

**Towamencin Township
Board of Supervisors
Work Session Meeting
October 8, 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
Tim Troxel, Chief of Police

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 available live via Zoom for residents who cannot attend in person. Public comments submitted by 4:30 pm today will be read at the start of the meeting, followed by in-person comments. Reminders: When emailing comments, be sure to use the info@towamencin.org email address, and for in-person comments or questions, please use a microphone, as Zoom does not pick up voices from the audience.
- The first budget work session was held on October 1st; remaining dates are October 15th, 29th, and November 5th. These meetings will take place at 6:30 pm in the Township's Meeting Hall and broadcast via Zoom for those unable to attend in person.
- Registration is now 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 can be found on our website under the "Events" section and on our Facebook events page.
- The Police Department will host its annual Trunk or Treat event on Saturday, October 25, from 5 to 7 pm in North Penn High School's parking lot. This event is a fun activity for the whole family.
- National Drug Take Back Day will be held on Saturday, October 25, from 10 am to 2 pm, at the Township's Police Department lobby. Bring in unneeded medications for safe disposal.

Emailed Public Comments:

Resident Lynn Fox urged the Supervisors to vote NO on the proposed Main Street Overlay Ordinance. After reviewing the ordinance text, exhibits, and official discussions, she outlined her concerns with the ordinance: it creates a new overlay district that removes parcels from the Village Overlay to allow mixed-use development; it allows future density increases by enabling changes based on market conditions, setting a dangerous precedent; it caps residential units at 250, but can be revised later; it removes the residential use from Sector 3C, which is misleadingly calling it a reduction despite planned commercial development. She believes the ordinance offers PSDC long-term flexibility and leverage, weakens future Boards, and poses ongoing risks. Voting NO protects Towamencin and supports residents over developer-driven zoning changes.

Resident Maureen Parry asked the Board not to change the current zoning code for the property at Sumneytown Pike and Bustard Road. She stated the existing code already allows up to 25% residential density, which is more than sufficient. Rezoning the density cap entirely would overwhelm the area with traffic, increase activity, and negatively affect property values and quality of life. She indicated she and her husband chose to live in Towamencin, over 20 years ago, for its peaceful, family-friendly environment. She believes allowing excessive apartment development threatens the very character of the community. She urged the Board to listen to the community and reject this rezoning proposal.

Resident Peter Van Thuyne shared after speaking with Joyce, it appears the main reason for the vote on the Comprehensive Plan update is to authorize payment to the consultants for their work. However, based on the August 27 meeting and public feedback, along with comments from Kofi, Chuck, and Joyce expressing concern, I urge the Board not to approve the plan at this time. If the goal is simply to pay the consultants, the Board can make a separate motion for that without approving an incomplete or unrepresentative plan. As for the adding a crosswalk at Bridal Path Road to North Penn High School, he feels this may be unsafe, as there are no sidewalks along Sumneytown Pike or in the surrounding neighborhood to support safe pedestrian access. Adding a crosswalk without first improving pedestrian infrastructure could increase risk at an already busy intersection. Please consider whether this aligns with best practices and prioritize the safety of children before proceeding with this addition.

Resident Ezra Schwartz believes this ordinance is irresponsible planning, it's a setup for long-term high-density development, higher taxes, and permanent damage to Towamencin's character. It doesn't create a zoning tool; it hands control to developers. He feels the Main Street Overlay Ordinance enables high-density housing, with a 250-unit cap that is not binding; allowing for conditional use expansions, revisions, and market-driven changes, meaning PSDC can return later to request more units and argue the groundwork has already been approved. Page 3, section 3's reference to "changing market conditions" is a loophole, not a safeguard. He feels affordability claims are misleading: qualifying for a modest unit requires high credit, significant income, and a large down payment, add HOA fees, and it becomes unaffordable for many working families. This is not attainable housing, but a financial burden. He indicated the tax implications are severe, referencing the District's 5% tax increase for 2025–2026 and individual costs to educate students. He warned that voting yes would mean accepting the consequences: tax hikes, traffic congestion, overcrowded schools, and loss of community character. He told the Board that if they don't fully understand the ordinance or its long-term effects, they should vote

NO; and if they care about the residents who trust them, they should vote NO. He urged the Board to reject this ordinance and protect Towamencin.

