

**Towamencin Township
Board of Supervisors
Monthly Meeting
August 27, 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
Noah Marlier, Esq., Township Solicitor
Mary Stover, Township Engineer
Niral Modi, IT Specialist
Timothy Troxel, Police Chief

Chair Snyder 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.
- Mark your calendars for our Volunteer Fire Company's Annual Chicken BBQ that will be held September 6th, from 3:30 pm – 7 pm (or until sold out). The dinners will be sold at Station A, located at 1590 Bustard Road. This popular event usually sells out.
- A message from our Tax Collector: North Penn School Tax bills are due on or before August 31st. Payments may be made in person or via drop box. Hours and payment information are available on the Tax Collector's website.
- Registration is open for our annual Turkey Trot. The Township's 5K at Fischer's Park is scheduled for Saturday, November 8, at 8 am. The registration link and details are available on our website and Facebook events page.

Emailed Public Comments:

Resident Lisa M Lieb implored the Board of Supervisors not to approve zoning changes for the Freddy Hill Farm property that would allow increased housing density. She shared a personal experience of traffic congestion on Summeytown Pike at 3:30 PM, even when school was not in session or rush hour, highlighting the infrastructure is already strained. Her main concerns were:

- Inadequate road capacity to handle traffic from proposed developments:

- 250 units at Bustard Rd & Sumneytown Pike
- 34 homes at Walton Farm
- Potential 300+ homes at Freddy Hill if rezoned
- Estimated thousands of additional vehicles on local roads (Sumneytown Pike, Kriebel and Troxel Roads, etc.)
- Lack of plans to alleviate traffic issues
- Overcrowding of North Penn School District.

Resident Ezra Schwartz wanted to clarify the record regarding Supervisor Osei's claims about the chicken ordinance process. He believes, contrary to Supervisor Osei's statements, the ordinance was not "entirely written" in May, nor was it delayed due to partisanship. He referenced comments made by Supervisor Osei at the June 11 Board meeting. The ordinance has been under careful review since 2017, with input from staff, the Planning Commission, and the Board to ensure it addressed zoning, enforcement, and public health concerns. Claiming that only the lot size needed resolving ignores the significant legal and logistical work involved. He believes the updated ordinance reflects years of responsible governance, not political obstruction. He added, Mr. Osei's repeated partisan remarks and attempts to blame Republican leadership are inaccurate and unfair; and his public behavior - marked by vague references and inconsistent framing - undermines trust and transparency; accountability is not a personal attack, it's a public duty. He closed emphasizing he's correcting the record for the sake of honest governance.

Resident Lynn Sweet-Reimel expressed strong opposition to the proposed Main Street overlay zoning amendment, citing contradictions in Supervisor Osei's actions and Supervisor Snyder's alignment with him. She argued that Osei, once a founder of NOPE and drafter of the Home Rule Charter, is now supporting a rezoning plan that benefits private developers - particularly PSDC, which owns key parcels - despite his stated opposition to privatization. She raised concerns about traffic, school capacity, and infrastructure strain, and criticized Osei for misleading the public, advancing political agendas, and putting self-interest over residents. She also questioned Snyder's mixed signals on the plan. She praised Supervisors Wilson and Warner for challenging PSDC's proposals and warned that approval would turn Towamencin into a congested corridor, eroding the township's character; she concluded with a call to stop rezoning.

Resident Janaki Spickard Keeler commented that she was in favor of any project that moves toward solving the housing crisis. She believes rent and housing prices are too high for her generation because there's not enough supply. She expressed luck that she is finally a homeowner in her 40s! She hopes the Board will push for as many units as are feasible in the Freddy Hill area. Traffic issues can be addressed, especially with the additional tax revenue; easing the housing shortage benefits for everyone.

Resident Charlie and Gina Bernitt offered comments on the Comprehensive Plan, expressing concern over repeated references to "multi-family housing," "additional multi-family units," and "higher density townhomes or apartment developments." While they recognize that some development is natural, they believe that maximizing population density is not the right approach. More appropriate levels of new housing - aligned with existing township infrastructure, budget, and zoning - are already under consideration and would be far more suitable. They questioned why such wording is included at all, unless there are hidden motives to push high-density housing in a community that neither has it now nor shows interest in pursuing it in the future. They emphasized that this is not a political issue, but a matter of common sense

and community consensus, as most residents prefer to maintain current zoning. They urged the Board not to approve the plan in its current form unless this language is removed.

