

**Towamencin Township
Board of Supervisors
Work Session Meeting
April 9, 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
Clayton Reed, IT Director
Timothy Troxel, Chief of Police

Absent:

Chairman Wilson called the meeting to order at 7:02 pm and led the assemblage in the Pledge of Allegiance.

Opening Comments

- This 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 in-person public comments. Please use a microphone when prompted for comments or questions, as Zoom does not pick up voices from the audience.
- The Grist Mill Park Improvement Project is moving along according to schedule. To date, the rough grading has been completed for the playground, pavilion, and stormwater basin additions. Curbing around the playground area has started with the playground equipment installation to follow. The project is expected to finish in mid-June. As components of the project are completed, they will appear ready for use. For the public's safety, these improvements will be fenced off and off-limits while construction continues at the park.
- To ensure the local success of the nation's 250th Anniversary, the Board of Supervisors established an America 250 Committee. We are seeking resident volunteers to serve on this committee, who will advise the Board on the planning, coordination and promotion of commemorating events. Applications are being accepted through Friday, April 11.
- Our Environmental Advisory Council is seeking volunteers to help with their annual Invasives Removal Event, scheduled for Saturday, April 19, at 9 am. Check the Township website and Facebook page for links to register.

- Staff from the Montgomery County-Norristown Public Library will return on Wednesday, April 23, at 11 am to provide their next story time for preschoolers in the Meeting Hall.
- Solicitor Iannozzi shared an update on the vacant Supervisor position. Due to the absence of a Vacancy Board, and the Board being unable to fill the supervisor vacancy, a petition was filed with the Court of Common Pleas for review on March 5. The petition was assigned to Judge Jeffrey Saltz and was heard on Monday, April 7. Judge Saltz reviewed the Township's process to date and confirmed a panel of commissioned judges would interview interested applicants and ultimately appoint someone to fill the position through December 31, 2025. To that end, a press release was issued on Monday, April 7, and shared on the Township website, e-news, social media platforms, and at the Administration Building. The release advised interested individuals to apply through the Court by Friday, April 18. All candidates are required to appear before the Court.

Emailed Public Comments: None

In-Person Comments

Resident Joe Silverman complimented the Board for publishing the article on excessive nighttime lighting in the spring newsletter. He hopes the article raises awareness about the issue and encourages residents to make adjustments and attend meetings to discuss it further.

Approval of Minutes

On a motion by Supervisor Warner, seconded by Supervisor Snyder, the Board approved March 26, 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

Consider Authorization to Advertise: Zoning Amendment for R-14 Single Family Cluster Use

At their February 25th meeting, W.B. Homes, Inc. presented a proposed residential development located at 1780 Kriebel Road, with a proposed zoning text amendment, creating a R-14 Cluster Single Family-Detached Dwelling Use and to add the use by-right in the Residential 175 District. The Board was receptive to the project and amendment. This was presented to the Township's Planning Commission on March 3 and April 7; where they expressed their support for the plan.

Supervisor Osei expressed his support for the amendment proposal, particularly the open space increase. He feels the Planning Commission is too focused on a single parcel, noting not all R-175 is as mutually beneficial. He would keep the initial minimum lot size of 12,000 square feet and eliminate the unit density requirement, citing future developers may run into challenges falling

within the zoning criteria. He believes zoning changes should be made more broadly, not reactionary for each developer request.

Chairman Wilson added that the general consensus is not to delay WB Homes, and future amendments can be made without much difficulty. However, any changes now would need to go back to the Planning Commission.

Supervisor Osei concluded he is fine with advertising the proposal as-is but reiterated his resistance to making zoning changes for individual developers.

On a motion by Supervisor Snyder, seconded by Supervisor Warner, the Board approved Authorization to Advertise: Zoning Amendment for R-14 Single Family Cluster Use.

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

Update to Board of Supervisor Vacancy

Supervisor Iannozzi added to his previous comment that all interested individuals, regardless of prior submissions, must unfortunately resubmit their application through the Court's process.

Resolution 25-22: Budget Amendment

At our last meeting, the Board approved scheduling a budget transfer in April to fully fund the 2025 Road Paving Program. A budget amendment has been prepared, outlying transfers from the general fund and general capital reserve fund to the general capital fund.

On a motion by Supervisor Snyder, seconded by Supervisor Warner, the Board approved Resolution 25-22, Budget Amendment.

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

Lower Salford Fire Police Request – Country Fair Days, May 23 -24

Lower Salford Township is requesting the assistance of the Towamencin Fire Company's Fire Police Unit for traffic and safety control for their annual Country Fair Days. Fireworks are scheduled for Friday night, May 23rd, and a parade is scheduled for Saturday morning, May 24th.

On a motion by Supervisor Snyder, seconded by Supervisor Warner, the Board approved Lower Salford Fire Police Request – Country Fair Days, May 23 -24.

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

Consider Waiving Sewer Bill – 680 Weikel Road

The Township’s Finance Department received a refund request for sewer services from a resident whose home has been rendered uninhabitable due to a fire on August 25, 2024, with major restoration work several months out from completion. The resident has requested a refund for sewer charges paid in advance for the year, as no sewer services are currently being used.

Chairman Wilson asked the Township Manager to clarify the policy for such requests. Mr. Kraynik explained that, unless a service is eliminated, refunds are not typically issued as the Township continues to maintain the service. During his tenure, he is not aware of any granted refund requests. However, after discussing the matter with the Finance Department, Mr. Kraynik believes it is appropriate for the Board to consider a refund in this case.

A brief discussion followed regarding the request. Supervisors Warner and Snyder agreed that it should be granted due to the specific circumstances. However, Chairman Wilson expressed concern, noting that such a request has never been approved before.

On a motion by Supervisor Snyder, seconded by Supervisor Osei, the Board approved waving the sewer bill for the property owner of 680 Weikel Road.

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

Consider Woods Edge Apartments Parking Request - Township Pool Parking Lot

Township staff received a request from the manager of Woods Edge Apartments to allow their residents to park at the Township’s pool parking lot while their parking lot is being seal coated and line striped. The project is expected to take place in late April/early May for approximately 3-5 days. The temporary parking use poses no conflict as the pool is not scheduled to open until late May. Staff recommends allowing the use with an indemnity agreement and adding the Township as an additional insured.

On a motion by Supervisor Warner, seconded by Supervisor Snyder, the Board approved the Woods Edge Apartments parking request.

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 commented that he believes going to the courts to fill the Supervisor vacancy is a waste of time. He feels the Board should be capable of voting for at least one candidate, noting that three of the candidates represent a compromise. He would prefer to appoint someone through a majority decision of the Board rather than leaving the decision to the court.

There being no additional business, the meeting was adjourned at 7:21 pm.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Colleen Ehrle".

Colleen Ehrle

Director of Administration