

**Towamencin Township  
Board of Supervisors  
Work Session Meeting  
March 12, 2025  
7:00 PM**

**Present:**

H. Charles Wilson III, Chairman  
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 Specialist  
Timothy Troxel, Chief of Police

**Absent:**

Chairman Wilson called the meeting to order at 7:00 pm and led the assemblage in the Pledge of Allegiance.

**Opening Comments**

1. This Board meeting is provided live via Zoom for residents unable to attend in person. 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.
2. Towamencin's Draft Comprehensive Plan is available for public view and comment. Please visit our website to review the current plan. Residents are encouraged to participate in the public comment period, which has been extended to March 19.
3. Become a loyal Community Sponsor. Our sponsorships are open to businesses, organizations and the public. No donation is too small and all are appreciated. For more information, contact our Special Events Coordinator, Katie Cleary.
4. Update to Supervisor Vacancy: At our Special Meeting on March 3<sup>rd</sup>, consensus was not reached for an appointment to fill the supervisor vacancy. On Friday, March 7<sup>th</sup>, the Solicitor filed a petition with the Montgomery County Court of Common Pleas, requesting the Court to fill the vacancy, as is the remedy under the Second-Class Township Code when the governing body and vacancy board are unable to fill a vacancy. The petition outlined the Supervisor resignation, and the efforts made to date to fill the vacancy. Another update will be shared as we hear more from the Court.

**Emailed Public Comments:**

Resident Candi Roberts expressed disdain for Supervisor Osei and addressed inaccuracies in an email he sent to her. She accused him of distorting messages to fit his narrative. She explained that the fee she proposed targets commercial property owners, not small businesses, aiming to reduce neglected buildings. She criticized his behavior and political blame on Republicans, calling it divisive and unproductive. She accused Supervisor Osei of bullying and partisanship, violating professional ethics, stating this is counterproductive and undermines efforts to work together to better the community. She defended her own strong language as a reaction to the tone set by Supervisor Osei. She was disappointed that her previous emailed comment was partially read but acknowledged that key points were addressed. She accused Supervisor Osei of far-left extremism, encouraging him to continue his self-centered, man-child behavior, as she believes in November, the Board of Supervisors will reflect common sense, free of the far-left extremism he and his supporters represent. She directed him not to email her again.

**In-Person Comments**

Resident Jenn Foster requested that the Township consider implementing a Trap-Neuter-Return (TNR) ordinance due to an increase in stray cats. She highlighted that other Pennsylvania townships have successfully implemented TNR programs, which help reduce cat populations over time and prevent the spread of disease and environmental damage. TNR involves trapping cats, spaying or neutering them, clipping their ears, and returning them to their territory. She emphasized that TNR is a humane, cost-effective solution that protects both animals and the community. She offered to assist in drafting the language for the ordinance and expressed appreciation for the Board's consideration.

Supervisor Osei responded that when Bird Town, PA was approved last week, the topic of feral cats being predatory to birds was referenced during those discussions. He believes it is something that should be considered.

Resident James Needhammer inquired into the status of the ordinance that permits raising chickens on private property in the Township. With the rising cost of eggs, he asked for the ordinance to be reconsidered.

Chairman Wilson believed the matter was stalled at the Planning Commission and asked Supervisor Osei for clarification. Supervisor Osei stated he thought it was resolved, but a former Supervisor had requested additional changes. Mr. Kraynik, Township Manager, explained he believed that the issue was tabled due to disagreements over lot size reductions. He confirmed the matter would be reintroduced at the Planning Commission's next meeting.

Resident Bruce Bailey thanked the Supervisors for passing the Bird Town, PA Ordinance and assured them that the Committee will work to promote and sustain its mission. He also expressed gratitude to the Police Department for their recent traffic enforcement efforts, noting an increased presence throughout the Township over the past week.

Supervisor Osei noted he would continue reading a public comment made by Candi Roberts, as Supervisor Snyder was unable to finish reading it, due to time. He mentioned that he had emailed

the resident and said that if they have concerns about how a comment is read aloud, they should attend in person and read it themselves rather than criticizing the reader's performance. He also encouraged residents to reach out to the supervisors directly if they wish to discuss concerns.

