

**Towamencin Township  
Board of Supervisors  
Work Session Meeting  
April 8, 2026  
7:00 PM**

**Present:**

Joyce F. Snyder, Chair  
Vanessa Gaynor, Vice Chair  
Kofi Osei, Secretary  
Kristin Warner, Treasurer

**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

**Absent:**

Courtney Morgan, Asst. Treasurer/Asst. Secretary

Chair Snyder called the meeting to order at 7:01 pm and led the assemblage in the Pledge of Allegiance.

**Opening Comments**

1. 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. Please use the [info@towamencin.org](mailto:info@towamencin.org) email address when emailing comments and use a microphone for in-person comments, as Zoom does not pick up audience voices.
2. Our Veterans Committee will host a free social gathering on Friday, April 17, from 6 pm to 8:30 pm at the Kulpville Holiday Inn on Sumneytown Pike. Towamencin Veterans and their families are invited. Snacks, hors d'oeuvres, and beverages will be available; alcohol will be available for purchase. This event is for Towamencin Vets only. Visit our website for details.
3. Save the Date! Celebrate America 250 with Towamencin on Thursday, June 25. This year marks the 250th anniversary of the signing of the Declaration of Independence. Join us for a fun, family-friendly evening honoring our nation's history. Enjoy games, crafts, a petting zoo, food vendors, trivia, live music, and reenactors who will bring the past to life. We'll wrap up the night with a spectacular patriotic drone light show you won't want to miss!
4. Supervisor Osei will host monthly office hours. Office hours will be held on the first and fourth Monday of the month, in the Township Meeting Hall Classroom. Residents are encouraged to stop by to discuss current Township affairs, ask questions, or bring concerns to Township officials.

5. The Volunteer Fire Company's annual mum and hoagie sale will be held on Saturday, May 2<sup>nd</sup>, from 10 am to 12 pm. Hoagies can be pre-ordered at [TVFCAuxhoagies@gmail.com](mailto:TVFCAuxhoagies@gmail.com) – the deadline to pre-order is April 27.

### **Emailed Public Comments:**

Resident Corina Fiore commented that she supports the creation of a Human Relations Commission in Towamencin Township. She expressed strong support for creating a Human Relations Commission (HRC). She sees its purpose as providing guidance, counsel, and voluntary mediation in cases of discrimination in housing, employment, and public accommodations, while also promoting equity, inclusion, and understanding through outreach and education. Having these services at the township level matters because it adds local context and accessibility that larger state or federal systems cannot always provide. A local commission can help address issues early, offer mediation when appropriate, and connect residents to the right agencies when needed. She recognizes that this is not a new or untested idea; many neighboring municipalities have already established HRC, making this a proven, common approach that our township has yet to adopt. When she considers this issue, she returns to values and believes the decision should be guided not by political noise or concerns about redundancy, but by what we stand for as a community. She asked whether we want to be welcoming, believe in dialogue and fairness, support anti-discrimination in practice, and whether residents should have access to help within their own township. To her, establishing an HRC is a meaningful way to turn those values into action. It reflects a commitment to community, inclusion, and progress, and she urges a vote in favor of the ordinance.

Resident Jenn Foster thanked the Board for considering establishing a Human Relations Commission (HRC). She serves on the Montgomery County Advisory Council to the Pennsylvania Human Relations Commission and offered clarity on what a local HRC does; it is an advisory body that does not function as a court or enforcement agency and cannot impose penalties or award damages. She explained that its role is to receive complaints, provide information, and offer voluntary, confidential, non-binding mediation when both parties agree, without affecting anyone's legal rights or options. If matters cannot be resolved locally or fall under state or federal jurisdiction, the HRC helps connect individuals to the appropriate agencies or courts. In addition, the HRC supports education, outreach, and community engagement to improve understanding of rights and responsibilities. Its key value is accessibility, giving residents a clear local starting point when they might otherwise be unsure where to turn, which can lead to earlier resolution of issues and reduce the risk of escalation for the Township. It complements existing county and state systems, which serve large populations and may not provide consistent local outreach. She noted similar commissions already operate in nearby municipalities, and the proposal aims to bring these same practical, community-level benefits to Towamencin.

