

**Towamencin Township
Board of Supervisors
Monthly Meeting
July 23, 2025
7:00 PM**

Present:

Joyce F. Snyder, Chair
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
Timothy Troxel, Police Chief

Chair Snyder called the meeting to order at 7:01 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 the meeting to discuss legal and committee matters.
- Our next concert is Thursday, July 31st, featuring Don't Call Me Francis. Concerts are free at Fischer's Park; concessions are available for purchase at 6 pm, and concerts start at 7 pm. Check the Township website and Facebook for more information. Weather-related cancellations are announced by 1 pm on the day of the event.
- Bring the whole family and float under the stars! Join us at the Towamencin pool on Saturday, August 9, for Flick and Float, featuring Moana 2 on the big screen!

Emailed Public Comments:

Resident Tina Gallagher thanked those who donated food items for the Bean Bag Food drive on July 26. She asked for help bagging the items, offering pizza as a thank-you. She indicated items can be dropped off at the Township until Friday. She referenced the support received from community partners, Garden of Health and Giant Food Stores.

Resident Donald Litman expressed concern about the proposed development at Bustard and Forty Foot Roads, stating that increased traffic will further strain Sumneytown Pike, emphasizing

the public concern for responsible growth and the Township's failure to uphold its vision for a healthier, more welcoming community. He associated this with litigation costs and mismanagement. Mr. Litman criticized the Township Solicitor, citing conflicts of interest, noting the Solicitor's law firm represents developers and entities with interests opposed to those of the residents, alleging misuse of power, particularly in cases involving families of special needs children, and called for the Solicitor's removal. He questioned the transparency and necessity of the solicitor's prominent role and voiced concerns about the lack of public consent for waiving the solicitor's conflicts of interest. He then criticized developers for not contributing to road improvements related to their projects, leaving the burden on taxpayers. He proposed hiring a full-time in-house attorney to reduce costs and improve accountability.

In-Person Comments:

Resident Casey Hannings shared comments on Freddy Hill Farms, focusing on the environmental impacts caused by development. He cited scientific studies and shared statistics on the referenced environmental effects. He encouraged the Board to preserve this space and listen to residents' concerns regarding this development.

Resident Peter Van Thuyne thanked the Board for listening to residents and reading his letter at the last meeting. He referenced portions unread. He questioned the need for so much building, noting he spoke with Supervisor Osei and asked the same question. The response given was that Governor Shapiro wanted more affordable housing. This prompted him to research current property sales in the Township, where he found none of the listed properties were above the starting price of the low dollar amount for the proposed Freddy Hill development, approximately \$700,000. He asked what area Towamencin is being compared with for development growth and was told Chester County, which he found vastly different, with more farmland and open acreage. He asked the Board to compare Towamencin to similar sized townships. He feels the Township doesn't have to overbuild and changing zoning feels like overreach. He has not heard anyone talk about why this is good for the Township, except the developers. He asked the Board to reconsider other options, due to the current infrastructure limitations of the Township.

Resident Bruce Bailey commented on the recent rain and flooding, referencing the Turnpike blocking water flow in the Township. He feels it does not take much debris or building materials to block waterways. He reviewed the FEMA and Google Earth maps, and the Freddy Hill Farm property could be in a flood zone. He stated that there are not many buildable properties in the Delaware Valley. All these discussions about cluster housing, lot sizes, and parking spots are all distractions from the topic of flood water and the flows of rainwater.

Resident Kris Kazmar thanked those who serve on Township committees, noting their efforts are appreciated. He stated he strongly opposes zoning changes that will allow for additional residential units beyond what is permitted. The existing zoning was designed to maintain the character, infrastructure, and quality of life of the Township. He added across political lines, it is clear residents don't want increased housing, loss of open space, worse traffic and rising school taxes and utility costs. He urged the Township to vote no to zoning changes that allow more residential units; approving such changes would make it difficult to deny future requests. He proposes the R-14 cluster dwelling use for the Freddy Hill property, that maximizes dedicated open space by 35% or more. He also suggested that the Township negotiate with Freddy Hill owners to donate the dairy bar and fun center as part of the open space plan and lease the property to a business owner. He feels these suggestions could largely benefit the community.