Supervisor Osei then reflected on the closure of Freddy Hill Farms, recalling personal memories of this and other landmarks in the Township. While saddened by the news, he acknowledged that such changes are sometimes inevitable. He suggested that the Township should balance preservation and development as recommended in its Comprehensive and Open Space Plans. He believes the Board supports some level of preservation. He feels keeping the entertainment portion of the Seipt property is beneficial for the Township. He hopes the Supervisors and Planning Commission will begin discussions on a future vision for the Seipt Property in the coming months.

Chairman Wilson addressed social media claims suggesting the Township knew of the closure before the Seipt Family's announcement; clarifying they found out at the same time as the public. He explained that during the Comprehensive Plan meetings, the Township Manager and Peter Simone met with the Seipt Family, who were then undecided on their plans. They shared preservation information to them at the meeting. He added the Township should do what they can to try to preserve some of the property, but stressed a willing property owner is necessary to engage with. The Township Manager will schedule another meeting with the family to discuss options for their property.

### **Approval of Minutes**

On a motion by Supervisor Snyder, seconded by Supervisor Osei, the Board approved February 25, 2025, meeting minutes.

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

### **Zoning, Subdivision and Land Development**

#### **Resolution 25-18: Waiver of Land Development - 2060 Detweiler Road (Siemens Loading Dock)**

The applicant has proposed adding a loading dock to the rear of the building. Construction will include relocating a parking island, light fixture, and fire hydrant, and the removal of two parking spaces. At their February 25th meeting, the Board agreed to the applicant's waiver of land development request by drafting a resolution. The associated resolution has been reviewed for consideration.

On a motion by Supervisor Warner, seconded by Supervisor Snyder, the Board approved Resolution 25-18, Waiver of Land Development - 2060 Detweiler Road (Siemens Loading Dock).

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

Abstaining: N/A  
Absent: N/A

**Consider Approval of Pillar Agreement – 899 Stonybrook Lane**

The property owner has installed a 6’ high privacy fence on a portion of a sanitary sewer easement. In order to correct the situation, Township staff and the owner have agreed to enter into an agreement for its placement and protection of the Township’s easement.

On a motion by Supervisor Snyder, seconded by Supervisor Warner, the Board approved the pillar agreement for 899 Stonybrook Lane.

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

**Old Business**

None

**New Business**

**Traffic Engineer Report**

Traffic Engineer Chad Dixon provided updates on various transportation projects and concerns within the Township, including:

- Welsh and Orvilla Intersection Improvements
- Sumneytown Pike GLG Traffic Signal System Upgrade
- Forty Foot Road/Newbury Way Traffic Signal
- Allentown Road safety improvements: Forty Foot Road to Thorndale Drive
- Bustard and Morris Road Intersection
- Truck Restrictions/Prohibitions on Old Forty Foot Road, Forty Foot Road, and Valley Forge Road
- Forty Foot Road Speed Limit
- 309 Connector HT2 & HT3 Status

Mr. Dixon addressed various questions/comments from the Board and residents.

**VMSC Emergency Medical Services – 2024 Annual Report**

Shane Wheeler, Chief Executive Officer for VMSC Emergency Medical Services, reviewed VMSC’s annual report; expounding on the following items:

- Millage amount received from the Township and what that funding covers;

- Blood transfusion kickoff – makes it possible to offer lifesaving blood in the field – less than 1% of EMS systems have this capability;
- Dispatch and response statistics;
- EMS shortage – program established with Jefferson Health to create hybrid paramedic program with 10 students completing the program – currently have 57 paramedics;
- Response areas and new relationships with other EMS services/partners;
- New initiatives/programs – Car seat installation, Blood Drives, CPR and First-aid, and the Stop the Bleed Program;
- Possibility of a Mobile Stroke Unit for the Community – partnership with Jefferson Health- if selected medics would be able to scan onsite.

Supervisor Snyder shared her personal thanks for VMSC and their excellent service when responding to calls at her residence.

Chairman Wilson asked Mr. Wheeler to share more on the whole blood transfusions that are now being offered in the field. Mr. Wheeler explained how critical this service can be in saving lives, citing statistics of similar programs having a 30% reduction in trauma deaths when implemented.

**Consider Weikel Road Improvement Project Change Order 2**

A change order was submitted by Nyce Construction Services for services associated with a work stoppage in October for the Weikel Road Improvement Project to address resident concerns regarding driveway apron elevations and design changes. The contractor had to remove concrete forms and fill the area so residents could continue accessing their properties while the stoppage was underway. Following the work stoppage, the contractor had to remobilize and re-install forms and wire mesh prior to pouring the remaining concrete aprons. The Township Engineer has reviewed the change order in the amount of \$10,379 and feels it is warranted.