In-Person Comments:

Resident Peter Van Thuyne shared that through his door-to-door visits with neighbors, he has yet to come across a resident who supports over development, regardless of party affiliation. He referenced the public participation cited in the draft Comprehensive Plan update, emphasizing the highest percentage of importance referenced was to preserve open space, walkable communities, park and recreational improvements, restaurants, bars and entertainment options. He referenced the theory that the Township must build more housing, to facilitate retail and restaurant development, adding he feels the document assumes residents are sitting home because the Township is lacking in those areas. He urged the Board to read the quality-of-life priority list within the draft plan and work in a bipartisan manner to address future development.

Resident Casey Hannings referred to the public survey information included in the draft Comprehensive Plan update, noting the majority participants considered preserving open space and protecting the environment as high priority to them. He tied this data with preserving the open space at Freddy Hill Farms, noting its ecological value. He finds that both Pinnacle plans lack prioritizing the environmental and ecological impacts.

Resident Daniel Quinn echoed similar sentiments, emphasizing existing stormwater issues in the area surrounding Freddy Hill Farms. He transitioned to the bridge on Canterbury Drive and questioned if it can handle the anticipated volume increase with more traffic if these plans move forward. He asked that this bridge be evaluated in development discussions.

Resident Bruce Bailey referenced protesting tactics to prevent the development of land, emphasizing the power of the people. He commended resident Casey Hannings and his commitment to bringing attention to preserving Freddy Hill Farms. Mr. Bailey stated there is path the Board could take to stop development via the state constitution and urged the Supervisors not to support the developers.

Supervisor Osei clarified when the sale closes, the Township would receive a realty transfer tax, it has not closed to date, but the property is under contract; adding efforts to delay the development of the property would impact the Seipts. He believes too much in property rights to interfere in the process and is not entertaining opinions to delay development or force them to sell to the Township; but would entertain measures to preserve more open space.

Resident Justin Bridge commented to the Supervisor, who support the zoning change, he does not believe much cogent thought has been given to traffic and school impacts, stressing “we don’t want it.”

Resident Sue Rieck commented on the draft comprehensive plan, stating the proposed zoning changes are scary. She said this document is about the future of Towamencin. She feels some Supervisors are not listening to residents, who continue to reiterate the same opposition to zoning changes and high-density development. She opined the Township will resemble Phoenixville if they move ahead with the recommendations in the document. She suggested residents consider this comprehensive plan update when voting in November.

Resident Nancy Ness expressed her concern with the Township’s allowance for open burning. She shared how it impacts her life being retired and the medical impacts for those with asthma,

etc. She believes many are unaware of the guidelines within the ordinance, specifically when and what yard waste can be burned, adherence to distance from buildings/structures and consideration for hazardous weather conditions. She emphasized the safety issue and asked the Board to consider ending the open burning use within the context of adding more residences.

Resident Gabriel Gutner was inspired by the resident who provided public comment and is looking forward to meeting the Township's representatives. He shared traffic and environmental concerns with the proposed development. He moved to Towamencin, from Philadelphia, for the open space and community.

Resident Christina Eppolito referenced confusion amongst residents on what the MRC (mixed residential cluster) application means. She referred to the related ordinance – noting it allows developers to apply but requires a zoning map amendment to move forward. She stressed this is important for the Pinnacle's application as it could add hundreds of new homes with lasting effects to schools, traffic, and the character of the Township. She cited this as why she and Angela Illingworth are running for Township Supervisor in November. She said what happens in their community should be what residents want, not what someone thinks they want. She stressed the importance to vote in this election, then referenced the unit total estimates referenced for developments noted with the comprehensive plan.

Resident John Campisi commented we the people don't want massive development. He implored on the Board to listen to the residents and their concerns. He referenced an ongoing stormwater issue at his property, noting his home still floods, and current speeding on Kriebel Road.

Resident Barry Kenyon shared he has lived in Towamencin since 1981. He emphasized that Nash Elementary school will have the burden of the influx of children with the proposed residential developments. He asked how many more temporary buildings will be needed at the school and how high the school district taxes should these developments move forward?

Approval of Minutes

On a motion by Supervisor Warner, seconded by Supervisor Wilson, the Board approved the minutes of the July 23, 2025, meeting.

