phoenixville for inspiration.	8/18/2024 11:21 AM
26	The intersection of Old Fortyfoot Rd and Rittenhouse Rd This intersection is deadly. It needs a other stop sign .	8/18/2024 11:12 AM
27	Please work with and apply pressure to landlords of existing retail and office buildings to fill empty ones with businesses / tenants. Restrict the building of new retail / industrial buildings so that open spaces are preserved.	8/18/2024 11:11 AM
28	Very vague and misleading survey. Questions can be interpreted many ways.	8/18/2024 11:05 AM
29	Stop the sewer sale.	8/18/2024 10:58 AM
30	Definitely clean the smell. Adding additional sidewalks (and possibly skywalks) to promote less traffic would be fantastic too.	8/18/2024 10:56 AM
31	Work better with PSDC to benefit all involved	8/18/2024 10:52 AM
32	Don't have town halls unless the people in charge are going to listen to the community. Also, we don't need to keep up with other area communities in terms of giving our residents everything possible. We as a community need to live within our means. Keep taxes low, and spend only what we can afford.	8/18/2024 10:43 AM
33	Improve air quality from Clemens processing plant.	8/18/2024 10:37 AM
34	It's getting harder and harder every year to live here, it's very sad.This was a beautiful rural place at one time, not anymore.	8/18/2024 10:27 AM
35	Expand connections to local train stations	8/18/2024 10:06 AM
36	Wawa lot on Forty Foot still sitting empty as is the old gas station property next to it. The new shopping center, store still vacant.	8/18/2024 10:04 AM
37	Create a page on the website that keeps the residents Updated on the status of work being done in the community. I.e. Wawa in Kulpsville, The shopping center on Allentown Road and Forty Foot Road. This means showing when work will take place, providing dates and timelines, showing reason for delays, Etc.	8/18/2024 9:44 AM
38	Retention of township ownership of our sewer system to keep Towamencin affordable and in control	8/18/2024 9:43 AM
39	Some of these questions are misleading and should have better definitions.	8/18/2024 9:32 AM
40	Some of the questions on this surveyare deliberately designed to elicit a specific response.	8/18/2024 9:26 AM
41	Charging at parks, e.g. Fischer's	8/18/2024 9:18 AM
42	A lot of people walk on the sidewalk of forty foot rd and Towamencin ave, it would be wonderful if the sidewalk could be finished at the light and connect all the way around	8/15/2024 9:22 PM
43	Make it easier for businesses to come in	8/15/2024 9:08 PM
44	The population [~18,000] of Towamencin has a median age of 43 and is steadily ageing; 35% are currently over the age of 50 and couples tend to remain here after raising families. The Township is only 13% aged 10-19 and 11% 0-9. The spending priorities of the Township need to be rebalanced to reflect the shift toward more senior residents. The last two decades saw financial commitments to spaces & facilitated opportunities for young people predominate. The next decade will require something different. The Township needs to realize this and prepare accordingly. Data sources = Census Reporter and https://www.census.gov/quickfacts/fact/table/towamencintownshipmontgomerycountypennsylvania/HSD310222	8/15/2024 5:57 PM
45	have police enforce "permit" requirements on group who uses our athletic fields without	8/15/2024 2:09 PM