Resident Barry Kenyon stated the Veterans Social is not just for the Towamencin Veterans but also the surrounding communities; this was recently decided at the last Veterans Committee Meeting. He noted that the Belfair Square Project is on the agenda and, regarding townhomes, asked why Pinnacle was permitted to bypass the Zoning Committee. It was his understanding that zoning did not want to see any other plans; he feels Pinnacle went around them, and the Board is not adhering to the proper process or the purpose of the Zoning Board. Regarding the Human Relations Committee, while he acknowledged the two emailed comments were nice, he

still feels the Board is stepping out of its lane on this topic. He indicated that local mediation is non-binding, whereas state mediation is. He does not feel this is needed; no one is knocking on the door requesting it and he does not think the Township should be paying for it.

Resident Casey Hannings asked whether anyone knew how much wildlife had been lost over the last 50 years. He indicated that, as of 2012, records show it is 69%. He offered this information regarding the Freddy Hill Farm project. He noted a specific bird species he identified as a tipping-point species that has lost more than 50% of its population over the last 50 years. This is just one of many he continues to identify on this property. He cautioned against the extinction of species, and there is a lot that everyone can do and continue to do; for example, at a bare minimum, enforcing the current codes the Township has regarding trees, habitat, etc.

Resident Bruce Bailey agreed with everything Casey said. He applauded the Township for its efforts at Fischer's Park. He referenced the recent Bird event at Fischer's Park and the variety of bird species attendees saw there. He thanked the Township for what they currently do for open space and encouraged them to do more.

### **Approval of Minutes**

On a motion by Supervisor Gaynor, seconded by Supervisor Osei, the Board approved the minutes of the March 11 meeting.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor,  
Voting No: N/A  
Abstaining: N/A  
Absent: Courtney Morgan

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved the minutes of the March 25 meeting.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor,  
Voting No: N/A  
Abstaining: N/A  
Absent: Courtney Morgan

### **Zoning, Subdivision and Land Development**

#### **ZHB Application #2026-01 – Accupac, Inc. – 1501 Industrial Blvd.**

Accupac, Inc. is requesting variances from the Township's Zoning Ordinance for setback requirements, maximum coverage regulations, and parking requirements in order to allow for the construction of an additional pre-treatment building for wastewater processing at its existing facility. This request is necessary because the proposed building will encroach into the front-yard setback along Industrial Boulevard, increase impervious and building coverage, and require relief from applicable parking standards. Representatives Andrew Griffin, Esquire from Curtin and Heefner, John Anderson, Project Engineer, Richard Cravaglia, Site Director, Sean Connolly, Health and Safety Director, and Vince Dimineo, VP of Accupac were presented and answered questions regarding the proposal.

Chair Snyder asked for clarification on parking. Representatives explained.

Supervisor Osei asked whether they knew how many sewer EDUs Accupac would request. They advised that they had not yet decided.

John Anderson noted that the purpose of tonight's meeting was to determine whether the Board supported Accupac's proposal.

Supervisor Warner asked about the proximity of nearby residential properties to the requested changes. The representatives explained that the properties are located south of the area shown and that the road is buffered by existing woods. They further explained that any necessary buffering would be added as needed.

Supervisor Gaynor asked whether they had information available for the reduction in the number of trucks hauling wastewater. It was explained that at peak production, the number of trucks hauling wastewater could be reduced from 30-40 per week to 2-3, representing a significant reduction.

Supervisor Osei asked Mary Stover, Township Engineer, whether she had any issues with the proposal. Ms. Stover said no. After her initial review, a few modifications were made, including the buffering.

Resident Bruce Bailey appreciates a company that has been in the Township for so long, and he thinks the proposal is a good idea. He had two questions: could they explain the difference between the number of employees and the number of parking spaces, and whether the current wastewater is sent to the Township facility. Accupac explained that employees work in shifts, which allows for adequate parking, and Accupac uses multiple sites for wastewater disposal.

On a motion by Supervisor Osei, seconded by Supervisor Warner, the Board approved Application #2026-01 – Accupac, Inc. – in support of the requested relief and directed the Township Solicitor to draft a letter of support to the Zoning Hearing Board.

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

Voting No: N/A

Abstaining: N/A

Absent: Courtney Morgan

Supervisor Osei noted that this is the fourth business to recently request parking relief and that he believes the Township should review its current parking ordinance. He indicated that, due to the costs businesses incur as a direct result of the parking variance, Towamencin may never see some of those business requests.

