



## Open Space and Parks Advisory Committee Meeting Minutes of the January 19, 2026 Meeting

---

### **In Attendance:**

Joseph Meehan, Chair  
Dr. Richard Costlow, Vice Chair  
Michon Blake

Todd Fisher  
Kristen Warner — Board of Supervisors Liaison

### **Excused:**

Joe Rumsey  
Dave Sponseller

Katie Cleary – Township Events Coordinator

### **Other Attendees:**

Nancy Becker [re-nominated, not appointed]  
Robert DeHaven [re-nominated, not appointed]  
Todd Montgomery [nominated, not appointed]

Corina Fiore  
Ben Fiore

### **Agenda Item 1.. MEETING FORMALITIES**

The 2025 Chairperson, Mr. Meehan, called the meeting to order at 7:04 PM. All present participated in the pledge of allegiance. The 19JAN2026 meeting of the OPEN SPACE AND PARKS ADVISORY COMMITTEE MEETING began and minutes of the meeting are reported here.

### **Agenda Item 3.. OPENING COMMENTS**

Mr. Meehan and Dr. Costlow noted that an audio recording of the meeting is made for convenience in preparing the minutes. Mr. David Kraynik, the Township Manager, met with Mr. Meehan on 08JAN2026 and provided an update on items of interest to the Open Space and Parks Advisory Committee (OSPAC). It was noted that the Director of Planning and Zoning, Mr. Will Bruegger, resigned and the Township is advertising the open position. Discussion of other issues was deferred to the topics in the agenda.

### **Agenda Item 4.. COMMITTEE REORGANIZATION**

A quorum of 4 currently serving OSPAC members was present, so Ms. Warner conducted the election of officers for the 2026 term from among the current OSPAC members. Mr. Joseph Meehan was nominated for the Chair by Mr. Fisher with a second by Dr. Costlow. Votes on the motion were 4 aye and 0 nay; the motion carried unanimously. Dr. Richard Costlow was nominated for the Vice Chair by Mr. Meehan with a second by Mr. Fisher. Votes on the motion were 4 aye and 0 nay; the motion carried unanimously. The gavel was passed to the new Chair, Mr. Meehan, and the meeting continued.

**Agenda Item 5..      APPROVAL OF OSPAC MINUTES – Meeting of 08DEC2025**

The additions and corrections to the draft minutes were accepted. A motion to approve the draft minutes was voiced by Mr. Fisher and seconded by Ms. Blake. Votes on the motion were 4 aye and 0 nay; the motion carried unanimously.

**Agenda Item 6..      PUBLIC COMMENTS**

There were no comments from the public.

**Agenda Item 7..      OLD BUSINESS****7.A      OSPAC 2026 BUDGET UPDATE**

The full Towamencin Township budget is on the Township Website under Finance.

The OSPAC capital projects below for 2026 were funded by the BOS

[Ref. Towamencin Township “2026 Operating and Capital Budgets”, adopted 10 December 2025, pp. 31-34, 37-38, 45-47, 63 (Township capital plan for Kriebel Rd. Trail), 66 (Parks capital plan)]

**Towamencin Parks Capital Plan 2026**

PARK	APPROVED CAPITAL	COMMENT
GRIST MILL Park	\$0.	<i>Park improvements completed [punch list items]</i>
GREEN LANE ROAD Park	\$280,000.	<i>Parking lot improvements</i>
Kriebel Road III Grant Project	\$0.	Explore funding
VETERANS Park	\$55,000.	Phase A design and engineering
GRIST MILL Park trail connection	\$310,000.	Phase 1 construction; GTRP 250K grant denied C2P2 159K grant approved
BUTCH CLEMENS Park	\$63,000.	Pickleball court engineering [DCNR 533K and GTRP 250K grants denied]
BUTCH CLEMENS Park	\$0.	Restrooms and utilities plus pavilion [future]
GREEN LANE Park - baseball	\$13,000.	Baseball batting cages, backstop improvement
BUSTARD ROAD Park – baseball	\$20,000.	2026: TYA: Cement pads for sheds; (2) bullpens for B2 & B4; Backstops for B2-B3
TOWAMENCIN Municipal Pool	\$40,000.	Record board, stands, maintenance
TENNIS-LUKENS Cemetery	\$15,000.	Restoration of historic grave markers, etc.
VALLEY VIEW WAY Park	\$6,000.	Refurbish 2 courts [1 basketball, 1 pop-up pickleball]
KIBLER MEADOW Park	\$0.	Explore funding for bird watching
TOWAMENCIN PARKS – trees	\$25,000.	Annual tree-planting allotment
Kriebel Road Trail to Valley View Way connector	\$60,000.	Trail addition [see Township Capital Plan entry for engineering]; possible Public Works project
<b>TOTAL CAPITAL BUDGET</b>	<b>\$887,000.</b>	<b>Parks plus Township</b>

*See pages noted above of adopted budget for more detail.*

*Funding for Fischer's Park projects for \$346,400 is detailed separately on pages 37-38 of the adopted budget.*

The Township budget will not be re-opened so it remains as approved in December 2025. The BOS voted to approve a loan for capital projects. Multiple options will be considered by the BOS. OSPAC capital requests for projects will be allocated and funded in proportion to the size of the loan with adjustments by the BOS [see 2026 budget presentation]. OSPAC would like to see full funding of our requests [~\$875K]. OSPAC will discuss project priorities for 2026 at the February meeting after Mr. Meehan meets with Mr. Kraynik.

