

**Towamencin Township
Board of Supervisors
Work Session Meeting
January 14, 2026
7:00 PM**

Present:

Joyce F. Snyder, Chair
Vanessa Gaynor, Vice Chair
Kofi Osei, Secretary
Kristin Warner, Treasurer
Courtney Morgan, 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 7:01 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. When emailing comments, use the info@towamencin.org email address. For in-person comments or questions, please use a microphone, as Zoom does not pick up voices from the audience.
- The Board met in executive session before the meeting to discuss personnel and real estate matters.
- Towamencin was selected for \$3 million in funding through PennDOT's Multimodal Transportation Fund (MTF) for the Welsh and Orville Roads Intersection Improvements Project. PennDOT noted the selection process was extremely competitive statewide, with 171 applications. This project was one of only 4 that was awarded the \$3 million maximum grant funding request. This project will address the long-standing traffic backups and challenges navigating this intersection by adding left-hand turning lanes from each approach.

Emailed Public Comments:

Resident Lynn Fox commented that she feels the Township's RFP for a new municipal solicitor is a significant decision with long-term financial and operational impacts, noting that legal services are among the Township's most costly professional expenses. She emphasized the

current Solicitor's institutional knowledge and the additional transition costs and billable time typically associated with changing firms. She stressed that the selection process should be transparent and based on objective criteria such as qualifications, experience, cost, and demonstrated value. She raised concerns about the appearance of political influence, indicating that one applicant firm previously hosted a fundraiser for newly elected Supervisors, prompting community questions about fairness and merit. While acknowledging that political fundraising is legal, she noted that transparency is especially important when firms with prior political involvement seek Township contracts. She urged the Board to prioritize stability, continuity, public trust, and to avoid any selection that could create the appearance of a conflict of interest.

Resident Rory Kelley congratulated the newly elected Supervisors and expressed appreciation for prior leadership and collaboration. He emphasized the need to move beyond campaign politics and encouraged the Board to work together and prioritize residents over partisan considerations. He referenced past community unity around the sewer sale issue and noted the value of maintaining that spirit of collaboration independent of political involvement. He urged all five Supervisors to work together on behalf of all residents, regardless of voting history, and expressed cautious optimism about the Board's ability to govern effectively.

In-Person Comments:

Resident Casey Hannings congratulated the two new Supervisors. He implored the Board to leverage any available provisions in the Township code to protect open space and to work with the developer to ensure habitat protection and alleviate traffic concerns. He believes there are additional ways to further protect grasslands.

Resident Barry Kenyon congratulated the new supervisors and reminded them of their campaign promises of transparency, accountability and financial responsibility. He said with the pending Solicitor RFP, the supervisors should recuse themselves if any applicant is a firm that funded their campaign. He said this is about transparency and public confidence, and that they need to uphold what they ran on because residents are watching. He said the law firm in question was also the firm that guided the Government Study Commission. He said this law firm could cost the Township double the current Solicitor fees and insinuated an established relationship between the supervisors and that law firm.

Resident Joe Silverman stated that he paid a visit to Montgomeryville's Harbor Freight because he was unaware that Towamencin's Harbor Freight had opened. He encouraged folks to check out what the store has to offer. He feels they have things many people can use.

Resident Bruce Bailey thanked the Board and Township staff for their support of Bird Town and the Committee. He noted that the Bird Town Committee is hosting an event this Saturday and encouraged kids to come out to participate in building birdhouses and other activities. He then asked the Board to investigate the fee the developer can pay in lieu of open space. He noted he believes the existing ordinance is from the late 1990s and indicated these fees should reflect the current economic climate. He is pleased to hear that Dock purchased a farmhouse on Tomlinson Road, adding he feels Dock is an excellent steward of the land in the Township. He then thanked Joe Meehan for all his contributions to the Township through the committees he serves on and for his attendance at many Township meetings. Lastly, he gave a shout-out to the Township Police Department for all their efforts.