### **Caracausa Acquisitions, LP (Belfair Square) - Revised Plan Update**

Caracausa Acquisitions, LP (Belfair Square) is proposing to construct 16 2 1/2-story townhomes as an alternative to its approved plan for 16 quad homes with carports in the Residential Business and Professional (RBP) Overlay Zoning District. Dave Caracusa was present to provide an update on the revised plan. The alternative plan was presented to the Planning Commission at its March

2nd meeting, where it received favorable feedback. Mr. Caracusa explained changes based on new market and product demand data, though most of the plan remains unchanged.

Chair Snyder asked for an explanation of a half-story. Mr. Caracusa explained that it would be a space similar to an attic. Supervisor Warner asked whether this is an accessible attic; he indicated it is mostly for fire department requirements.

During previous visits, Supervisor Osei recalled that Mr. Caracusa had reservations about the market and asked whether he had an expected timeline for when he planned to begin. Mr. Caracusa indicated that if plans are approved, he would immediately move to the construction phase.

Resident Barry Kenyon asked for a best guess on when these homes would be for sale. Mr. Caracusa indicated he should be through the approval process by the fourth quarter and anticipates the project will begin in the second quarter of 2027. He also asked whether this would be an HOA community; the answer was yes. He asked what the starting price would be; Mr. Caracusa said pricing is not yet available.

The Board indicated they are supportive of Mr. Caracusa's project.

**Old Business:** None

**New Business:**

**Consider Proposal for Engineering Services for Skippack Creek Stream Restoration Project**

The Township Engineer submitted a proposal for engineering services to prepare design plans and regulatory agency permit applications for the referenced project, at an estimated cost of \$53,850. The restoration project will provide water-quality improvements and reduce sediment in Skippack Creek, as required by the Township's Municipal Separate Storm Sewer System (MS4) Permit with the Department of Environmental Protection. The project site is located along Old Forty Foot Road. A \$51,150 Growing Greener Grant award will help fund these engineering services for the project.

On a motion by Supervisor Warner, seconded by Supervisor Gaynor, the Board approved the Proposal for Engineering Services for Skippack Creek Stream Restoration Project.

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

Voting No: N/A

Abstaining: N/A

Absent: Courtney Morgan

**Consider Contract Award - 2026 Concrete Replacement Project**

This contract is for the Township's annual concrete project, which includes the replacement of five handicap ramps and over 1,000 square feet of concrete sidewalk. In addition, the contract includes concrete and curb replacement for individual properties. After the Township Engineer's review of

bid submissions and the low bidder's qualifications, the award recommendation is for JDC Construction Services, Inc., of Doylestown, PA, at the base bid of \$75,200.00.

On a motion by Supervisor Gaynor, seconded by Supervisor Osei, the Board awarded the concrete contract to JDC Construction Services, Inc.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor,  
Voting No: N/A  
Abstaining: N/A  
Absent: Courtney Morgan

Supervisor Warner asked Mary Stover, Township Engineer, why there is such a difference between the high and low pricing. Ms. Stover indicated that it depends on how the contractor reviews the project; it may also involve the inclusion of residential properties in the quote.

### **Consider Adoption of Ordinance 26-03: Human Relations Commission**

The proposed ordinance would amend the Township Code by adding Chapter 20 to establish a Human Relations Commission. The purpose of this ordinance is to:

- A) promote equal opportunity for all people;
- B) prohibit discrimination in employment, housing, and public accommodation;
- C) establish a Commission to receive, investigate, and mediate complaints of discrimination;
- D) advance public education, outreach, and community engagement to reduce discrimination and foster inclusion;
- E) provide procedures consistent with the Pennsylvania Human Relations Act while extending protections locally.

The draft ordinance has been advertised in The Reporter as required.