Resident Sarah Tarpey commented on preservation in the Township, describing various environmental and natural encounters witnessed from her own backyard. She asked the Board to vote against future zoning changes and limit the new development to no more than 141 homes. She feels aside from traffic and congestion; there is more at risk. She has witnessed the water travel further on to her property and flooding. She asked, with all this new development, where will all the water go. She asked the Board, if you are not listening to the overwhelming number of opposed residents, who are you serving?

Resident Joe Silverman asked to take a moment to remember Marty Cohen, a Township resident who served as the treasurer on the Government Study Commission in 2023, who recently passed.

Gary Starkweather commented he is not for MRC. He feels if development is inevitable, the R-14 use should be used. He asked why Pinnacle has not been asked why option 2 or 3 does not meet the current code. He stressed he is for only the 141-unit plan. He moved here from a row home to get away from congestion and noise. He stated you have to take in all of the strain that comes with the development. He stressed to the Board that they must take into consideration what everyone is saying and asking.

Resident Tammey Donaldson commented she sent an email and read it aloud. She thanked all for their service to the community and recognized the significance of that contribution. Her family moved here drawn to the peaceful semi-rural character of the community, selecting Towamencin for its small-town charm and accessibility. She feels this may now be at risk. She referenced the care that Public Works has put into maintaining the community – and noted that the wildlife in the community is part of what makes it feel alive. She is disheartened by the proposal of 388 homes, she understands development but is only in favor of the 141-home plan. The local neighborhood was not built to accommodate or support such as large proposal. She noted traffic will only seep into the residential area, loss of habitat, damage to the environment, more runoff; she feels we need more open space and urges the Board to consider the 141-home plan.

Resident Barbara Bezar requested the Board to pave the basketball court and blacktop on Valley View Way. The court is currently in disrepair and in need of maintenance. She understands there is noise concerns. They were previously told this repair was in the budget for 2025, and with it now being July she does not think that will happen. She noted that the roads in the area were recently paved and thought this area would be as well. She expressed concern about the lack of an exit on the nearby trail and asked if signage and an apron could be installed.

Resident Paula Dreher commented on the ongoing stormwater issues in her neighborhood. She thanked Township staff for meeting with her. She noted she took a walk during the most recent rain, noting additional inlets might be necessary at Winding Road, which may result in less water on Central. She asked if this could be reviewed, referencing recent modifications she made to her property to help, then asked what progress has the Township made regarding the grant opportunity and project, as promised.

Resident Michael Jayes shared what his thoughts on what will happen if Freddy Hill Farms is overdeveloped; you will see the path of least resistance with commuter maneuvering.

Resident Richard Mullen said he cares about his Township. He asked the Board to consider mindful development and to do the right thing, referencing traffic concerns where he lives.

Resident Gregory Watts thought the development of Freddy Hill Farm was initially a lost cause because he did not feel the Supervisors were working in the best interest of the community and thought the only solution would be to move. He was pleasantly surprised to find the community

majority supported less development and wanted the same thing. He feels that people view this area as a great mix, so why change that? He feels it is the responsibility of the Board to find a solution to benefit everyone. He does not feel that current residents should have to sacrifice what they currently have for new potential residents.

Approval of Minutes

On a motion by Supervisor Wilson, seconded by Supervisor Warner, the Board approved the July 9, 2025 meeting minutes.

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

Zoning, Subdivision and Land Development

Wawa Update – Forty Foot Road & Sumneytown Pike

The Wawa development project at 1401 Forty Foot Road received conditional plan approval from the Board of Supervisors in March 2020 and again in March 2023. Tom Verrichia, Managing Member of Towamencin Sumneytown Pike LLC, explained that there is a litigation issue involving this property and the developer. He said he does not see it as a long-term problem. He also mentioned ongoing family matters that have prevented him from providing project updates and expects movement this fall.

Public Hearing - Amended Chicken Ordinance

The proposed ordinance would permit domesticated chickens in residential zoning districts as a non-commercial accessory use to single-family detached dwellings when the property is utilized for residential purposes and the lot size is greater than 20,000 square feet; roosters are prohibited. Solicitor Robert Iannozzi, Jr. presented the associated hearing exhibits. Will Brugger, Director of Planning, Zoning, and Codes, provided a summary of the proposed amendment. A court reporter was present to make a complete and formal record of the hearing.