Resident Candi Roberts commented that she has worked in disaster zones, war zones, and refugee camps, observing what happens when leadership fails and those in power stop safeguarding the community. She warned that this ordinance signifies a breakdown in responsible leadership and is reckless, criticizing it as a developer-driven plan that shifts costs onto residents and dismissing claims of affordability by citing projected unit prices of \$600,000–\$900,000 plus additional expenses. She highlighted the financial strain, referencing North Penn School District’s recent tax increase of over 5% and the long-term costs of educating students from potential high-density developments. She also expressed concerns about a lack of transparency and accountability among certain Supervisors aligned with political candidates, specifically citing restricted access to campaign information and poor communication. She urged the Board to reject the ordinance, calling it delusional, irresponsible, and not in the community’s best interest.

Resident Gus Fox commented that he wanted to clarify that power reveals a person's true nature; if you want to see who someone really is, give them power and watch what they do with it. That is when the mask comes off. He feels we are digging deep with this ordinance and referenced an Aristotle quote: “A wise man loves to be corrected.” Anyone who seeks to replace error with truth is wise. He observes that the Supervisors double down on bad decisions, ignore residents, and act like silence is leadership, which he claims is not wisdom but ego. He said that lost time is never regained, and Towamencin has already lost too much - trust, transparency, and control over its future - and once that is gone, you can’t get it back or undo the damage. He continued the high-density ordinance is not just bad policy, it’s a betrayal. You’re not protecting Towamencin; you’re selling it off, piece by piece, to developers who don’t live here, don’t care, and won’t deal with the fallout. Residents, however, will have to contend with traffic, overcrowded schools, rising taxes, the loss of open space, infrastructure stress, and the erosion of what makes this township worth living in. He asked, and all of that for what? Unaffordable units are priced over \$600,000. He believes this is neither sustainable nor smart, but reckless. He endorsed specific candidates who have opposed high-density development and shown up for the community. He said they’re not hiding behind silence - they’re speaking out and standing with the residents. He urged the Board to vote no.

Residents Jen and Rob Sukaly are opposed to changing the current zoning code for the property at Sumneytown Pike and Bustard Road. The current code has a residential density cap of 25 percent. They asked the Board not to rezone or change the cap to zero. We cannot manage all the traffic in the area and feel it will negatively affect their property value. They asked the Board to consider the community's opinions and refrain from moving forward with this rezoning.

Resident Mike and Mary Jayes expressed frustration and embarrassment over the Township being known for the “bridge to nowhere,” criticizing current zoning amendments that contradict the original vision of creating a “village-like” atmosphere. Recalling past efforts to prevent inappropriate development, such as excessive building heights for hotels, and arguing that current plans prioritize business interests over community values. They accused the current administration of poor fiscal management and of chasing tax revenue at the expense of the Township's character - citing the sale of the sewage plant and the approval of unnecessary development, such as more office buildings, when existing ones sit empty. They referenced slow progress in revitalizing areas like the old Genuardi’s corner and argue that the developer has manipulated the Township, contributing to economic stagnation along main roads. They

compared Towamencin with Lower Salford Township, which preserved 60 acres of open space through board-led efforts, suggesting that similar actions (such as preserving the Freddy Hill property) could have been pursued if the Board of Supervisors had taken the initiative. They closed by emphasizing elected officials should serve the will of the people and called on residents to hold them accountable in the upcoming November election.

In-Person Comments:

Resident Casey Hannings emphasized the importance of preserving Freddy Hill Farm, highlighting the grasslands' value as critical habitat for local wildlife. He shared a personal story about rescuing a red-tailed hawk that was struck by a car - an increasingly common incident due to the shrinking open spaces needed for birds of prey to hunt. He noted that species like hawks, foxes, turtles, frogs, and insects depend on these habitats, and their populations are already in decline. He urged the community and Supervisors to protect as much of the Freddy Hill property as possible, stressing the connection of all life and the role of people maintaining it. He closed by encouraging mindfulness moving forward.