Towamencin Township Comprehensive Plan Update

	permission	
46	Please do NOT allow low income, high density housing! This will destroy the township.	8/15/2024 1:13 PM
47	for instance: we are walkable to the HS - would love to be able to WALK to a Fri nite football game and have safe access to cross Sumneytown.	8/15/2024 10:03 AM
48	Nons	8/15/2024 7:15 AM
49	I wrote the EMS in the township is not adequate because I personally know that VMSC has staffing problems, they pull trucks from the neighborhood to do private transports and they often move trucks around. It's unsettling not knowing if EMS is nearby and knowing that their response times can be affected due to their wide coverage area. I think the township should look into this further.	8/14/2024 11:12 PM
50	We love living in Towamencin and keeping it a safe place to live is very important	8/14/2024 7:03 PM
51	Stop thinking short term. Stop being a snob of a township	8/14/2024 4:52 PM
52	The population is aging. Make the Township safe, convenient and attractive for this group who seem to want to stay in the Township. Give them a great quality of life in their senior years. Make it an "outdoor" place for them to want to live, and make it so they want to get out and enjoy their surroundings. Make the "common areas" and parks bright, colorful and contain items of interest, such as attractive beds for plantings, sculptures etc.. The Thursday evening concerts are great and well attended by seniors. Have more of them and vary the offerings to be more than 60's, 70's and 80's pop music. For example, jazz, symphonies, etc.. Maybe provide a dance floor at the amphitheater and encourage more dancing at the events.(Pop-up dancing in the audience takes place currently) Organize more activities for seniors sponsored by the township such as garden clubs, bus trips to museums, etc.	8/14/2024 12:03 PM
53	It would be nice to have more dog, friendly spaces, events, features	8/3/2024 6:37 PM
54	Build a skateboard park	8/3/2024 6:32 PM
55	Listen to the people	8/2/2024 8:48 PM
56	If we keep adding business and housing we will end up like Montgomeryville.	7/31/2024 12:11 PM
57	Please abandon the sale of the sewer and simply raise taxes like a responsible township. The cash windfall from a sale is under false pretense and is subset of supervisors trying to magically make ailing township finances 'look good' on paper. The sale is built on a fallacy and politics rather than what is in the best interest of the entire township.	7/31/2024 11:50 AM
58	We appreciate all you do. We really like our township.	7/29/2024 9:50 AM
59	Questions 23 and 25 seem to be broken. Answers "disappear" when subsequent questions are answered. Some questions require conflicting answers. Survey appears not to have been tested before it was released.	7/26/2024 2:54 PM
60	Open a library	7/26/2024 2:34 PM
61	Would love a shopping center similar to Gateway Shopping Center, Swedesford Rd or English Village, North Wales but with perhaps less congestion and more parking, or at least one with better choices of shops or food, clean with good upkeep, BUT not in a new location...Please use existing lot spaces instead of clearing green space. Please stop taking down trees. Listen to the community more when making improvements and changes; Clean up the town!	7/24/2024 10:44 AM
62	There's a lot of good in Towamencin, but we can do better and make the township even better. We need to address the Wawa at the corner of Forty Foot and Sumneytown pike and the businesses along Forty Foot Road and get a grocery store in the shopping center.	7/23/2024 7:06 PM
63	Political nonsense to cease.	7/23/2024 9:27 AM
64	Need safe walking access to all the great parks	7/23/2024 9:20 AM
65	Do not consider residential development with the traffic issues and lack of businesses	7/23/2024 7:52 AM
66	Clean up existing shopping centers. No large retail like target. Traffic is already bad.	7/23/2024 6:48 AM
67	Attract higher quality businesses and food options (First Watch; Turning Point Cafe; Mod Pizza; Trader Joe's; Whole Foods), plus small businesses	7/23/2024 12:35 AM

