

**Towamencin Township
Board of Supervisors
Work Session Meeting
May 14, 2025
7:00 PM**

Present:

Joyce F. Snyder, Chairperson
H. Charles Wilson III, Vice Chair
Kofi Osei, Secretary
Kristin Warner, Treasurer
Amer Barghouth, 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

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

Oath of Office

On Friday, April 25, 2025, Montgomery County Common Pleas Court President Judge Carluccio signed an order formally appointing Amer Barghouth as the new Township Supervisor. Mr. Barghouth will complete the remainder of an unexpired term ending December 31, 2025. Mr. Barghouth will be sworn in by Magisterial District Judge Edward Levine.

Background: Mr. Barghouth has been a Towamencin resident for several years. He holds a master's degree in International Environmental Policy and International Policy and Development, and a bachelor's degree in International Politics and Economics, from Middlebury Institute of International Studies, CA and Middlebury College, VT.

Board Reorganization

Chairman Wilson turned the meeting over to the Solicitor for appointments. Mr. Iannozzi asked the Board if they were prepared to consider reorganization and requested a motion from the Board to begin the process.

On a motion by Supervisor Snyder, seconded by Supervisor Osei, the Board approved the process for nominations to reorganize the Board.

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

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

Supervisor Warner nominated Supervisor Wilson as Chairman.

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

Supervisor Osei nominated Supervisor Snyder as Chairperson.

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

Following the vote, Solicitor Iannozzi announced Joyce Snyder as the new Chairperson of the Board of Supervisors. Additionally, Solicitor Iannozzi asked if the Board was prepared to motion for changes to the remaining board positions.

On a motion by Supervisor Warner, seconded by Supervisor Snyder, the Board approved Supervisor Wilson as Vice-Chair.

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

On a motion by Chairperson Snyder, seconded by Supervisor Osei, the Board approved Supervisor Osei as Secretary.

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

On a motion by Supervisor Osei, seconded by Chairperson Snyder, the Board approved Supervisor Barghouth as Assistant Secretary/ Assistant Treasurer.

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

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 final public meeting to present the Comprehensive Plan update will be held on Tuesday, May 27th, from 7 to 9 pm in the Meeting Hall. Residents are encouraged to attend and share their input on the future of the community.
- Staff from the Montgomery County-Norristown Public Library will return on Wednesday, May 28 at 11 am to provide their next story time for preschoolers in the Meeting Hall. Stay tuned for future programming updates by visiting our website and Facebook page.
- The Township Pool will open on Saturday, May 24. For more information or to purchase a membership, visit StandGuard Aquatics' website.
- Towamencin's annual Electronics Recycling Event will be held on Saturday, June 14 from 9 am - 12 noon. The event will be held at the North Penn High School parking lot at 1340 Valley Forge Road. Residents must pre-register for this event by accessing the Township's website for more information and a registration link.
- Join us for our second Classic Car Show on Saturday, June 28^h, from 9 am – 12:30 pm, at Fischer's Park.

Emailed Public Comments: None

In-Person Comments

Resident Jim Needhammer commented on agenda item Consideration of a Chicken Ordinance. He noted he strongly supports reducing the lot size requirement. For the Boards consideration, he supported a 15,000 - 20,000 square foot lot minimum.

Zoning, Subdivision and Land Development

PSDC Update – Shopping Center & Main Street Concept

PSDC representatives provided an update on the shopping center located at Allentown and Forty-Foot Roads as well as the latest update on a Main Street Concept. Ed Hughes, Esq., representing the applicant shared the applicant is submitting a text amendment application for the ELO Overlay District to allow 226 market-rate apartments. The applicant is also resubmitting plans for the shopping center pad sites.

Matt McHugh, Esq. noted the Main Street development was recently before the Planning Commission and confirmed a revised ordinance was submitted focusing on redeveloping the office park to residential-multifamily apartments. The applicant plans to retain the existing zoning for the Main Street portion. Supervisors Warner and Osei asked if the plans were to convert any of the

office buildings into residential unit buildings. Mr. McHugh noted the plan is for new construction consisting of approximately 254 multi-family units.