Resident Christina Eppolito commented on two agenda items: the zoning change for the PSDC property on Bustard and Sumneytown Pike, and the comprehensive plan update. After talking with many residents from diverse political backgrounds, she noted no one supported the zoning changes - for Freddy Hill, the Bird Farm, or PSDC. The main concerns she heard were traffic, school overcrowding, and safety. She questioned why the board would consider approving changes so strongly opposed by the community and urged them to vote no on both the PSDC zoning change and the current comprehensive plan. She also expressed frustration that the comprehensive plan was back on the agenda despite previous public opposition, calling it deeply concerning, and emphasized the importance of listening to the public, transparency, honesty, and accountability from elected officials. She stated that developers should build within the current zoning rules and that changing the current zoning does not benefit the community. She encouraged residents to keep speaking out, noting that as a mother with deep roots in the community, she's dedicated to protecting their shared home and is running for supervisor to ensure residents' voices are heard.

Resident Ellen Minnicks addressed an error in the North Penn High School District improvement plan, on page 6, item 4, noting that Bridle Path Road is located in Montgomery Township. She requested that it be corrected to Bridle Path Drive, especially in reference to the proposed traffic light across from it. She expressed mixed feelings about the light itself, emphasizing the need for accuracy. She also inquired about how the public will be notified of the rescheduled comprehensive plan meeting. Chair Snyder responded it will be a special meeting held after the new year and announced on the Township website and Facebook page and included in meeting agendas. Finally, she pointed out that the August meeting minutes were missing from the website. Chair Snyder mentioned that this will be reviewed.

Resident Sue Rieck expressed concern and frustration over the zoning changes that keep coming up at meeting after meeting. She indicated that it is very clear the community is not interested in these changes and does not want them; they oppose high-density development, increased traffic, and expanded school capacity. She noted that with the election approaching, the community knows where both Christina and Angela stand on these zoning issues but has not heard from supervisor candidates Vanessa or Courtney. She believes the community has a right to know where they stand on this issue before voting in November.

Resident Angela Illingworth commented as both a candidate and resident, she thanked the Board for the time and effort they have invested in the community. She stated that her presence is not to criticize but to caution decision-making. She noted that the community is at a turning point; while high-density housing might offer short-term gains, it also brings long-term consequences - such as increased traffic, pressure on the school district, strain on emergency services, loss of open space, and the quiet neighborhoods that define the community. She is not opposed to growth but emphasized the importance of building with common sense, encouraging more time and resident engagement. She urged the Board to vote no, believing this decision sets a permanent course that better fosters understanding and creates a path forward to welcome new neighbors without infringing on current residents. This approach would protect our infrastructure and greenspace, maintaining Towamencin's livability for future generations. She concluded by asking the Board to vote no and to protect what everyone has built together.

Supervisor Osei reminded residents to direct their comments to the Board during public comment, not to individual members of the public, as that is the policy.

Resident Ashley Campisi expressed frustration over ongoing issues in their community, particularly with people, including developers, trespassing through backyards on Kriebel Road, leaving gates open, and allowing children and dogs to wander onto the road, despite the Township stating such activity is not permitted. She raised concerns about their freedom of speech not being respected, especially on social media, where she feels narratives are manipulated to serve individual agendas. She urged people to think critically before voting this fall, especially with rising school taxes and overcrowded schools from overbuilding. She shared a personal experience of her second-grade daughter, who has an IEP, and is forced to learn in an overcrowded, open space that is not conducive to learning. She then warned that increased water runoff from new housing developments in the area may worsen flooding issues and threaten properties. She concluded by emphasizing the need to prioritize community well-being over money and to return to the nation's founding values, our country and the people.

Resident Justin Bridge identified themselves as a state-licensed professional geologist with nearly 20 years of experience conducting geologic and hydrogeologic studies across Pennsylvania. He criticized the Comprehensive Plan update for containing internal contradictions, noting on page 50 it cites the Township's soils are hydric, undrained, have a high-water table, frequently pond, and are located in floodplains, yet it still recommends increased development. On page 51, the plan recognizes that the Skippack Creek watershed is already affected by issues like pollution, habitat fragmentation, and stormwater runoff caused by development. Yet, on page 67, it suggests higher-density residential development. He concluded that the plan is neither comprehensive nor complete and should not be considered for a vote.