Ordinance 25-06: Amended Chicken Ordinance

Adoption of this ordinance would permit domesticated chickens in residential zoning districts as a non-commercial accessory use for single-family detached dwellings, with lot sizes greater than 20,000 square feet, as presented.

On a motion by Supervisor Warner, seconded by Supervisor Barghouth, the Board approved Ordinance 25-06, Amended Chicken Ordinance.

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

Supervisor Osei shared his satisfaction that this extended matter is now resolved.

PSDC Main Street Zoning Amendment Discussion

PSDC representatives Matt McHugh, Esq., and John Alejnikov, of Bohler Engineering, presented an amended Main Street Overlay concept to the Planning Commission and Board of Supervisors at their meetings in June. The representatives reviewed additional changes to their proposed ordinance. The current version was revised to be consistent with the Township's Planning Commission recommendations. The main revision includes a maximum residential density of 8.5 dwelling units per gross acre (approximately 251 total units). The previous document referred to a maximum residential density of 400 dwelling units.

Supervisor Osei noted he has received resident feedback suggesting the Board should delay changing zoning for PSDC until progress is made on the shopping center. Adding, PSDC were recently on a Planning Commission agenda, but did not show up. He believes this shouldn't be on this agenda until PSDC has everything in order. Mr. McHugh clarified that he can't speak to the shopping center, but that they have a review letter from the Planning Commission. Due to the changes made, they resubmitted to the Planning Commission and believe the required approval from the County Planning Commission has already been met.

Mr. Alejnikov added there was a misunderstanding that they were scheduled for the Planning Commission meeting, but they would be at the next one. David Kraynik, Township Manager, added that several Township staff members and PSDC representatives participated in a June meeting, where this meeting was discussed. He felt it was inaccurate for Mr. Alejnikov to express PSDC was unaware. Mr. Alejnikov apologized for the mishap.

Supervisor Wilson asked if a review letter from the County's Planning Commission was received. Mr. McHugh responded there is one from the original submission and they are awaiting a response letter for the revised plan.

Supervisor Warner voiced concerns about PSDC's request to switch residential zoning between their two projects, which are on opposite sides of the road. She opposes increasing residential space for both projects. Mr. McHugh said that if the Board wants to remove that part from the Village Overlay plan, they will consider it. Supervisors Wilson and Barghouth supported Supervisor Warner's request to limit residential zoning.

Supervisor Osei said PSDC owner Mark Nicoletti promised to attend at least one public meeting until these projects are finished and has not. Yet, Mr. Nicoletti then threatened to hold a press conference claiming the Supervisors are preventing him from building apartments. Mr. Osei encouraged him to proceed.

Supervisor Snyder is disinclined to advertise until the Montgomery County Planning Commission has responded.

Supervisor Wilson wanted to confirm that it was understood that three of the five Supervisors had requested PSDC to amend their proposed plans to include less residential housing. PSDC representatives confirmed that this was their understanding.

Joe Silverman noted people are worried about traffic impacts from Freddy Hill and the same concerns should apply to this 250-unit project, along with the commercial impacts. He doesn't know how the Township will handle all the extra traffic.

Steve Meschino commented with all the proposed development, projected to be 500+ units, he questioned if the school district can handle the additional students. Considering the school district is an asset, he would like to see a plan to determine if it can handle the added capacity. Chair Snyder commented that it is something he should address with the District. Mr. Meschino asked if the district was aware of this plan, noting they should have representation at these meetings.

Gary Starkweather questioned the commercial vacancies, adding there's already too much housing units.

Joe Meehan stated according to the Township Comprehensive Plan, five developments are included, and four of the five proposed are owned by PSDC. He inquired if PSDC would consider swapping residential units between sites as an option; he would like to see the original total number of units proposed under the plan unchanged.

Resident John French asked for clarification for the site of the proposed – near Margaritas. He has noticed the plan would disrupt the open space and pond currently there, asking if that is accounted for under the new proposed plans. He questioned if the nature-side is being considered here.