## **7.B PROJECT UPDATES**

### **7.B.1 Grist Mill Park Recreational Improvements**

A few project items still need to be completed: pavilion electrical tripping hazard, site cleanup, rain garden area completion for proper drainage (the project manager, Rob Gottfelder, said the contractor must eliminate standing water). A historical note was that a similar problem with the green garden existed at Fisher's Park. A solution will be found prior to the park opening.

An opening is anticipated in the Spring.

### **7.B.2 Green Lane Road Park Soccer Field**

Site is over-wintering. Work for 2026 by Land Tec Enterprises will resume in Spring. Dead trees along Kriebel road have been removed. It is hoped that the volunteer sycamore trees which sprouted and were inadvertently cut with the weeds will recover in the Spring.

OSPAC previously agreed to review the park plan and revisit the fencing issue in the Spring (fencing to prevent soccer balls from going into Kriebel Road or into the ravine between the fields and the Municipal Authority plant). Additional parking is budgeted for 2026. The CKS proposal to the Township will be revisited. The OSPAC preferences are cited by reference to the minutes of the 09SEP2025 meeting.

Playing soccer on the fields will not be possible until the 2028 season.

### **7.B.3 Veterans Park Development Plans**

Access to the park is still the major impediment to progress. There is some progress and some promise in negotiations with Philadelphia Suburban Development Co. [PSDC]. A concept plan drawing was presented for an entrance to run on the SKF property via a property line that separates the SKF and PSDC properties. There is a single house along this route, potential land acquisition impediments, esthetic considerations, and considerable construction costs [\$300k plus] due to the possible need for a bridge. There was no change in status or commitment reported after this discussion among Towamencin, the Veteran's Committee, CKS, and PSDC. It is clear a 2026 start will not occur.

#### 7.B.4 OSPAC Meeting with Brookside Farms Community [Valley View Way]

The Township Admin. Office sent a letter 16JAN26 to all residents (48) inviting them to the OSPAC meeting 09FEB2026 to discuss court resurfacing at Valley View Way cul-de-sac for basketball and pop-up pickleball.

#### 7.B.5 OSPAC Meeting with Heebner Way Community

The Township Admin. Office will send a letter to all residents inviting them to the OSPAC meeting 09MAR2026 to discuss court re-lining to accommodate dual use of the paved space for tennis and pop-up pickleball at Heebner Park. Paint lines for one or two pickleball courts and retain tennis.

#### 7.B.6 Memorial Policy for memorials in township parks

The NOV26 OSPAC recommendation on the policy [Ref. Towamencin Township Memorial Program Tree or Bench] was shared with the Township. The OSPAC voted to recommend Towamencin issue a reminder about memorial personalization in Township parks and include the current regulation as part of it [bullet #13 of the current program guidance]. This recommendation was shared with the Public Works Committee and the Township Manager; they accepted the recommendation.

Miscommunication resulted in a website posting not a formal letter. The request will be clarified for a letter to be sent in early 2026 to those who have sponsored a memorial in Fischer's Park. Public Works will subsequently enforce the policy on an as-needed basis.

#### 7.B.7 Evansburg Park Master Plan

The proposal to develop a master plan for the Evansburg State Park in conjunction with PA and Montgomery County was discussed at a 19JAN2026 meeting of the Watershed Alliance. The Alliance includes Towamencin and several other townships. A report on the outcome will be made at the 09FEB26 OSPAC.

#### 7.B.8 Towamencin Township Comprehensive Plan

The draft of the Comprehensive Plan [dated August 2025] has not been finalized. Ms. Warner reported that some modifications were made and the topic will be on a BOS agenda soon for a public meeting.

### 7.C Grant Application Updates

#### 7.C.1 Pickleball Courts at Butch Clemens Park

The grants submitted to DCNR and DCED for construction of pickleball courts at Butch Clemens Park were denied. A resubmission in 2026 is suggested and expected.

