

**Towamencin Planning Commission  
Minutes  
July 7, 2025  
7:00 PM**

**Present:**

Brett MacKay, Chairman  
Nancy Becker  
Patricia Younce  
Joseph Vavra  
Michael Main  
Dennis McGeehan  
Craig Brown  
Edward Buonocore

**Absent:**

Rich Marino

**Staff:**

Mary Stover, Township Engineer CKS  
Douglas Leach, Assistant Zoning and Planning Officer

Supervisor Mr. Kofi Osei was present

**Approval of the June 2, 2025 Planning Commission Meeting Minutes**

A motion was made to approve June 2, 2025 minutes (amended to reflect that the Chicken Ordinance passed 7 to 1, NOT unanimously), by Mrs. Becker. Mr. Vavra seconded. All were in favor with Mrs. Younce abstaining.

**Old Business**

**A. PSDC Forty Foot Road and Allentown Road DEV. (SLD 840) – Preliminary Plan**  
PSDC did not appear for the meeting

**B. Additional Business/Public Comments**  
Chairman MacKay asked for comments –

Casey Hanks, Township Resident, said that he will continue to attend meetings to stress the importance of maintaining open space noting that once it is gone, it is gone.

Chairman MacKay asked Mrs. Stover for an update. She said that the final plans for NPHS had been received and that PSDC has resubmitted the ordinance for Main Street. Mr. Buonocore

asked if the Freddy Hill farmhouse had been included in the sale and was told that the developer would be attending the BOS meeting on the 9<sup>th</sup>. Mr. Main asked if the PSDC ordinance had been revised to show 250 apartments rather than 400 and was answered that it had been.

Mrs. Younce asked for clarification and Mrs. Stover explained that PSDC was scheduled to discuss the pad sites only at Allentown and Forty-Foot Roads tonight. She said that there are apartments on the SKF site and that PSDC wants to consolidate this and the shopping center parcel into one large parcel. She further clarified that the Entertainment Lifestyle Overlay District covers the whole parcel and that the shopping center is part of that.

Mr. MacKay asked if there was any update regarding WAWA and Mrs. Stover replied that they were on the 2<sup>nd</sup> BOS meeting in July.

Township resident from Jacobs Woods, asked about the planned expansion of the community. Mrs. Stover said that the community building was being moved, and some additional units had been proposed.

Mr. Vavra made a motion to adjourn, Ms. Becker seconded. All were in favor – 7:09 PM

Respectfully submitted,

*Douglas E Leach*

Douglas E. Leach  
Assistant Zoning and Code Enforcement Officer