Resident Bruce Bailey asked if these are privately owned properties. He doesn't see how the Supervisors can make deals to swap units between properties. He stated this is why they should stick to the zoning rules the way they are written.

PSDC Main Street Zoning Amendment – Consider Authorization to Advertise

The Board chose not to advertise the proposed PSDC Main Street Zoning Amendment. Concerns were presented by the Board. PSDC will address the concerns and return to a future meeting.

Old Business: None

New Business

Consider Special Counsel Engagement Letter - PUC Review Sewer Extraterritorial Service

The Township received an engagement letter from Dilworth Paxson to provide counsel in conjunction with compliance with the Pennsylvania Public Utility Code and other Public Utility Commission (PUC) orders, rules and regulations related to the Certificate of Public Convenience issued by the PUC to the Township to provide wastewater services to certain customers located outside of the Township. This engagement would extend to an application for abandonment that the Township will seek for the Certificate of Public Convenience, and a request to transfer all sewer assets to the Towamencin Municipal Authority. The engagement letter outlines a \$550 hourly rate for legal fees, with the firm agreeing to a 15% discount for these fees.

On a motion by Supervisor Wilson, seconded by Supervisor Osei, the Board approved the Special Counsel Engagement Letter related to the PUC review of sewer extraterritorial service.

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

Supervisor Osei commented this seemed to be a cleanup measure resulting from the sewer sale process, adding this came up during the PUC hearing. He wished less money had been spent on the sale.

Warrant List

The June Warrant list in the amount of \$1,516,161.80 was presented for approval. On a motion by Supervisor Wilson, seconded by Supervisor Warner, the Board approved the warrant list.

Voting Yes: H. Charles Wilson III, Joyce F. Snyder, Kristin Warner, Kofi Osei, Amer Barghouth
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 July 17. Chair Snyder summarized the Committee's report, reviewing the following topics:

Weikel Road Project	Tennis Lukens Cemetery – Headstone Restoration
2025 Road Paving & ADA Ramp Project	Veterans Park Engineering Design
Green Lane Park Soccer Fields	1807 Old Forty Foot – Hidden Driveway Request
Welsh/Orvilla Intersection Improvement Project	Brake Retarder Request – Old Forty Foot Road
Forty Foot Road/Newbury Way/PSDC Traffic Signal	Township Pool
Allentown Road PennDOT Safety Improvements	Grants
Comprehensive Plan	No-Mow Area - Township Building
MS4 Update	1775 Tomlinson Road Request
Grist Mill Park Improvements	Forty Foot Road Green Bike Lane Proposal
Restricting Truck Traffic on Old Forty Foot Road	100 Misty Meadow Lane Curb Replacement
Reducing Speed Limit – Forty Foot Road	Green Light Go Project – Sumneytown Pike
Kindle Dr & Amber Lane Storm Sewer Replacement	

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 July 16. Supervisor Warner provided the Committee's report, summarizing the following topics:

- June 2025 Financials

- Capital Budget Update
- Grant Reimbursements
- Transfer to Capital Funds based on 2024 Audit results

Consider Authorization to Advertise Ordinance: Comcast Franchise Agreement

The Township began the franchise renewal process with Comcast by holding a public input hearing on July 13, 2022, where the proposed franchise agreement was reviewed. However, with Township Manager transitions following that meeting, the next steps in facilitating the agreement did not take place. The Board has been provided with details of the negotiated agreement and the associated ordinance to review. The ordinance was prepared by the Cohen Law Group, on behalf of 17 municipalities within the Montgomery County Consortium. It is recommended that Towamencin move forward with the renewal process, by considering authorizing the advertising of this ordinance.

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board authorized the advertising of the Comcast Franchise Agreement ordinance.

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

Consider Historical Marker Responsibility Agreement (Washington Headquarters/Continental Army Encampment)

At the Board meeting on April 23rd, Towamencin historian and resident Brian Hagey and Victor Verbeke, Lower Salford resident, reviewed their submission to the Commonwealth's Historic Preservation Office. The application proposed adding a historical roadside marker by Wambold and Detwiler Roads to recognize the local encampment of General George Washington and the Continental Army, following the defeat at Germantown in October 1777. In June, they were notified by the PA State Historic Commission that their application was approved.