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

Voting No: N/A

Abstaining: N/A

Absent: N/A

Zoning, Subdivision and Land Development

PSDC Main Street Zoning Amendment Discussion

PSDC representative Matt McHugh presented an amended Main Street Overlay concept to the Planning Commission and Board of Supervisors. They reviewed additional changes to their proposed ordinance. The current version has been revised to be consistent with the recommendations from the Township's Planning Commission. The main revision of the updated ordinance 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. Mr. McHugh proposed a date for the advertisement of October 8, 2025.

Supervisor Wilson asked to see a map of the proposed area. Mr. McHugh noted that it had been provided and further clarified details about where residential use is permitted. Supervisor Wilson reiterated his concern about keeping residential units away from Reiff Road.

Supervisor Osei responded to objections from a Planning Commission member regarding apartments on the bridge side. He also referenced the Chicken Ordinance and expressed his approval that the Board is overruling the Planning Commission recommendations. He urged his colleagues to still consider including some form of single-family dwellings along the bridge side of this proposal to align with the main street overlay and promote modernization. He believes the Township is losing tax dollars due to the decline in office building values. He also stated that he believed this proposal could have been passed with a favorable vote a year ago, as the same concerns were discussed then. He made comments about the current composition of the board. He stated he will only vote for the advertisement if two conditions are met: removing the story restriction while keeping the height and density restrictions, and dropping parking requirements to 1.5 per dwelling unit, citing various reasons to justify his opinion.

Supervisor Warner mentioned she shares the same concerns as Supervisor Wilson that the Township is not seeing development everywhere. She apologized to the residents who attended and were unable to see a visual of the plan due to technical difficulties. Mr. McHugh noted that all the plans will be available for public review. Supervisor Warner reiterated her concern about parking – she does not believe the proposed options are realistic. Mr. McHugh noted that there are various studies and information available, and he again explained the parking proposal.

Supervisor Wilson asked Mr. McHugh to bring an exhibit for their next presentation showing current parking compared to the proposed and include the businesses that need to use them.

Supervisor Barghouth stated he opposes the proposal. He referenced the plan initially showing the use of existing structures along with the addition of three new ones. He believes there is no solution to the previous problems and that it only creates new ones. Mr. McHugh explained that their planning aligns with current market trends, which indicate that having residential units determines which businesses will occupy space.

Supervisor Warner asked why PSDC doesn't convert existing buildings for residential use; Mr. McHugh noted that it's not always feasible, and it is easier not to convert.

Resident Harry Rieck made comments to Supervisor Osei about reducing parking requirements and on the Comprehensive Plan, noting the plan includes several sections with recommendations, especially S21, which discusses lowering parking requirements across the Township. He considers this idea to be ludicrous and reiterated that everyone is saying to listen to the residents, but feels the comments made tonight show that the Board is not listening. He believes the supervisors have their own agenda and are trying to push it onto the residents.

Resident Bruce Bailey commented on the recent SEPTA problems and the lack of connectivity in the area, but he does not understand the debate over parking requirements. He referenced site requirements and percentages allowed for paving. He recalled previous discussions on water drainage and where it goes. He indicated the Township already has a drainage issue.

Resident Holly Bechtel asked for clarification on what is being proposed for residential use - whether converting the current building at the corner of Bustard and Sumneytown or constructing a new one. The Supervisors clarified the proposal. She also asked Supervisor Osei to clarify his remarks about not voting for anything greater than four stories. Supervisor Osei responded that he will not vote for the text amendment without the removal of the story restriction.

Resident Lori Morrissey questioned where the new multi-family would be built and whether the pond would be removed. Mr. McHugh explained the proposal and stated that the pond would not be removed. She asked how the other two buildings would be used. Mr. McHugh clarified that the current proposal is a concept plan for what would be allowed, but it could change if approved. She concluded that housing does not determine where offices are placed.

Resident Pat McKivert asked the Board to vote no on the PSDC proposal. He is tired of seeing empty PSDC-owned buildings in the township and feels that voting no is a way to hold them accountable for the shopping center eyesore. Maybe that will motivate them to finish their projects.