Resident Kathleen Hangey addressed the board noting the difficulty in understanding the public comments that are read aloud. She requested that public comments be included in the meeting minutes or be displayed with closed captioning to ensure clarity and accessibility for attendees. Based on what the public could hear, it seemed residents were opposed to the current plans. She supported earlier comments, sharing personal concerns about flooding on Hillside, where she has lived since 1980. She noted that the creek has changed direction and now rises higher on the land, emphasizing the need for careful consideration before moving forward with development. She concluded by stating that sometimes it's necessary to take a step back to move forward.

Chair Snyder responded thanking Ms. Hangey for her suggestion, and that the Board would look in to closed captioning for meetings.

Resident Terry raised concerns about increased flooding in her neighborhood since the high school stadium upgrades, stating that water levels have risen significantly, and a house on the tech property has experienced severe flooding. She questioned the feasibility of adding more residents to the area under these conditions. She also criticized the idea of installing a crosswalk on Sumneytown Pike, calling it dangerous and impractical given current traffic conditions. She highlighted issues with the meetings' accessibility and communication, suggesting that the Township use better technology, such as YouTube or Zoom's transcription features to provide real-time transcriptions and improve sound quality. She expressed frustration that the Township is not utilizing available technology effectively.

Resident Lisa Lieb acknowledged that items 6.2 and 6.3 were deferred because of publication issues; she understands that the publication appears in the newspaper, but asked if it can also be posted on the website for people who do not buy the newspaper. The Solicitor indicated that the legal notice and the ordinance are on the website.

Resident Joe Silverman, a long-time reader of The Reporter, emphasized the importance of legal notices in the local paper, citing the primary source of information for decades. He expressed appreciation for postponing the meeting to a later date in October and thanked those responsible, possibly the Township Manager or Solicitor. He criticized the use of The Daily Intelligencer, a Doylestown-based paper, for public notices instead of the local Reporter, noting some of the public only learned of the meeting change from posted signs at the post office. He raised concerns about the poor maintenance of the median strip near Margaritas, specifically overgrown vegetation and clogged storm drains clogged. He requested they be cleaned, noting that similar issues exist throughout the Township and should be addressed regularly. He asked where the responsibility lies with the County or the Township. Chair Snyder indicated Sumneytown Pike is maintained by the County, and those concerns must be addressed by the County.

Resident Patrick McNally thanked everyone for their work and reiterated concerns about ongoing water problems. He urged the Township to slow down on building more homes, suggesting that current development levels are already sufficient. He emphasized that many emailed public comments, especially those submitted over the past few months, largely oppose further development. He acknowledged that not everyone can attend meetings due to work and other commitments, but stressed the importance of considering all submitted comments, as they reflect community views. He thanked everyone for their time and participation.

Resident Victoria McNally expressed sadness and frustration over heavy traffic, especially trucks and cars using Old Forty Foot Road near the Turnpike entrance as a pass-through. She criticized plans for additional housing, saying the area is losing its identity and becoming just a transit zone. She noted the loss of Freddy Hill, a once-unifying local business, and highlighted multiple empty buildings, including a long-vacant shopping center, and site at Bustard Road and Sumneytown Pike. She questioned the logic of adding more housing when it only seems to increase traffic and diminish community character.

Resident Alexis Evarts cited a Google search on the purpose of local government: to give residents more control over local issues and to promote transparency and citizen participation. She concluded by challenging the board to consider whether their actions reflect those responsibilities.

Resident Cathy Crane urged the Board to seriously consider how new developments will impact local schools, sewers, traffic, and floodplains. She emphasized that developers are only responsible for the immediate area of their projects and not for broader community effects, such

as issues on Forty Foot Road or Sumneytown Pike. She warned that these problems will ultimately fall on taxpayers to resolve and urged the board to take all these factors seriously.

