

**Towamencin Township
Board of Supervisors
Monthly Meeting
April 29, 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

- 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 audience voices.
- The Board met in Executive Session Tuesday evening, April 28, to discuss personnel matters.
- Our Volunteer Fire Company's annual mum and hoagie sale will be held on Saturday, May 2nd, from 10 am to 12 pm.
- Don't miss Towamencin Day, scheduled for Saturday, May 30th, from 12 pm – 4 pm at Fischer's Park. This event is free and will feature face painting, axe-throwing, pony rides, police/fire activities, inflatables, magic shows, and much more! There will also be live music, food court, and an array of vendors and local community groups.
- Save the Date! Celebrate America 250 with Towamencin on Thursday, June 25. This year marks the 250th anniversary 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!

Swearing-in Special Fire Police Officers

Glenna Lischke and Jeffrey Lischke both have Fire Police experience with Station 14 of the Fairmount Fire Company in Lansdale. Glenna was a previous captain and lieutenant with Fairmount Fire Company. While Jeffery has experience as a firefighter and apparatus driver. He is also a crossing guard with Lansdale Borough. These new officers bring valuable experience to the Fire Company. Chair Snyder swore in Glenna and Jeffrey. The Board welcomed and thanked both for their service.

Emailed Public Comments:

Resident Peter Van Thuyne expressed appreciation for increased community interest in the Freddy Hill development and suggested revisiting key issues discussed since last April to clarify what's best for the township. He reviewed the property is currently zoned for 141 homes, with a prior proposal seeking 321 units. He noted that Supervisors Snyder and Osei indicated the proposal was not driven by financial need but by broader housing demand in Pennsylvania. He noted concerns were raised about the township's capacity to support higher density, including potential impacts on school crowding, flooding, traffic congestion, and pedestrian safety on roads lacking sidewalks and curbs. He questioned the applicability of comparisons to other areas, and the stated benefits of the proposed changes. He noted projected home prices would not meet typical definitions of affordable housing, planned traffic improvements would primarily benefit the development itself, and traffic studies may not reflect peak conditions or impacts on nearby residential streets. He stated the proposed "open space" may be largely designated for stormwater management. He noted the planning committee had rejected the proposal twice and questioned the implications of advancing the project directly to the Board. He requested greater transparency regarding the rationale for changes and benefits to the community.

In-Person Comments:

Resident Casey Hannings reiterated his stance on environment concerns with proposed Freddy Hill development. He extended an offer to the Supervisors and Planning Commissions members who want to come to his property to observe spring coming to life, including bird migration. He noted this provides a better appreciation for the nature there. He again encouraged the Board to leverage all available current zoning rules for development decisions.

Resident Rich Costlow commented on data centers, referencing the Montgomery County Planning Commission letter and that the sound measurement was at the boundary. He knew these measurements can reference peak, average, or time weighted. He encouraged the Board to research what is the best way to document that into the ordinance to avoid compliance, that still results in complaints. He cited his OSPAC's experience with pickleball.

Resident Terry Cooney requested a traffic evaluation of the timing of the light at Forty Foot and Allentown Roads. She noted Newbury Way has only one way in and out, and traffic backs up at both the morning and afternoon rush hours, making it extremely difficult to get in and out. She noticed the timing on Forty Foot Road is very short, about 8 seconds. She would like to know if the Township can request that PennDOT adjust the timing.

Resident Lisa Lieb commented on traffic concerns on Kriebel Road, noting within the last two weeks, she has filed a police report about aggressive driving. She also experienced issues with

drivers blowing through stop signs, passing her, and driving unsafely. She asked if there is any way to get traffic calming in this neighborhood, suggesting a three-way stop at Kriebel and Anders Roads. She indicated the Police Department said they would patrol the area but wanted to bring it to everyone's attention to ensure they were aware.