On a motion by Supervisor Snyder, seconded by Supervisor Osei, the Board approved the Weikel Road Improvement Project Change Order 2.

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

**Consider Proposal: Grant Services - Butch Clemens Pickleball Courts**

- **DCNR Community Conservation Partnership Program (C2P2)**
- **DCED Greenways Trails and Recreation Program (GTRP)**

This item was presented at the last regular meeting, failing to pass with a 2:1 vote. At the request of staff, the Township Engineer submitted a proposal for grant application services for submissions to DCNR’s Community Conservation Partnership Program and DCED’s Greenways Trails and Recreation Program for funding future pickleball courts at Butch Clemens Park. The concept plan includes 6 courts and a 32-space parking lot. A proposal was received by the Township Engineer for \$6,500 to complete both grant submissions. The DCNR Community Conservation Partnership

Program funding request would be for \$500,000 with a 50% match, due April 2. While the DCED Greenways Trails and Recreation Program funding request would be \$250,000, with a 15% match and due May 31st. The Board should consider these two grant opportunities for this project.

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved the proposal for grant services for the Butch Clemens Park Pickleball Courts.

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

Supervisor Osei previously voted against the proposal but changed his mind to support the grant applications after attending the latest Open Space and Parks Committee meeting. However, he remains hesitant about completing the full project. The Committee noted if funding falls short, certain elements, like the parking lot, may be removed from the plan. With the news of Freddy Hill Farm closing, his perspective has shifted. He then referenced the 2006 Open Space Plan, stating the Township has ample open space, and several parks that lack amenities due to funding constraints. He expressed concern about acquiring more open space if it proves financially impractical. He added Towamencin should be an attractive Township to develop in, stressing the need to update ordinances to get a better tax base, with a comparison to Whitpain Township, which collects greater property tax revenue (despite a lower tax rate), and earned income taxes.

**Consider Proposal Grant Services – Skippack Creek Interceptor Phase 3 & 4 (DCED PA Small Water Sewer Program)**

As requested by staff, the Township’s Sewer Engineer has provided a proposal for grant application services for a submission to DCED’s PA Small Water Sewer Program for continuing the phased replacement of the interceptor’s existing deteriorated 18-inch diameter asbestos cement pipe. The proposal for services is \$2,500.

On a motion by Supervisor Snyder, seconded by Supervisor Osei, the Board approved the grant services proposal for an application to DCED’s PA Small Water Sewer Program as noted.

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

**Resolution 25-19: Establishing America 250 Committee**

To ensure the local success of the nation’s 250<sup>th</sup> Anniversary, the Board of Supervisors desires to create an America 250 Committee to advise the Board in the planning, coordination and promotion of the commemoration of the 250<sup>th</sup> anniversary. This resolution would establish the proposed Committee – outlining its duties and responsibilities, total members, composition and terms.

On a motion by Supervisor Warner, seconded by Supervisor Snyder, the Board approved a Resolution 25-19, Establishing an America 250 Committee.

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

Chairman Wilson noted that Supervisors Snyder and Warner have requested to be liaisons to this Committee and asked if anyone objected to the request. There were no objections.

Supervisor Osei acknowledged that he has previously stated, "Our Solicitor is my attorney" twice, with sarcastic or countered framing. He now sincerely affirms that Solicitor Iannozzi represents the entire Board. After recently emailing the Solicitor a contentious question, Mr. Iannozzi responded satisfactory. He planned to be polite to Solicitor Iannozzi through the end of the year.

Supervisor Osei then shared he emailed Chairman Wilson an offer requesting a Vacancy Board meeting before this meeting. However, it was not scheduled, likely due to Chairman Wilson's disagreement. He believes Dan Bell should have been appointed to the vacant position and wished Mr. Wilson offered reasoning for not supporting the vote, when he had supported Mr. Bell's candidacy in the past. Mr. Osei is disappointed that the courts must now handle the appointment.

Chairman Wilson asked Solicitor Iannozzi if the Board could legally make an appointment at this meeting. Solicitor Iannozzi responded that they could not, but if the Board attempted an appointment, the Court could be notified and potentially step aside. He noted that the procedure was not provided for.

There being no additional business, the meeting was adjourned at 8:17 pm.

Respectfully submitted,



Colleen Ehrle  
Director of Administration