Brian and Victor met with the America 250 Committee to share the update and next steps in facilitating the process, including having the Township become the marker sponsor. As the sponsor organization, the Township will be responsible for coordination and costs associated with the marker installation and dedication event. At this meeting, the Committee recommended the Board accept the Township's role of sponsor and approve the marker responsibility agreement.

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved the Historical Marker Responsibility Agreement.

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

Consider Resolution 25-30: Sewer Rate Reduction Policy (Significant Damage/Uninhabitable Dwelling)

The Township has drafted a policy for temporarily reducing the sewer billing rate for residential sewer customers - living in single-family homes - who experience situations where their homes have been significantly damaged or destroyed by fire and deemed uninhabitable. In such cases, residents would make a written request seeking a reduction to their sewer billing rate noting the destruction, rendering their home uninhabitable. The temporary reduced residential rate shall be 70% of the residential sewer billing rate, beginning on the date the single-family dwelling is deemed uninhabitable by the Township.

Resident Bruce Bailey asked why residents in condominiums are excluded. Chair Snyder responded that she was unsure, and it should be discussed further. The Supervisors agreed to pause the vote until further clarification could be provided regarding Mr. Bailey's inquiry.

Consider Weikel Road Project – Change Order #5

A change order has been submitted by Nyce Construction Services for extra costs resulting from significant damage to the road surface from the extreme rain event on May 16, 2025, when the contractor was completing the road milling. Additional milling was also required to provide a cross slope needed for the final road surface. Considering these unforeseen expenses, the Township Engineer negotiated reduced unit costs with the contractor for base repairs, milling, and additional contract services. The Township Engineer has reviewed and recommended the change order in the amount of \$102,319.92.

On a motion by Supervisor Wilson, seconded by Supervisor Warner, the Board approved the Weikel Road Project change order #5.

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

Consider Towamencin Creek Interceptor Capacity Evaluation Proposal

The Township's Sewer Engineer was asked to provide a "will serve" letter for anticipated sewer service for the proposed subdivision and development of 1440 Sumneytown Pike (Freddy Hill Farms). Based on the latest sketch plan, the sanitary sewer generated from this development is estimated to be about 96,000 gallons daily and would be discharged into the Township's Towamencin Creek Interceptor and ultimately conveyed and treated at the Towamencin Municipal Authority's wastewater treatment plant. The Township will need to estimate current and future system flows and compare those flows to the hydraulic capacity of the existing sewer system to determine if there is sufficient capacity in the interceptor to accept this sewer discharge increase from the subdivision. Gilmore & Associates, Inc. submitted a proposal for \$10,000 to prepare a system capacity evaluation study.

On a motion by Supervisor Wilson, seconded by Supervisor Osei, the Board approved the Towamencin Creek Interceptor capacity evaluation proposal.

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

Casey Hannings asked for the numbers to be repeated. Chair Snyder asked him to see her after the meeting.

Bruce Bailey asked how the study could be approved if the units are unknown. Supervisor Osei explained that the proposal is based on the developer's sketch and aims to determine whether the application needs adjustments or if it is worth proceeding with engineering. Supervisor Wilson added that other developments are ongoing, so a capacity study is necessary.

Consider Committee Appointments

Residents have submitted applications expressing interest in serving on Township volunteer committees. The Board may now consider appointments for these requests. The EAC has a vacancy resulting from a member's resignation and have recommended promoting Corina Fiore, currently an associate member, to a full member, with a term expiring 12/31/27.

On a motion by Supervisor Barghouth, seconded by Supervisor Warner, the Board appointed Corina Fiore to serve on the EAC Committee, with a term ending 12/31/27.

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

There is a current vacancy on the Vacancy Board, with a term expiring 12/31/25. On a motion by Supervisor Wilson, seconded by Supervisor Warner, the Board appointed Wendy Fillgrove to serve on the Vacancy Board, with a term ending 12/31/25.

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

There being no additional business, the meeting was adjourned at 8:40 pm.

Respectfully submitted,

Colleen Ehrle
Director of Administration