Towamencin Township Comprehensive Plan Update

68	Really need some dancing venues, so many of those in NJ, Philly area, not one found around here	7/23/2024 12:26 AM
69	Please do something with the Planet Fitness shopping center!!!	7/23/2024 12:11 AM
70	2 of the absolute worst intersections were not mentioned 1)the Sumneytown pike slip ramp going on to the turnpike 2) the way old road/Sumneytown pike intersection.... 309 connector not even open and already will not meet the capacity	7/22/2024 10:15 PM
71	Stop the sewer sale	7/22/2024 9:32 PM
72	Please move forward with getting occupants in old Genuardi shopping center.	7/22/2024 9:26 PM
73	N/A	7/22/2024 7:46 PM
74	This area has a lot of potential, but the intersections at 63 & Wambold and 63 & Old Forty Foot Rd. are a mess. And they're both going to get worse when the 309 extension opens. I'd love to see tractor trailer restrictions at these intersections	7/22/2024 7:13 PM
75	Please add Sumneytown Pike and Wambold Rd to list of problem intersections. Identify alternate routes for truck traffic from Allentown Rd to Turnpike	7/22/2024 7:06 PM
76	Consult with other townships to see what did and do not work for them. Learn how to run a township properly.	7/22/2024 3:04 PM
77	This used to be a nice place to live—until about 20 years ago when the board of supervisors began acting like the township was their own personal pocketbook.	7/22/2024 2:50 PM
78	Use and improve the areas we have. Stop building new when there are old buildings/ facilities already	7/22/2024 8:46 AM
79	Keep up the good work!	7/19/2024 3:47 PM
80	1. Why is the turnpike entrance at Forty Foot road not have sound barriers. 2. Why isn't the intersection of Ritenhouse and Old Forty Foot road a FOUR WAY STOP INTERSECTION 3. Why does the Twsp. Road crew push/ pile snow right at the pedestrian crossing of community sidewalks. 4. Why isn't truck traffic directed to Allentown road and brake retarders banned in TWSP	7/19/2024 3:31 PM
81	Maintenance, maintenance, maintenance. Demo if needed. Stop building on open space. As an aside, all homes should be built well at a fair price for new families, seniors, people in general! No mention, questions regarding the creeks, roads flooding - how concerned is the public on a scale 1 -10?	7/17/2024 9:15 AM
82	We are concerned about the old farmhouse and barn on Kreibel road just outside Fischer's Park. It's been unoccupied for some time and has begun to fall into disrepair We are hoping that the Township has plans to renovate and preserve this property.	7/16/2024 7:18 PM
83	As an aging senior citizen, I'm finding the increase in taxes will be causing me to possibly sell my house and move in with family - which I would not want. There should be a way to lesson the tax burden after reaching the age of 70 or so - work on that!!	7/16/2024 9:28 AM
84	There is a place for high density and low-income housing in adjacent municipalities. Keep them there. There is a place for commercial retail in neighboring townships and local boroughs. Let that be their thing, not Towamencin's.	7/16/2024 8:37 AM
85	No new housing !!	7/16/2024 6:40 AM
86	Stop taking forever to get construction that has been planned for years finished	7/16/2024 6:05 AM
87	Also please support our children and teens the way you support the elderly. Give them places to go, to spend time with others. Safe spaces to keep them out of trouble. Pickleball courts, basketball courts, etc.	7/15/2024 11:19 PM
88	Keep our township's ownership of our own sewer system. It matters & is a selling point.	7/15/2024 10:08 PM
89	Thank you public services!	7/15/2024 4:25 PM
90	Do not increase housing in congestive area for example turnpike entrance areas	7/15/2024 2:07 PM
91	This township was great in its day, but those days are long gone. The inmates are running the asylum.	7/15/2024 12:49 PM