Resident Lisa Sugart commented that traveling down Bustard Road, past the Firehouse, there is a town home development where cars park on the main road. She wondered if that development meets the current parking requirements. She responded to a PSDC quote from this evening about “feeling confident they will meet the requirement” – she does not feel the same. Lastly, she took issue with an earlier comment when asked if an existing building could be converted, and PSDC indicated it is easier to add a new building. She responded that while that is easier for PSDC, the residents who live here must pay for what is easier for PSDC.

Supervisor Wilson asked about the number of units allowed in 3A. PSDC reps were uncertain, as was Mary Stover, CKS. Mr. McHugh mentioned that PSDC plans to avoid residential units on the other side of the street. Supervisor Wilson noted that PSDC is making concessions to gain benefits from this new proposal; he added that if it is approved, efforts will be made to keep it away from the existing residential areas.

PSDC Main Street Zoning Ordinance Amendment – Consider Authorization to Advertise

On a motion by Supervisor Wilson, seconded by Supervisor Warner, the Board authorized advertising the PSDC Main Street Zoning ordinance amendment.

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

Supervisor Osei mentioned that the residents have said they don’t want housing here. He believes the amendment should be changed to reduce impervious surface, or the Board should not rezone.

Consider Approval of Certificate of Completion – The Shops at Town Square

In accordance with the security agreement, the Township Engineer has reviewed the request for a reduction in the amount of financial security posted for the site improvements. Based on the review, it has been determined that the items included in the current reduction have been satisfactorily completed by the developer. The Township Engineer has prepared a certification of

completion (#1) in the amount of \$551,875.31 for the escrow release and recommends its approval. This release reflects the project's required 15% retained maintenance security.

On a motion by Supervisor Wilson, seconded by Supervisor Barghouth, the Board approved the certificate of completion for The Shops at Town Square.

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

PSDC Forty Foot & Allentown Roads Shopping Center Pad Sites – Presentation & Waiver Requests

The applicant plans to add four pad sites along Forty Foot Road, remove the above-ground stormwater basins, and build underground stormwater basins. The proposed pad sites include a restaurant with possible outdoor seating and retail store, a restaurant with a drive-through, a bank with a drive-through, and a restaurant with a drive-through plus two retail stores, totaling seven commercial spaces. The development is proposed under the requirements of the "ELO – Entertainment Lifestyle Overlay" Zoning District. All spaces need Conditional Use approvals.

Ed Hughs, Esq., PSDC representative, and Matt Landro, Bohler Engineering, presented the proposed pad sites and discussed the related waiver requests. Mr. Landro emphasized the importance of aligning this project with the PennDOT grant for intersection improvements and infrastructure. He also highlighted that a comprehensive stormwater management plan is necessary for this project. Mr. Landro reviewed the proposed waivers and comments from the Township's Planning Commission. Mary Stover provided additional clarification on various waivers.

The Supervisors asked various questions about the proposal, waivers, and stormwater system explanations. Mr. Landro and Mary Stover provided details.

Resident Lori Morrissey said she hoped for an update on the ghost-town shopping center. She expressed displeasure with the current state and doesn't think allowing them to build seven more spaces makes sense if they can't fill what's already there. She doesn't believe there's a good-faith effort to get tenants and strongly feels there's a problem with PSDC.

Resident Nancy Ness asked for clarification on the map presented; she added her support of the previous speaker's comments.

Resident Bruce Bailey commented on stormwater and the issues that need to be considered. He also noted he is against underground vault storage for stormwater. Additionally, he expressed opposition to the installation of the LED Sign.

Resident Jay Minicks commented that he would like the Supervisors to speak into the microphones, not off to the side of the microphone.

Resident Leon Cushiaon asked how long PSDC has owned the land. PSDC's representatives said they do not have that information; they were only hired to present the items involved in this project. He also asked about a previously proposed traffic light, to which the representatives responded that it is not part of this proposal. Mr. Cushiaon added, "you shouldn't get dessert if

you haven't finished the main course." He stated that the current buildings should be filled before new buildings are approved. Mr. Hughes noted that this effort would help to fill the other retail vacancies.

Supervisors reminded residents to focus their comments on the current proposal and save unrelated remarks for when those items are discussed. The Supervisors clarified what is being voted on.

Resident Allan Sugart stated he does not believe that if individual residents requested this many waivers, the Board would not approve them. He questioned what PDSC is allowed to do or obtain. He asked why the Township is giving in to PDSC, considering what they haven't done in the community. He stated he has no trust in this builder. He concluded that once these are granted, they will leave, and the Township will be left with the consequences.

