

**Towamencin Township
Board of Supervisors
Monthly Meeting
April 23, 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
Geoffrey Wainwright, Police Lieutenant

Chairman Wilson called the meeting to order at 7:00 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 Board met in executive session prior to tonight's meeting to discuss zoning and potential litigation matters.
- Reminder, the 2% discount period for the Township and County taxes ends April 30th. You may drop off your payment in person, use our drop-box after hours, mail or pay online. If you have questions about your bill, call the tax line at 215-368-5357.
- Saturday, April 26, from 10 am to 2 pm, drop off your unwanted prescription and over-the-counter medications at our Police Department lobby. No liquids or sharps will be accepted.
- Don't miss Towamencin Day, scheduled for Saturday, May 10th, from 12 pm – 4 pm at Fischer's Park. This event is free and will feature face painting, ax throwing, pony rides, police/fire activities, inflatables, magic shows, and much more! There will also be live music, food court, and an array of vendors and local community groups.

Emailed Public Comments: None

In-Person Comments: None

Approval of Minutes

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved the April 9, 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

ZHB 2025-02: 1050 Pross Road

The Zoning Hearing Board will hold a hearing on Wednesday, April 30, 2025, at 6:30 pm. The hearing is for a special exception request from section 153-104.E of the Towamencin Township Zoning Ordinance of 1956, as amended by Ordinance No. 95-10 of 1995 to permit a drug and alcohol recovery house for up to 12 women; alternatively, variances from sections 153-404.A, Use Regulations of the R-125 Zoning District, and from section 153-1301, the definition of “family.” The applicant, Ruth Kilgore, requests a reasonable accommodation pursuant to the Federal Fair Housing Act, 42 U.S.C. § 3604(f)(3)(B). The parcel is zoned R-125 Residential and located at 1050 Pross Road, Lansdale, PA.

The Board agreed not to send the Solicitor to attend the Zoning Hearing on their behalf.

Consider Acceptance of Ultimate Right of Way Dedication (2060 Detwiler Road)

Detwiler Road Holding Company received approval for a Waiver of Land Development at the Board’s March 12th meeting. Dedication of the Ultimate Right-of-Way was a condition of the approved resolution. The applicant has created a legal description and is offering the right-of-way for dedication.

On a motion by Supervisor Snyder, seconded by Supervisor Warner, the Board accepted the ultimate right-of-way dedication for 2060 Detwiler Road.

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 - Board of Supervisor Vacancy

Friday, April 18, was the deadline for making submissions to the Court of Common Pleas to fill the supervisor vacancy. Solicitor Iannozzi stated that the Court Administrator advised that the court will interview applicants beginning April 24. There are seven applicants. The court will provide an update after they complete the applicant interviews.

New Business

Bird Town PA Presentation

On March 4th, Bird Town, PA's Outreach Committee formally accepted Towamencin's application, making it officially the 77th Bird Town in PA. Heidi Shiver, President of Bird Town Pennsylvania, provided an overview of the program and officially recognized Towamencin as a Bird Town, by presenting the Township with two new Bird Town street signs. The Supervisors and Bird Town Committee accepted the new signs.

Pennsylvania Historical Marker Program Nomination Presentation

Last year, resident and Towamencin historian Brian Hagey and Victor Verbeke, Lower Salford Resident, made a submission to the Commonwealth's Historic Preservation Office, proposing a historical roadside marker along Wambold Road that would recognize the encampment (consisting of over 11,000 soldiers) of General George Washington and the Continental Army in the days following the defeat at Germantown in October 1777, before moving to Valley Forge. The hope is their efforts will be realized and coincide with nation's 250 anniversary.

Mr. Hagey and Mr. Verbeke summarized their submission process and reviewed the historical significance of the area, with their research confirming how consequential this encampment period was to our nation's history. Mr. Verbeke noted General Washington first declared the Grand American Army in Towamencin Township, when referencing the Continental Army.