*DCNR Community Conservation Partnership Program (C2P2)*     *[\$533,973 APR2025 request]*  
*DCED Greenways Trails & Recreation Program (GTRP)*     *[\$250,000 MAY2025 request]*

### 7.C.2 Connector Trail Grist Mill Park

The grant submitted to DCNR under the C2P2 program [\$159K] for construction of the connector from Grist Mill Drive to Grist Mill Park was approved. OSPAC recommends Towamencin Township match the funding and begin construction in 2026.

*DCNR Community Conservation Partnership Program (C2P2)*     *[\$159,012 APR2025 request]*

### 7.C.3 Kriebel Road Trail III

The grants submitted to DCNR and DCED for this project were denied. A resubmission in 2026 is suggested and expected with CKS Engineering projected to be the writing consultant. This Kriebel Road Trail III [KRT3] extension will run from the terminus of the current trail near the Towamencin Municipal Authority, across Bustard Road, and connect to the existing trail in Fischer Park.

It was noted that the Township applied for \$4,675,000 in grants between 2020 and 2025. Of those about 40% have been successful.

### 7.C.4 PECO Green Region Grant

This grant application for \$7,000 was submitted 07NOV2025. OSPAC will be informed on the PECO decision when it is made. Decision is expected in early 2026.

## **Agenda Item 8..     NEW BUSINESS**

### 8.A.1 Review of Community Facilities Open Space [CFOS] requirements in Township ordinances

A comment was made to the Planning Commission on 12JAN26 from the OSPAC. It summarized the OSPAC review of the components of the Township Code that relate to Open Space in land development plans submitted to the Township. In the Code these open space areas are designated for Community Facilities [Code §136-502]; examples of community facilities are listed as parks, playgrounds, playfields as well as certain community-use structures. The OSPAC, whose remit is to recommend assessments and improvements to the open space and parks of the Township, will refer to the acreage dedicated to open space as Community Facility Open Space [CFOS] to differentiate these acres from private open space, storm water management open space, common open space typically open only to members of a home-owners association, or community-use structures.

In connection with the Planning Commission's duty under §136-502 to report specifically whether the Community Facilities for any proposed land development are adequate to serve the additional dwellings, the OSPAC was asked to evaluate the CFOS of the proposed

Hilltop Development [Freddy Hill Farm] space for compliance with the relevant Township Ordinances.

The OSPAC consensus was that recreational facilities for diverse age groups are the community facilities most needed in the Hilltop Development and, by extension, the adjacent WB Homes (Walton Farm) development. These facilities must be age-appropriate and accessible to all Township residents. OSPAC discussed multiple possibilities for the type and location of the recreational facilities Hilltop Development.

The OSPAC also discussed the Planning Commission request and agreed to prepare a report which would (a) document the requirements and CFOS needs of the Township, (b) compare the existing proposed development plans to those needs, and (c) make recommendations to the Planning Commission on land use patterns and specific recreational objectives we feel are appropriate for Hilltop Development. Messrs. Meehan, Costlow and Montgomery will prepare a draft document, to include trails and recreational structures. The objective is to create a preliminary concept design of the recreational space and a comprehensive list of recreational needs or options. This can be used in a discussion with the Planning Commission, Pinnacle (the developer), and the OSPAC to create the facilities that are adequate to serve the occupants of the additional dwellings and the Township at large.

#### 8.A.2 Towamencin Township Spring Newsletter

OSPAC is asked to write an article for this edition with a deadline of 13FEB26. The suggestion was made to emphasize the Grist Mill Park near-completion and the progress on Veterans Park. A draft will be prepared by Dr. Costlow and Mr. Meehan then circulated to the OSPAC for editing prior to submission.

#### 8.A.3 Recommendations to Towamencin Township for Grant Writing in 2026

OSPAC recommends additional grants be submitted in 2026. They are:

- |                          |                               |
|--------------------------|-------------------------------|
| ➤ Montco 40              | <i>due date 02 March 2026</i> |
| ➤ DCNR Maximum \$250,000 | <i>due date 30 April 2026</i> |
| ➤ DCNR Maximum \$250,000 | <i>due date 30 April 2026</i> |

#### 8.A.4 Google Drive Memory Space

Mr. Meehan reported that he got a “low available space” warning message on his computer and asked if the digital space on the OSPAC shared Google drive was adequate. Dr. Costlow commented he thought space was adequate and will confirm this in an email to the OSPAC.

**Agenda Item 9..      ADJOURNMENT**

There being no other new business topics or discussions, Mr. Meehan entertained a motion to adjourn. A motion to adjourn was made by Dr. Costlow and seconded by Ms. Blake.

Votes on the motion were 4 aye and 0 nay; the motion carried unanimously.

The January 19, 2026 meeting was adjourned at 9:04 PM.

Respectfully Submitted

Dr. Richard D. Costlow

Vice Chair, Open Space and Parks Advisory Committee

**Next Open Space and Parks Advisory Committee Meeting – February 9, 2026**