Towamencin Township Comprehensive Plan Update

92	There are already multiple affordable high density housing options in the township. Specifically, Main Street Apartments, Sunrise, Chatham Village, woods edge, etc. Do we really need more in the Township?	5/24/2024 5:59 PM
93	Let's not try to be something we aren't. We don't want to be KoP, Colledgeville, or Montgomeryville. Our roads aren't set up for overdeveloped areas	5/23/2024 5:43 PM
94	My number one request is to improve access to areas without using a car.	4/30/2024 10:36 AM
95	Cancel the sale of the sewer system so our sewer fees don't skyrocket in the future.	4/24/2024 10:54 PM
96	Excited to read about developments related to Target and Whole Foods. Hopefully that will also attract more restaurants apart from the fast food chains (Taco Bell, McDonalds, Chick-Fil-A, Boston Market, etc.)	4/24/2024 3:01 PM
97	Get the Chipotle built!!!	4/24/2024 1:08 PM
98	This township is the worst that I have ever lived as far as progress, development and attracting businesses.	4/24/2024 12:32 AM
99	We appreciate the opportunity to complete this survey and really appreciate the email updates, too.	4/23/2024 12:32 PM
100	No more 55 and over housing, no more residential development, Improve what we have, find any remaining open space and purchase/hold onto it for public use	4/23/2024 12:03 PM
101	This town has a lot to offer and for more than 25 years has given us great joy to be here. But the next generation is struggling and they deserve a great place to call home. There's always room for improvement - finding balance is the hard part. Let's hope our leaders and community work together. Thank you.	4/15/2024 3:06 PM
102	Perhaps vacant commercial properties can be transformed into smaller affordable residential property.	4/12/2024 2:26 PM
103	Allentown Rd btwn Sumneytown and Broad doesn't need to be two lanes in each direction. Can bike lanes or some sort of road diet be considered? Perhaps continue bike lanes along Broad St, connection to Whites Rd Park trails. Consider solutions for "double z" movements coming from Allentown Rd at Valley Forge Rd to Hancock Rd using Whites Rd. Valley Forge between Allentown and Whites gets very congested. Could consider signal optimization or retimings (are they coordinated?) since other adjacent signals are much farther apart.	4/10/2024 10:04 PM
104	I know you will ignore this survey and turn the results into what ever you are trying to prove but if you don't do something Towamencin will be a foot note in history. You need to attract business to sustain growth.	4/9/2024 2:13 PM
105	I live in the panhandle area of the township. It is very nice here.	4/7/2024 9:40 AM
106	We have a nice community, but we seem to be stuck in the mud and are not evolving to keep up with the demand. We always felt we would retire here, but if things don't change soon we will be forced to look elsewhere.	4/6/2024 12:28 PM
107	Please finish some existing projects, the vacant shopping centers are eye sores. Years ago I read about a movie tavern being considered in the township which would have been amazing but they never worked out	4/4/2024 9:15 PM
108	I would be willing to speak at the township meeting on importance of this survey selections	4/4/2024 5:39 AM
109	Towamencin used to be a beautiful place with open space and beautiful views. As construction continues and more vehicle traffic is brought through the township, quality of life is decreasing. There are very few walking paths besides Fischer's Park. I can't imagine what bringing in a Target is going to do to decrease the feel of Towamencin. And the traffic is going to be terrible. I live on Militia Dr and already have trouble pulling out of my neighborhood onto Allentown Rd. I cannot imagine how bad it will be when you bring in even more traffic from surrounding areas to go to Target.	4/3/2024 6:56 AM
110	Young adults would like to walk to parks from their houses/townhouses and a healthy restaurant would be good. No more gas stations or mattress stores.	4/2/2024 9:58 PM
111	We need more single family forest a d less apartments	4/2/2024 7:40 PM