On a motion by Supervisor Wilson, seconded by Supervisor Osei, the Board authorized staff to prepare a resolution for preliminary plan approval that includes the waivers for the pad sites.

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

The Supervisors reiterated that a motion is being made tonight to move forward with the waiver proposal, but additional steps are needed to determine if the complete proposal is approved.

Supervisor Osei mentioned he's okay with the current waiver proposal, but that doesn't mean he's necessarily in favor of future proposals, and tonight's vote doesn't bind him to that. He emphasized these things take years, and by voting for this today, there will be no buildings tomorrow. He feels the Board needs to review policies to get the developments moving. He believes blocking this proposal does not help complete the shopping centers.

Supervisor Barghouth noted he understands where the residents' comments are coming from, noting they are valid.

Proposed Modifications to Lighting Requirements (Township Code - Appendix 136A & B)

The Township Engineer has reviewed the proposed amendments to lighting standards recommended by the Environmental Advisory Council (EAC). The engineer has no issues with the proposed changes and suggests that the Township consider updating additional information for review with the lighting plan, which could be incorporated with the final plan in the Subdivision and Land Development Ordinance. Mary Stover summarized the proposed modifications.

Chair Snyder added the Planning Commission had reviewed and approved the proposed changes. Supervisors Warner and Wilson inquired if the changes would affect aesthetics and the Overlay District's standards. Mary Stover provided clarification.

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board authorized staff to prepare an ordinance to modify the Township's lighting requirements.

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

Old Business: None

New Business

Comprehensive Plan Update Report – Summary Presentation/Review

A draft of the Comprehensive Plan update was presented at a public meeting in May. Peter Simone of Simone Collins Landscape Architecture reviewed the update process and community participation. He provided further context for some of the comments made at this meeting. Mr. Simone emphasized the Comprehensive Plan is an advisory document.

Supervisor Osei commented that before the Comprehensive Plan is approved, especially regarding requirements for S5, which covers zoning for multi-family workforce housing - requirements that he feels would place a burden on the Township and renters - he believes the Board should vote up and down for each recommendation. He recommends that all advisory boards do the same, as well as, the County Planning Commission.

Supervisor Wilson noted he has several issues with plan as echoed in the public comments. He feels the report needs work and would not support it as it stands right now. He expressed concerns about density, apartments vs. homes, additional dwelling units allowed on a property.

Peter Simone mentioned that it would be helpful to get updated comments from the Board about what they are looking for, such as what to include and what to exclude. Supervisor Snyder suggested an individual meeting with the Comprehensive Plan as the only item on the agenda. She noted the Board will arrange a meeting to hold such a session. Mr. Simone proposed that, in the meantime, a simple markup would be very helpful to them.

Resident Peter Van Thuyne is concerned about the AADT used for calculations. He mentioned creating figures based on traffic studies that include nine months of high-volume traffic and adding three months of lower numbers, which can make the data appear as desired. He observed that everyone keeps talking about traffic and safety, leading to fears of overdevelopment. When you overdevelop, you detract from those who moved here to escape the city, and now our schools and infrastructure can't keep up. We must ensure we address the traffic properly.

Resident Casey Hannings' main takeaway was that the public is very concerned about the environment, open space, and the preservation of natural resources. He noted that private property must be respected, but the environment does not start or end at a property line. He hopes the Board considers this in their decision-making for Freddy Hill Farms and all development.

Consider Grant Services Proposal – Transportation Set-Aside Program (Bustard Road Trail Connectivity Improvements)

The Board of Supervisors commissioned the Township's Sidewalk and Connectivity Study in 2023. The plan recommended a series of connectivity improvements, including sidewalks and trails throughout the Township. This grant application focuses on Phase 1, which involves constructing new bike lanes, sidewalk paths, and connecting Firehouse and Bustard Road parks to Nash Elementary School, as well as linking residential neighborhoods and the proposed Town Center. The Township's planning consultant, Simone Collins, has submitted a proposal to update the Transportation Set-Aside Program grant application for a total cost of \$3,250; a previous application was submitted in 2023.

On a motion by Supervisor Warner, seconded by Supervisor Barghouth, the Board approved the grant services proposal as presented by Simone Collins.