Joe Meehan, Vice Chair of the Township's Veterans Committee, thanked Brian and Victor for their efforts and presentation. He added the Veterans Committee was making plans to also commemorate this piece of history in conjunction with its anniversary in 2027. He shared the Committee also worked to publish Mr. Hagey's research in the Township's Fall 2024 Newsletter. He added that the Committee is currently discussing ways to make this information more accessible to the public to generate broader interest, especially local students. Mr. Verbeke responded they are very interested in engaging with the local school districts to expose students to and recognize this amazing local and national history.

The Board thanked Mr. Hagey and Mr. Verbeke for their work and presentation.

Warrant List

The April Warrant list in the amount of \$2,321,860.16 was presented for approval. On a motion by Supervisor Snyder, seconded by Supervisor Osei, the Board approved the warrant list.

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

Public Works Report

The Public Works Committee meets monthly to scope projects and identify efficiencies related to Township infrastructure, properties, and equipment. The Committee met on April 17. Supervisor Snyder summarized the Committee's report, reviewing the following topics:

- Weikel Road Project
- Central Drive Storm Sewer Repairs
- 2025 Road Paving & ADA Ramp Project
- Green Lane Park Soccer Fields
- Welsh Road/Orvilla Road Intersection Improvement Project
- Forty Foot Road/Newbury Way/PSDC Traffic Signal
- SR1001 (Allentown Road) PennDOT Safety Improvements
- Comprehensive Plan
- MS4 Update
- Grist Mill Park Improvements
- Restricting Truck Traffic on Old Forty Foot Road
- Reducing Speed Limit – Forty Foot Road
- 2048 Spring Valley Road Stormwater Issue
- Kindle Drive & Amber Lane Storm Sewer Replacement
- Tennis Lukens Cemetery – Headstone Restoration
- Grant Opportunities
- 309 Connector Update
- 1847 Old Forty Foot Road – Hidden Driveway Request
- Brake Retarder Request – Old Forty Foot Road
- Pool Update

Finance Committee Report

The Township Finance Committee meets monthly to monitor economic indicators and the Township's revenues and expenditures. They also address various requests and concerns that may arise. The Committee met on April 16. Supervisor Warner provided the Committee's report, summarizing the following topics:

- March 2025 Financials
- 2024 Audit
- Liquid Fuels Audit 2022-2024
- Preliminary discussion of Towamencin Township Authority dissolution
- Pooled cash accounts
- Policy for waiver of sewer rentals

Consider Weikel Road Project – Change Order #3

A change order has been submitted by Nyce Construction Services for services associated with additional work performed due to curb and sidewalk adjustments and design changes made to 979 and 981 Weikel Road. The Township Engineer has reviewed the change order in the amount of \$13,720.40 and feels it is warranted.

On a motion by Supervisor Warner, seconded by Supervisor Snyder, the Board approved Weikel Road Project, change order #3.

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

Resolution 25-23: PA Small Water & Sewer Program Grant Application (Skeppack Creek Interceptor)

The Township is making a submission to DCED's PA Small Water Sewer Grant to help fund the phased replacement of the interceptor's deteriorated 18-inch diameter asbestos cement pipe, requesting \$500,000. An executed resolution is required for the application.

On a motion by Supervisor Snyder, seconded by Supervisor Warner, the Board approved Resolution 25-23, PA Small Water & Sewer Program Grant Application.

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

Consider Authorizing Advertising: Ordinance Amending Ch. 127 [Sewers], part 3 (On-Site Disposal Systems)

The Township Solicitor and Sewer Engineer collaborated on the proposed draft ordinance. The ordinance amendment establishes and defines a new maintenance program for on-site sewage disposal systems and re-establishes pumping and inspection requirements for on-site sewage disposal systems.

Notable changes include a new pumping/inspection permit that will be required every 3 years, to coincide with a system's pumping service. Inspection of septic systems will be the responsibility of the property owner, and the permit will be issued by the Township.

On a motion by Supervisor Warner, seconded by Supervisor Snyder, the Board authorized advertising Ordinance Amending Ch. 127 [Sewers], part 3 (On-Site Disposal Systems).