Towamencin Township Comprehensive Plan Update

112	Thanks for asking!	4/2/2024 12:25 PM
113	What happened to the trail connection plan? We have a lot of great trails and need to better connect them. For example, we need a walking trail and bridge to Connect Green Ln., Road from one side to the other. This would be a huge benefit	4/2/2024 11:23 AM
114	We've got to get meaningfully connected to and take advantage of Evansburg State Park and enhance our greenways and open space connections while restoring natural systems	4/1/2024 6:36 PM
115	Towamencin will be unrecognizable in 5 years if the current path of development continues. We do not need to develop every piece of farm land and open space, even for new parks. There's some thing peaceful about seeing unaltered land.	3/30/2024 7:48 PM
116	Faster development should be a priority. I may not know all the details on what's going on, but sometimes it seems like development moves too slow. Too many hoops, and loopholes that slow up the process. But, not sure if that's true, but just by speculation.	3/30/2024 2:46 AM
117	Would love to see additional safety protection (lights, etc) at the crosswalk in front of Walton Farm elementary. Hopefully this comes with the upgrades to grist mill Park.	3/29/2024 9:26 PM
118	Enforce the existing zoning and codes so everyone is able to live as intended.	3/25/2024 3:20 PM
119	No outdoor Pickleball courts especially in fishers Park	3/6/2024 5:49 PM
120	The new path and Groebel Road is treacherous. It needs a barrier from the traffic to the pedestrians strip of grass is not enough. We need barriers and protection for people that use it and a lot of people use it.	2/19/2024 8:25 PM
121	Farmers markets, street fairs, parades, holiday celebrations. Put emphasis on families and building community through family events.	2/19/2024 6:42 PM
122	Do something with shopping complex with planet fitness this century.	2/17/2024 8:01 AM
123	Why not have a community center, like other municipalities?	2/15/2024 7:53 PM
124	Find a way to make the Town Center a reality.	2/14/2024 6:58 PM
125	Towamencin has great snow removal; better than surrounding communities.	2/14/2024 12:22 PM
126	No pickleball at Fischer's park. And build the dog park that was in the master plan from 20 years ago. There is a greater need and interest in that in Towamencin.	2/11/2024 10:10 AM
127	Develop the dead shopping centers. Generate more business taxes instead of privatizing the municipal assets like the sewer system.	2/9/2024 5:32 PM
128	I would love a breakfast place, a Trader's Joe and possibly a Movie Tavern	2/5/2024 8:52 PM
129	Towamencin Village is great location for a town center like the one they have in King of Prussia .	1/31/2024 3:04 PM
130	Please do not put pickleball courts at Fischer's park. It is peaceful there - pickleball will take away from that and create much more congestion. Also taking up useful fields for baseball and overflowing parking. Grist Mill seems like a better place to put them.	1/29/2024 8:13 PM
131	Na	1/25/2024 5:00 AM
132	Lower taxes	1/25/2024 2:33 AM
133	You won't attract businesses to this area with the tax rates and possible sewage charges. No business wants to get stuck paying that	1/24/2024 4:47 PM
134	Please fix crumbling middle schools	1/24/2024 3:18 PM
135	There are many streets that don't have a shoulder or sidewalk which prohibits bikers, runners, walkers to safely connect areas.	1/24/2024 2:37 PM
136	More walking paths/trails would be appreciated at Fishers Park on the side where the new bridge connects to along with picnic tables on that side. And, please stop cutting down trees along the edges of the trails. The grit on the trails is continually washing away, and a new idea needs to be put forth--maybe wood chips that don't cost any money and don't clog up the stream and areas near it.	1/24/2024 2:17 PM