Approval of Minutes

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved the minutes of the December 10th meeting.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, and Courtney Morgan

Voting No: N/A

Abstaining: N/A

Absent: N/A

Zoning, Subdivision and Land Development

Public Hearing: Lighting Ordinance Amendment

The Township's Environmental Advisory Council recommended revisions to update the lighting standards within the current ordinance. Notable revisions will require LED fixtures, modify the maximum height for certain lights, and require full-cut-fit fixtures. The proposed revisions will help to minimize glare and reduce light pollution. The Township Engineer reviewed the proposed amendment and had no concerns with the changes. The ordinance amendment was advertised as required.

The Township Solicitor opened the hearing and reviewed the related exhibits. Mary Stover, Township Engineer, reviewed the amendments. A court reporter was present to make a complete and formal record of the hearing.

Supervisor Warner asked if the Ms. Stover saw any negatives resulting from these changes. Ms. Stover indicated no.

Resident Casey Hannings applauded the efforts to reduce light pollution.

Resident Joe Silverman thinks this is a great idea and referenced a presentation he gave at a previous public meeting.

Resident Joe Meehan asked for clarification on the ordinance number. Solicitor Iannozzi confirmed it is #26-01.

Consider Ordinance 26-01: Lighting Amendment

On a motion by Supervisor Warner, seconded by Supervisor Gaynor, the Board approved Ordinance 26-01, Lighting Amendment.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, and Courtney Morgan

Voting No: N/A

Abstaining: N/A

Absent: N/A

The Board thanked the EAC for their hard work that spurred the amendment.

Consider Pillar Agreement - 239 Musket Circle

A waiver of damages agreement has been prepared to allow the owners of 239 Musket Circle to install a new 6 ft high privacy fence within a storm sewer easement.

On a motion by Supervisor Gaynor, seconded by Supervisor Osei, the Board approved the pillar agreement for 239 Musket Circle.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, and Courtney Morgan

Voting No: N/A

Abstaining: N/A

Absent: N/A

Old Business: None

New Business

Authorization to Advertise: Storm Sewer Replacement Project (Kindle Drive, Amber Lane, Spring Valley Road)

The purpose of this project is to replace the deteriorated storm sewer infrastructure along Kindle Drive, Amber Lane and a section of Spring Valley Road. Last year, the Board approved engineering services to prepare design plans, construction specifications, bidding documents and to provide bid administration services. The project bid is ready to be considered for advertising.

On a motion by Supervisor Osei, seconded by Supervisor Gaynor, the Board authorized advertising the Storm Sewer Replacement Project.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, and Courtney Morgan

Voting No: N/A

Abstaining: N/A

Absent: N/A

Consider Temporary Construction Easement Agreement (2048 Spring Valley Road)

In conjunction with the storm sewer project referenced prior, the Township will need access via a temporary construction easement agreement to facilitate the project. This agreement will be between the Township and the property owner of 2048 Spring Valley Road.

On a motion by Supervisor Morgan, seconded by Supervisor Warner, the Board approved the temporary construction easement agreement.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, and Courtney Morgan

Voting No: N/A

Abstaining: N/A

Absent: N/A

Authorization to Advertise: 2026 Road Paving Program

Bid documents are being prepared for a contract associated with the Township's annual repaving program. 16 roads are scheduled for milling and paving this year. Curbs and handicap ramps for these roads were upgraded in 2025. An awarded contract is anticipated to be announced this spring, with paving scheduled during the summer months to reduce conflicts with school buses.

Roads scheduled for 2026 paving include: Amber Lane, Kindle Drive, Buckboard Way, Carriage Way, Tapestry Way, Misty Meadow Lane, Jacks Circle, Green Bank Way, Spring Mill Way, Old Dutch Road, Kareve Drive, Reinhart Road, Breman Road, Burgandy Way, Pheasant Hill Way and Metz Road.

On a motion by Supervisor Gaynor, seconded by Supervisor Morgan, the Board authorized advertising the 2026 Road Paving Program.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, and Courtney Morgan

Voting No: N/A

Abstaining: N/A

Absent: N/A

Supervisor Osei asked which parts of Kriebel were included. Chair Snyder indicated that Kriebel is not listed, but rather Kareve. Township Engineer Mary Stover noted that Kriebel was previously considered but was removed after review.