Wawa Update – Forty Foot Road & Sumneytown Pike

This item was postponed as the representative was unable to attend. It will be added to a future agenda.

Public Hearing: Zoning Amendment for R-14 Single Family Cluster Use

At the April 9th meeting, the Board authorized advertising the proposed zoning amendment by W.B. Homes, for a residential development located at 1780 Kriebel Road. The zoning text amendment will create a R-14 Cluster Single Family - Detached Dwelling Use Zone and add the use by-right in the Residential 175 District.

Solicitor Iannozzi presented exhibits and conducted the hearing. Christopher Canavan, W.B. Homes, Inc. President, provided a summary of the proposed amendment and answered questions posed by the Board and residents. Solicitor Iannozzi closed the hearing and returned the meeting to Chair Snyder.

Consider Adoption: Ordinance 25-03 - Zoning Amendment for R-14 Single Family Cluster Use

Adoption of this ordinance would create a R-14 Cluster Single Family-Detached Dwelling Use Zone and add the use by-right in the Residential-175 District as presented in the proceeding public hearing.

On a motion by Supervisor Wilson, seconded by Supervisor Osei, the Board adopted Ordinance 25-03 - Zoning Amendment for R-14 Single Family Cluster Use.

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

Supervisor Osei stated he is voting for motion but will be making a motion to change the current density and lot size restrictions. He feels these restrictions are not attractive to developers.

Chair Snyder advised Supervisor Osei that a vote could not be heard this evening since it was not part of the agenda, but it can be reviewed at a future meeting to consider advertising new changes.

Consider Waiver Request and Final Plan Approval for Core 5 at Park 31

The original Core 5 development plan was approved in 2020. The applicant is proposing revisions to the record plan. Changes include: modifying the building footprint and reducing overall impervious coverage. Sidewalks have been added or adjusted to provide access to building 3's

exterior doors. Retaining walls have been added adjacent to the western and eastern walls of building 3. Attorneys Michael Clement and Anthony Brunkan reviewed the plan details, layout and waiver requests, and answered questions from the Board.

On a motion by Supervisor Warner, seconded by Supervisor Barghouth, the Board approved the waiver requests and authorized the Township Engineer to draft an amended final plan resolution.

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

Amended Chicken Ordinance Presentation

The Township currently does not permit chickens on residential lots of less than five (5) acres. Last year, the Planning Commission recommended chickens be permitted on lots of about three quarters of an acre. For comparison, a review of neighboring municipalities was performed. A draft ordinance and map have been prepared for consideration. Will Brugger, Director of Planning, Zoning and Code Enforcement, reviewed the current code and the last proposed ordinance amendment, and reviewed a Township map identifying parcels with lot sizes of 20,000 sq ft and parcels of 30,000 sq ft or larger.

The Board asked questions and Mr. Brugger responded accordingly. The Board was agreeable to reducing the lot size requirement to 20,000 square foot lots. Mr. Brugger noted Township staff will update the proposed ordinance, then return it to the Township and County Planning Commissions for review and seek Board approval at a future Board meeting.

Consider Approval of Stormwater Operation and Maintenance Agreement - 1161 Hunter Hill Drive

The owners of 1161 Hunter Hill Drive own an approximately 25,300 square-foot lot within the Township's R-175 Residential Zoning District. They propose installing an inground pool with associated decking and equipment pad. They also plan to increase the size of the stone driveway. The total additional impervious coverage is approximately 2,522 sq ft. Due to the proposed increase of impervious coverage, a grading permit and stormwater management controls are required, which have been reviewed by the Township Engineer and Solicitor. The maintenance agreement for the stormwater facilities has been submitted for signature and recording.