Towamencin Township Comprehensive Plan Update

137	The new residents with kids in our schools should pay the most of school taxes, seniors need help and need a discount.	1/24/2024 2:03 PM
138	Why are these business lots vacant? The questions that require ranking - something's wrong with the form. still in editor form. won't save my answers.	1/24/2024 12:35 PM
139	Please fine the guy that owns all of our vacant lots. He needs to do something with these horrible looking properties.	1/24/2024 10:29 AM
140	Allow businesses to build without major restrictions, have referendum votes for impactful decisions	1/23/2024 9:37 AM
141	Do not sell the sewer. It is a poor deal for the people of Towamencin.	1/21/2024 8:04 PM
142	Also enforce codes when people aren't mowing their property or keeping it looking nice.	1/21/2024 12:23 AM
143	We only have baseball and soccer fields that are only used by organizations.	1/20/2024 4:24 PM
144	I am concerned with the fire and medical support being all voluntary so heavy consideration to supporting and recruiting into those areas, We don't need things that don't count like dog parks, parking lots on Kerr rd, bridge to nowhere, the connector route from the high school to summeytown pike, are you encouraging people to walk on summeytown pike? Lets get smart.	1/20/2024 4:09 PM
145	An arts center would be cool.	1/19/2024 7:30 PM
146	Please find a way to communicate projects better and seek input from people residing here. This sewer system sale and the location of pickle ball courts needs input from residents with more accurate information	1/19/2024 6:28 PM
147	Hold off on focusing all the attention/money on sports, and work hard on redeveloping the area.	1/19/2024 3:08 PM
148	Now is a great time to review residential parking minimums and consider inclusionary zoning.	1/19/2024 11:42 AM
149	We need 1 park where all sports can be played vs. a silo approach with 1 sport per park. Keep Fischer's Park as is.	1/19/2024 11:11 AM
150	We need a Board of Supervisors that listen to the residents rather than making decisions that we do not support.	1/19/2024 10:56 AM
151	Please no pickle ball courts at Fishers Park.	1/19/2024 1:28 AM
152	Overall, township does a great job from an infrastructure stand point, but really lacks new restaurants and single family housing.	1/18/2024 11:31 PM
153	I strongly advocate for a thoughtful approach to the use and evolution of spaces within our township. It is crucial to preserve our rural spaces, recognizing their intrinsic value in maintaining the township's unique character. Simultaneously, we should strategize the transformation of other areas to bring people together, fostering a profound sense of community. Emphasizing the importance of open spaces, let's ensure these areas remain untouched havens, providing residents with essential moments of peace and tranquility amid our evolving landscape. By carefully balancing progress and preservation, we can create a township that harmonizes vibrant communal spaces with the serene beauty of nature.	1/18/2024 11:08 PM
154	I am opposed to the proposal to increase parking at Fischer's park. I am a DAILY user and this is unnecessary. The field provides ample parking for special events.	1/18/2024 7:52 PM
155	Property and homeowner tax deductions for ecologically responsible property management, including lawn replacement and naturalization, that reduce storm water runoff, increase ecological diversity, and enhance aesthetics	1/18/2024 7:16 PM
156	I do not want any roundabouts in Towamencin	1/18/2024 7:14 PM
157	I would like to see more affordable housing, more housing density and less suburban sprawl. There's a housing shortage and Towamencin is filled with mostly single family homes on large lots. I'd also like to see more flexibility in zoning and the ability to get variances without forking over tons of money for a guaranteed refusal. We basically aren't allowed to do anything with our front and side yards for some reason. We can't have accessory dwelling units? We can't this, we can't that. Why? How does it harm the township if my shed is next to my house or I have an ADU out back? Maybe look at things on a case by case basis instead of ruling out everything.	1/18/2024 6:54 PM

Towamencin Township Comprehensive Plan Update

158	Listen to the voters and stop the sewer sale!	1/18/2024 6:36 PM
159	Keep Fishers Park a quiet park where you can hike trails and experience nature	1/18/2024 5:04 PM
160	Keep open space open and do not put parking lots in or develop it. When you put a parking lot in the open space becomes a park. Like Kerr rd. It serves only as a parking lot for people taking weapons out of their vehicles the hunt. Weapons are prohibited on township parks and open spaces.	1/18/2024 4:30 PM
161	We have so many close shopping locations (Montgomeryville, Collegeville, Plymouth Meeting) for anyone wanting to spend the day shopping, we don't need more of that so close to housing & schools. We need to preserve open space, leave room for nature, and maintain a small-town but modern feel - not pack in more residents & businesses, and push out more middle-income families & seniors.	1/18/2024 4:17 PM
162	Do not consider using roundabouts anywhere!	1/18/2024 3:59 PM
163	Keep Fischer's a passive park. No pickleball! These are the types of things that I would like to see get community input on BEFORE spending money on designing things that may never happen. It is a waste of tax dollars. A dog park was in the master plan for Fischer's but it's not happening. Done the right way, this could bring revenue into the Township.	1/18/2024 2:46 PM