Authorization to Advertise: 2026 Concrete Project

This bid is for a contract associated with the Township's annual curb ramp upgrades and concrete curb replacements. Per PennDOT and Federal regulations, when projects, such as road resurfacing are undertaken, the municipality must upgrade existing pedestrian curb ramps to the latest ADA standards. This contract will also involve property owner concrete replacements, including curbing, driveway depressions and aprons. The ramp work included will be for roads scheduled for paving in 2027. Four handicap ramp locations are included in the project.

Roads affected include: Quarry Road, Reiff Road, Adams Road and Sunset Way.

On a motion by Supervisor Gaynor, seconded by Supervisor Warner, the Board authorized advertising the 2026 concrete project.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, and Courtney Morgan

Voting No: N/A

Abstaining: N/A

Absent: N/A

Supervisor Osei asked which parts of Kriebel this is. Ms. Stover confirmed it was Old Forty Foot to Bustard Road, adding some of the roads referenced lack curbs.

Consider Board Appointments (Pension Committees, Northern Montgomery County Recycling Commission & PSATS Delegate)

At this time, the Board should consider Supervisor appointments for the following: Police and Non-Uniform Pensions, the Northern Montgomery County Recycling Commission representative, and the PSATS Conference Delegate.

Supervisors Osei and Warner were nominated for the Police and Non-Uniform Pensions. Supervisor Osei was nominated for the Northern Montgomery County Recycling Commission representative. Chair Snyder was nominated for the PSATS Conference Delegate.

Supervisor Warner asked if there is normally an alternate for PSATS. Chair Snyder responded she did not believe so.

On a motion by Supervisor Gaynor, seconded by Supervisor Morgan, the Board made the noted appointments for the Pension Committees, Northern Montgomery County Recycling Commission and the Township's PSATS Delegate.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, and Courtney Morgan

Voting No: N/A

Abstaining: N/A

Absent: N/A

Consider Appointment of North Penn Water Authority Representative

The term of Towamencin Township's appointed representative to the North Penn Water Authority's Board of Directors expired on December 31, 2025. These municipal appointments are for 5-year terms.

On a motion by Supervisor Warner, seconded by Supervisor Gaynor, the Board appointed William Dingman as the Township's North Penn Water Authority representative.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor and Courtney Morgan

Voting No: N/A

Abstaining: N/A

Absent: N/A

Consider Appointment of Deputy Tax Collector

The Township's Tax Collector, Christian Fusco, has indicated his desire to appoint Martina (Tina) Stoll, for Deputy Tax Collector. The proposed Deputy Tax Collector would only be deputized to collect North Penn School District taxes.

On a motion by Supervisor Gaynor, seconded by Supervisor Osei, the Board appointed Martina (Tina) Stoll for Deputy Tax Collector.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor, and Courtney Morgan

Voting No: N/A

Abstaining: N/A

Absent: N/A

Consider Possible Reopening of the 2026 Budget

Chair Snyder noted that there was potential for the Board to reopen the 2026 Budget. However, the need did not materialize, and the budget will not be reopened.

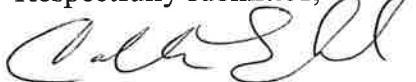
Additional Business

Supervisor Warner noted that some Township representatives attended the County's recent orientation forum for municipal leaders and shared noteworthy information, including:

1. The County offers free property alerts for suspicious activity. When there's an occurrence, the property owner would be notified, i.e. someone attempts to forge documents regarding their property.
2. Veterans can sign up with the County to receive free ID cards, which provide discounts for numerous places across the County.
3. The County has a Veterans Trail with a map that describes where Veteran monuments and memorials are located throughout the County. She noted she did not see any Towamencin locations and would share the map with Mr. Meehan to provide feedback on whether any Towamencin locations should be included.

There being no additional business, the meeting was adjourned at 7:40 pm.

Respectfully submitted,



Colleen Ehrle

Assistant Township Manager