Resident Paul Andrews commented on repainting the pickleball courts on Valley View Way. He shared he opposed it because of the potential for additional traffic it would generate, but if that's what the surrounding neighbors want, whatever. He transitioned to data centers, sharing he is a sound engineer and that compliance versus complaints is a valid issue when it comes to the low humming noise they can produce. He briefly touched on differences. He mentioned the Reporter published a good article about our neighbor, Lansdale, recognizing the separation between local police and federal enforcement. He asked whether Towamencin is planning the same. Lastly, in discussing both data centers and policing, he asked if there were any plans to prevent ICE or private contractors from using warehouse space for detention centers.

Resident Joe Silverman demonstrated with earphones what will be needed when data centers come to town. He referenced the five giant companies that are too big to fail and perhaps too big to regulate, as well as an article from the Wall Street Journal. He feels data centers are going to take off, citing nationwide statistics. He cited one problem is the electrical power they use, which can create dirty electricity that can harm neighboring properties' appliances, etc. He spoke on decimal ranges, and that the permitted numbers are critical.

Resident Bruce Bailey noted he is on the Bird Town Committee. He shared that you can feed birds in the winter, but now, with eggs hatching, young birds cannot eat seed; they will now need live food such as worms, bugs, and insects. He promoted open spaces, that allow parent birds to collect the nutrients needed for the young to thrive. He encouraged those who are planting this year to select plants from local nurseries. If anyone needs information, he urged them to reach out. He also added that the decimal sounds applied should apply to all businesses, not just data centers, and that they should be kept as low as possible.

Approval of Minutes

On a motion by Supervisor Warner, seconded by Supervisor Gaynor, the Board approved the minutes of the April 8 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

Consider Authorization to Advertise: Conditional Use Hearing (RB Distribution, Inc.)

The applicant, The Robert Nicoletti Trust, proposes to redevelop the commercial property at 890 Forty Foot Road, the former home to SKF. The redevelopment includes a Conditional Use request that proposes an I-5 - Manufacturing Use in the LI – Limited Industrial Zoning District. Existing buildings are approved for B-2 - Office Use and I-10 Warehouse Use. The current plan proposes up to 15,000 SF of the buildings will be I-5 Manufacturing use, requiring conditional use approval.

On a motion by Supervisor Gaynor, seconded by Supervisor Osei, the Board authorized advertising the Conditional Use Hearing for RB Distribution, Inc.

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

Consider Authorization to Advertise: Conditional Use Hearing (Dock Wood Hybrid Apartments)

The Dock Woods Community has submitted a land development and Conditional Use application for a 17-unit "hybrid" apartment building. The project involves the removal of two existing apartment buildings along Dock Drive and the construction of a "hybrid" building. The property is located within the "IN - Institutional" Zoning District. Last May, the applicant made an informal presentation to the Board. The Conditional Use application seeks to increase the building height from 35 feet to a proposed 52 feet.

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board authorized advertising the Conditional Use Hearing for Dock Wood Hybrid Apartments.

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

Public Hearing: Regulating Data Centers

Township staff and the Solicitor collaborated in drafting the proposed ordinance to establish zoning guidelines for data centers. The draft language allows for data centers only in the Limited Industry (LI) Zoning District by Conditional Use, with provisions for parking, traffic, noise, and buffering. The latest draft has been advertised and incorporates feedback from the Supervisors and public at the Board's March 25, 2026, meeting. Solicitor Iannozzi read the associated legal notice and summarized the proposed ordinance.

Supervisor Warner noted that she originally requested that no generators be permitted but understood that was not an option. She remains concerned about frequent generator testing, having learned that some facilities test their generators hourly. She would like to add language establishing testing parameters to limit how often testing can be conducted. She asked whether testing parameters could be extended beyond the facility's property lines, suggesting that testing be conducted at or near the closest residential property, and whether it could be amended. She asked whether an addendum could be added to the ordinance to memorialize her concerns. Solicitor Iannozzi noted that no addendum is needed, as there is a court reporter and the hearing will be fully transcribed. On the question of whether the ordinance could be amended, Solicitor Iannozzi answered yes (noting during the hearing that changes were expected).