On a motion by Supervisor Gaynor, seconded by Supervisor Osei, the Board approved the Adoption of Ordinance 26-03: Human Relations Commission.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor,  
Voting No: N/A  
Abstaining: N/A  
Absent: Courtney Morgan

Supervisor Warner commented that she is not opposed to this; however, she wanted to reiterate her concerns that the Township is expanding its footprint in what it does as local government, from zoning for land development to policing for safety, and with each expansion comes more taxation. She recognizes this is a volunteer committee, but it will entail using staff, and that's fine if it stays at that level. However, thoughtful outreach can turn into overreach and run the risk of lawsuits. She will vote yes but feels volunteers should be well educated before they get involved in mediation with residents. She indicated that you can work to protect one individual's right to equality while stepping on another individual's right to the same. She wants to proceed with

caution, and the first step should be to determine whether resources are available from the County and State. If you want to continue, local mediators must be educated.

Supervisor Gaynor indicated she supports this ordinance, appreciated the concern about training, and felt that concern was addressed last week by cleaning up the ordinance's language. She also wanted to address the public comment about the cost of mediators, noting that the ordinance requires the mediated parties to bear any costs, not the Township, and that it's clear these are well-trained volunteer mediators.

Supervisor Osei supports Jenn Foster's public comment. He spoke with her because he had similar concerns about duplicate work between the state and county. He sees this as just another unpaid volunteer avenue, like the Township's other advisory committees, and does not believe it will damage the budget. He also indicated that this is permitted under state law and that several other local governments have the same without too many issues. He mentioned that he sued the Township; recapping that process, he came to the meeting to ask the Township not to sell the sewer system—the Supervisors at the time, except for Supervisor Snyder, still wanted to proceed with the sale. As a result, a Home Rule Charter was passed, and the Township Solicitor stated that a contract could not be broken; yet in the end he got his relief—the sewer system was not sold and the Township is no longer under contract. He indicated he spent a lot of his own money to stop the sewer sale, and taxpayers are positive because NextEra gave the Township \$600,000, so he does not regret suing the Township and would do it again. He supports this.

Resident Barry Kenyon commented at the risk of being accused of repeating himself, he again said the Board is stepping out of its lane. The State and County offer this. If you want to refer residents to those two places, that is fine, but there is no need for the Township to do this. He feels that once you start paying for people to get trained to be mediators, which is not cheap, they will want to be paid, and then there goes your budget, because now you have more employees. As you progress over the years, you now have multiple people in that paid position. He said leave it alone. The Township does not need the lawsuit or additional personnel.

### **Consider Resolutions 26-12 & 26-13: Sale of Public Works Equipment**

According to §1504 of the Second-Class Township Code, the Board of Supervisors must approve the disposal of personal property. Items with a fair market value of \$2,000 or more must be advertised and sold at auction. This resolution authorizes the sale of equipment used by the Public Works Department on Municibid.

Resolution 26-12: Ferris IS3200Z Series mower, Model # 5901571

Resolution 26-13: 2 International Dump Trucks

- 2008 International Truck Model 7400
- 2009 International Truck Model 7400

On a motion by Supervisor Warner, seconded by Supervisor Gaynor, the Board approved Resolutions 26-12 & 26-13, Sale of Public Works Equipment.

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

Voting No: N/A

Abstaining: N/A  
Absent: Courtney Morgan

Resident Barry Kenyon asked if the Township could start including equipment sales in the weekly Enews blasts, such as what is for sale and which auction house will be selling those items. Chair Snyder indicated she does not see why that cannot be done.

**Skippack Township Fire Police Request – July 4<sup>th</sup> Parade**

Skippack Township is requesting the assistance of the Towamencin Fire Company Fire Police for traffic direction on July 4<sup>th</sup> for the Skippack July 4<sup>th</sup> Parade.

On a motion by Supervisor Gaynor, seconded by Supervisor Warner, the Board approved Skippack Township's Fire Police Request – July 4<sup>th</sup> Parade.

Voting Yes: Joyce F. Snyder, Kristin Warner, Kofi Osei, Vanessa Gaynor,  
Voting No: N/A  
Abstaining: N/A  
Absent: Courtney Morgan

**Additional Business**

Supervisor Osei indicated that he had resumed office hours on the first and fourth Mondays of the month. During his first session, he discussed data centers, Project Hilltop, and PSDC. He found the discussions to be great and would love to see people stop by. He finds these sessions can be more thorough than public comment because they allow him to review plans and prevent the Board of Supervisors' meetings from becoming too lengthy.

There being no additional business, the meeting was adjourned at 8:09 pm.

Respectfully submitted,



Colleen Ehrle  
Assistant Township Manager