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

Consider Authorizing PennDOT to Conduct Truck Restriction Study (Bustard Road)

A resident shared concerns of anticipated increases of large truck traffic on Bustard Road, resulting from the recent Old Forty Foot Road truck restriction, for trucks over 45 feet. The resident

requested a truck traffic ban be considered along Bustard Road, emphasizing combined safety concerns with traffic circulation to and from Nash Elementary School. The Public Works Committee reviewed the request and recommended the Township Manager send a letter requesting a truck restriction evaluation on Bustard Road.

On a motion by Supervisor Snyder, seconded by Supervisor Warner, the Board approved Authorizing PennDOT to Conduct Truck Restriction Study (Bustard 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 Proposal: Engineering Services 2048 Spring Valley Road Storm Sewer Replacement

While working in the area, our Public Works Dept. observed a sink hole along the storm sewer of 2048 Spring Valley Road. It was determined that the existing storm sewer pipe was badly deteriorated and should be replaced. The Township Engineer has provided a proposal for \$11,000 for engineering services to obtain survey information, design of the replacement storm sewer system piping and structures, design of ADA compliant curb ramps, preparation of construction plans, specifications, and contract documents for public bidding purposes. Considering the replacement is not an emergency, it was recommended it may be cost beneficial to bid this replacement along with the Kindle Drive and Amber Lane storm sewer replacement currently under design and slated for construction in early 2026.

On a motion by Supervisor Osei, seconded by Supervisor Warner, the Board approved the proposal for engineering services for the storm sewer replacement at 2048 Spring Valley 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 Authorizing PennDOT to Evaluate Brake Retarder Restriction (Old Forty Foot Road)

A resident reported concerns of brake retarder use along Old Forty Foot Road to PennDOT. The agency responded that in order for them to conduct a study to determine if a brake retarder restriction is warranted, a formal request must be received from the Township Manager. The Public Works Committee reviewed the request, recommending a letter be sent requesting the study.

On a motion by Supervisor Snyder, seconded by Supervisor Warner, the Board approved authorizing PennDOT to evaluate a brake retarder restriction on Old Forty Foot Road.

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 is voting in favor of the request but expressed safety concerns regarding limiting braker retarders in the proximity of the PA Turnpike interchange, such as this road. Chairman Wilson noted that the proposal will be reviewed by PennDOT, where they will evaluate any safety issues and make the final determination.

Additional Business

Supervisor Osei expressed concerns about the effectiveness of the Township's Planning Commission, stating that it is being used reactively, rather than proactively. He emphasized that the term *planning* implies the future, yet the Commission primarily responds to developer proposals. He noted he shared five ordinance proposals with his colleagues, seeking agreement to forward them to the Planning Commission for review. These included:

1. Creating a new conservation district,
2. Adjusting single-family use regulations,
3. Adopting Phoenixville's parking ordinance,
4. Creating a new cluster development option with increased open space requirements,
5. Establishing a family entertainment overlay.

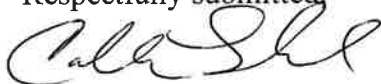
He views these proposals as an effort to bring the Township up to date with current needs. He also criticized the number of commercial vacancies in the Township and accused the Planning Commission of patting themselves on the back for preserving what he described as wasteland Towamencin. He claimed that the Township's codes are outdated and inconsistent with its planning documents and expressed frustration with spending tax money on consultants whose recommendations are then ignored. Referencing the Municipal Planning Code, he claimed the current zoning codes may be illegal, except under narrow circumstances.

He compared the Planning Commission's approval process to a "Communist central committee," with all property owners needing their approval. Additionally, he voiced concerns about property rights and Township responsibilities. He indicated the Township has changed significantly and the Board needs to legislate and update the codes accordingly.

Supervisor Warner encouraged everyone to attend the International Spring Festival held at North Penn High School on Saturday, April 26.

There being no additional business, the meeting was adjourned at 8:08 pm.

Respectfully submitted,



Colleen Ehrle
Director of Administration