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

Warrant List

The August Warrant list in the amount of \$1,247,578.33 was presented for approval. On a motion by Supervisor Osei, seconded by Supervisor Barghouth, the Board approved the warrant list.

Voting Yes: Joyce F. Snyder, H. Charles Wilson III, 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 provided a summary of the following items:

- Weikel Road Project
- Central Drive Inlets
- 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
- Kindle Drive & Amber Lane Storm Sewer Replacement
- Tennis Lukens Cemetery – Headstone Restoration

- Veterans Park Engineering Design
- 1807 Old Forty Foot Road – Hidden Driveway Request
- Brake Retarder Request – Old Forty Foot Road
- Township Pool
- Grants

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:

- Meeting with TVFC
- July 2025 Financials
- Capital Budget Update
- Grant Reimbursements
- Potential Borrowing

Consider Ordinance 25-07: Comcast Franchise Agreement

The Township initiated the franchise renewal process with Comcast by holding a public input hearing on July 13, 2022, during which the proposed franchise agreement was reviewed. The Board has been provided with the negotiated agreement details and draft ordinance for review. The ordinance was drafted by the Cohen Law Group on behalf of 17 municipalities within the Montgomery County Consortium. The ordinance was advertised and is recommended for approval.

On a motion by Supervisor Wilson, seconded by Supervisor Osei, the Board approved Ordinance 25-07, Comcast Franchise Agreement.

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

Consider Engineering Design Proposal – Veterans Park Phase A

The Township requested the Township Engineer to prepare a proposal for design plans for Veterans Park, Phase A. This project is to develop Veterans Memorial Park as outlined in the park's Master Plan. The \$55,500 proposal covers design, specifications, permits and applications, bidding documents, and administrative services for the project.

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved the Engineering Design Proposal for Veterans Park Phase A.

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

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

Supervisor Osei mentioned that part of this land is owned by PSDC. He inquired about any progress made. Chair Snyder and Supervisor Wilson observed that steady progress is ongoing.

Consider Adding Signage & Renaming “No Mow Area” at Municipal Entrance

The Environmental Advisory Council (EAC) has coordinated efforts to restore the no-mow area at the Municipal Complex entrance, off Troxel Road. During the restoration project, the EAC plans to prepare a description and display an information sign explaining the project's purpose. The EAC has also proposed changing the name from “no-mow Area” to “Troxel Meadow.”

On a motion by Supervisor Warner, seconded by Supervisor Barghouth, the Board approved adding signage and renaming the area to Troxel Meadow.

Voting Yes: Joyce F. Snyder, H. Charles Wilson III, 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)

A policy has been drafted to temporarily reduce the sewer billing rate for residential sewer customers, whose dwellings have experienced significant damage or destruction by fire and deemed uninhabitable. In such cases, residents must submit a written request for a reduction in their sewer billing rate, noting the damage that makes their home uninhabitable. The temporarily reduced sewer rate will be 70% of the standard residential sewer billing rate, starting on the date the Township declares the dwelling uninhabitable.

Mr. Kraynik mentioned that the previous version referenced only single-family homes; the resolution has since been updated to include all types of dwellings.

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved Resolution 25-30, Sewer Rate Reduction Policy (Significant Damage/ Uninhabitable Dwelling).

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

Consider Grant Services Proposal – DCED Local Shared Account (Skippack Creek Interceptor)

The Township requested that the Sewer Engineer submit a proposal to prepare a grant application for replacing another segment of the Skippack Creek Interceptor (SCI), as part of the Department

of Community and Economic Development's PA Local Share Account program. The project includes replacing about 2,000 linear feet of interceptor pipe. The interceptor was previously televised and determined to be beyond its useful life. Phase 1 has been successfully completed. Phase 2 is scheduled to begin shortly. It is recommended that the Township seek the full \$1,000,000 for construction; no match is required. Gilmore & Associates has provided a proposal to prepare the grant submission for \$2,500.

On a motion by Supervisor Wilson, seconded by Supervisor Barghouth, the Board approved the grant services proposal for the Local Shared Account submission (Skiptack Creek Interceptor).

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

Acceptance of Donation

The Police Department recently received a donation from Charles Favata for \$100.00. 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 accepting the donation.

Voting Yes: Joyce F. Snyder, H. Charles Wilson III, 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 9:48 pm.

Respectfully submitted,



Colleen Ehrle
Director of Administration