On a motion by Supervisor Wilson, seconded by Supervisor Warner, the Board approved the Stormwater Operation and Maintenance Agreement for 1161 Hunter Hill Drive.

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

Old Business

None

New Business

Sewer Use Consumption Billing Concept Study Presentation

At the request of the Sewer Advisory Committee, the Township Sewer Engineer, Gilmore & Associates, has completed a sewer rate consumption study. The study was based on 2023 sewer expenses and available 2023 North Penn Water Authority water consumption records and updated to the 2024 flat rate billing. Bill Dingman, of Gilmore & Associates, reviewed the study's findings, emphasizing that volume-use expenses account for only 28% of the overall sewer system expenses. He offered comparison billing scenarios for residential use - depending on consumption levels – a flat rate, 100% consumption, 50/50 split, and a 28% consumption/72% flat combination.

The Board discussed the study results and asked questions. Mr. Dingman responded with examples. Several residents shared their feedback and preferences between flat-rate or consumption-based billing.

Resolution 25-24: Greenways, Trails & Recreation Program Grant (Pickleball Courts - Butch Clemens Park)

At the March 12th meeting, the Board approved a proposal for grant application services for funding future pickleball courts at Butch Clemens Park. The grant requires an approved resolution.

On a motion by Supervisor Warner, seconded by Supervisor Wilson, the Board approved Resolution 25-24, Greenways, Trails & Recreation Program Grant (Pickleball Courts).

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

Resolution 25-25: Greenways, Trails & Recreation Program Grant (Grist Mill Trail)

At the February 25th meeting, the Board approved a proposal for grant application services to fund a proposed trail connection from Grist Mill Park to Grist Mill Drive. With new playground facilities coming to Grist Mill Park this year, it is appropriate to plan for a connector trail between the two. A resolution is required as part of the grant application.

On a motion by Supervisor Warner, seconded by Supervisor Barghouth, the Board approved Resolution 25-25, Greenways, Trails & Recreation Program Grant (Grist Mill Trail).

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

Abstaining: N/A
Absent: N/A

Consider Proposal: Concept Plan & Grant Services (Skippack Creek Stream Restoration Project)

As requested by staff, the Township Engineer provided a proposal to produce a concept plan and grant services for a proposed stream restoration project along the Skippack Creek, on property owned by Perkiomen Watershed Conservancy, located on the western side of Old Forty Foot Road, between Old Morris Road and Kriebel Road. The engineer recommends applying for the Growing Greener Plus Grant Program. The project would be part of the Multi-Municipal Pollution Reduction Plan for the Skippack Creek Alliance with costs shared between 5 municipalities. The grant is due by June 20 and has a required 5% match. The proposal is for \$9,000.

On a motion by Supervisor Wilson, seconded by Supervisor Osei, the Board approved the concept plan and grant services proposal for the Skippack Creek Stream Restoration Project.

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

Resolution 25-26: Consider Appointment of Pension Board Trustee

The Pension Board is an advisory body to the Board of Supervisors on matters regarding the uniform and non-uniformed pension plans. There is currently a vacancy for the non-uniform representative. At the April 23rd Pension Board meeting, the Board recommended appointing Steven McMasters as the non-uniform representative for the defined-benefit pension plan.

On a motion by Supervisor Warner, seconded by Supervisor Barghouth, the Board approved Resolution 25-26, Consider Appointment of Pension Board Trustee.

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

Police Donation

The Police Department recently received a donation from Daniel Littley, Jr. in the amount of \$300. The Board must consider acceptance of this gift in accordance with the Township's Donation Policy.

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved the acceptance of the Police donation.

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

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

Supervisor Snyder commented May is High Blood Pressure and Stroke Awareness Month. She shared statistics on both health risks and encouraged residents to stay informed, recognize symptoms, and understand how to manage these conditions when an emergency arises.

There being no additional business, the meeting was adjourned at 8:33 pm.

Respectfully submitted,

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

Colleen Ehrle
Director of Administration