Approval of Minutes

On a motion by Supervisor Osei, seconded by Supervisor Wilson, the Board approved the minutes of the September 10, 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

On a motion by Supervisor Osei, seconded by Supervisor Barghouth, the Board approved the minutes of the September 24, 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

Consider Resolution 25-37: Final Plan Approval North Penn High School Campus Additions & Site Improvements

The North Penn School District submitted its final plan for modifications to the high school campus. The District presented this plan to the Board at the September 24th meeting, where the Board authorized the preparation of the final plan resolution, which is now ready for consideration.

On a motion by Supervisor Wilson, seconded by Supervisor Barghouth, the Board approved Resolution 25-37, Final Plan Approval North Penn School Campus Additions and site improvements.

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

The Public Hearing and Ordinance consideration for PSDC Main Street Zoning Amendment were deferred to the October 22, 2025 meeting.

Consider Advertising – Harbor Freight Conditional Use Agreement

Harbor Freight has submitted a Conditional Use application for approval of their retail use and the modification of signage requirements for a location within the PSDC shopping center, located at Forty Foot and Allentown Roads. The applicant has requested a 93 sq ft wall sign and for the Board

to approve advertising a future Conditional Use hearing. Ed Hughes, Esq. representing the applicant Harbor Freight, summarized the request in the application.

Supervisor Wilson commented that he has no issue with the use or size of the sign, but rather with its construction. He described it as a nice-looking shopping center with an old-style acrylic sign. He suggested putting the name or words on the building. Mr. Hughes responded he would check with the client.

On a motion by Supervisor Wilson, seconded by Supervisor Osei, the Board authorized advertising the Conditional Use hearing for Harbor Freight.

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

A resident asked if information could be shared about what the proposed sign would look like compared to the Harbor Freight sign at the Montgomeryville, Rt. 309 store. This would be a helpful reference for those familiar with Harbor Freight to see how the signs differ.

Consider Time Extension – Keeler Road Subdivision

The plan submission review period is set to expire on October 30, 2025. The applicant has agreed to a 90-day extension of the review period. The applicant proposes subdividing the approximately 6.9-acre property at 695 Keeler Road into five lots. An existing single-family house and spring house would remain on one of the lots. The applicant has presented the plan before the Planning Commission and received review comments.

On a motion by Supervisor Warner, seconded by Supervisor Wilson, the Board approved the time extension for the proposed Keeler Road Subdivision.

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 Time Extension – Wawa ZHB Signage Relief

The applicant is requesting a time extension to last year's Zoning Hearing Board decision, which granted relief from the signage regulations until October 10, 2025. The time extension would extend the relief to October 10, 2026. The Board of Supervisors can comment on the application. William Dion, Esq. was present on behalf of the applicant to offer additional details and answer questions.

Supervisor Wilson suggested that the standard procedure be followed and that the request go through the ZHB. He also recommended that the Township not send the solicitor. Chair Snyder noted that the matter will expire on Friday, which is before the next ZHB meeting. Therefore, the matter must be voted on. Solicitor Iannozzi explained that the Township is a party to all zoning

cases and is authorized to indicate its neutrality, support, or opposition; before you this evening is the Board's position.

Supervisor Warner asked the applicant to go on record stating that the Township is not at fault for any delays in this project. Mr. Dion agrees that the fault does not lie with the Township but rather lies with private individuals involved in the project.

On a motion by Supervisor Warner, seconded by Supervisor Wilson, the Board voted to remain neutral on the time extension request for Wawa's ZHB signage relief.

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

Resident Cathy Crane inquired about a small parcel of land near the proposed Wawa, asking whether the owner had ever been identified and if it had been settled. Mr. Dion noted that the parcel is not relevant or problematic to the Wawa development.

Old Business: None

New Business

Agenda items "Acceptance of Comprehensive Plan Update" and the "North Wales Area Library Update" were deferred to a future meeting.

Additional Business

Supervisor Wilson asked Township Manager David Kraynik and Solicitor Robert Iannozzi to work to get PSDC representatives, who are knowledgeable about the hearing requests for the next meeting, explaining having an attorney who is not properly informed answering questions is not acceptable. Mr. Kraynik responded Supervisor Wilson is aware that the Township meets with PSDC monthly and emphasized that it's important for the public to understand that the Township has no control over which representatives are chosen to attend meetings, but we will try.

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

Respectfully submitted,



Colleen Ehrle
Director of Administration