Supervisor Osei noted logistical comments – citing that the County Planning Commission’s feedback included low-hanging fruit. He would like the Board to pass the ordinance “as is” tonight, address the County items relatively quickly, and consider the remaining items over the next few months.

David Kraynik, Township Manager, indicated that the County Planning Commission letter will be on the Township’s Planning Commission agenda next month for review. He indicated that the County’s letter was received April 24, which was too late for the Township to incorporate any changes to meet advertising requirements.

Supervisor Gaynor noted these are good proactive steps to protect the community in areas such as utility usage, decommissioning emergency management and location. She feels not having this ordinance in place leaves the community vulnerable, risking applications in residential areas. She recommended the Board move forward with the ordinance adoption and continue to be proactive on the issue. She added that the Board needs to circle back to review the Township and County Planning Commissions’ feedback, received after authorizing the ordinance’s advertising, and acknowledged resident concerns, including decibel and sound frequency levels and on-site power generation.

Resident Rich Costlow commented he was not clear on the difference between data center use and data center accessory use is, noting there was a related question in the County letter and would like clarification. He also referenced decommissioning and the requirements imposed, noting that financial factors sometimes come into play. He asked if it would be possible to require, at the time of construction, a bond to cover the cost of decommissioning, to avoid a Township burden later. He supports passing this ordinance immediately.

Resident Terry Cooney noted the large difference between the County's recommendations and the ordinance draft. She would like to see the County's recommended changes incorporated and asked how long that will take. She asked what recourse the Township has if the data center does not adhere to decibel levels, and who monitors those levels to ensure residents are protected? Regarding a previous comment, is there any protection against the impact of electricity generation and damage to Township residents’ homes?

Resident Bruce Bailey urged the Board to pass this tonight and to follow up and fine-tune it aggressively, especially regarding the sound rating and the possibility of a decommissioning bond. He indicated that many of these centers are expected to be empty in 10 years. He briefly spoke about AI and data storage chips that are in production, he feels their future space requirement will be reduced, inferring there is a good possibility these building may be empty in 10 years.

Resident Joe Silverman commented on the difference in decibels recommended in the County letter and the ordinance, questioning the differences. He noted there was no reference to dBc levels, referencing noise levels from the properties surrounding the data center. He indicated data centers must have an uninterrupted power supply and described different generator types.

Resident Paul Andrews spoke about sound measurements and changes in dB levels. He indicated that 65 dba is loud and suggested lowering it to 40 - 45 dba. He explained the difference between A and C sound frequency weightings, how the sound travels, and why it could be annoying. He also expressed concern about the location point at which the sound is measured, adding it should

not be measured where the equipment is located (because that would be inside the property), and that the property line would be preferable.

Resident Casey Hannings indicated he agrees with passing the ordinance now, to be proactive and go back and aggressively address concerns that require attention, particularly the sound feedback. In his opinion, 65 is too high, and in some cases even 45 could be too high and detrimental to human health and wildlife. He feels the Board should make this as undesirable as possible to discourage businesses from coming in to build a data centers, keeping it more desirable for constituents to want to live in the Township while staying within legal limits.

Consider Ordinance 26-04: Data Centers

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved Ordinance 26-04, Data Centers.

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

Supervisor Warner asked for clarification if the Board can add an addendum to the proposed ordinance. Solicitor Iannozzi indicated yes.

Supervisor Osei commented that the discussion about which protections are still needed has been productive and that they will continue working on it. He noted that the Township is focused on the land-use piece and the level of nuisance allowed to regulate, and he encouraged residents to follow the state government, especially regarding the utility piece, including energy costs and infrastructure build-out. He encouraged folks to check out State Representative Hanbidge's weekly e-newsletters, which have featured bills she's working on related to data centers.

Chair Snyder thanked Supervisor Gaynor for her efforts on the data center ordinance, noting that she took the lead and handled the backend development of this legislation.

Old Business: None

New Business

Warrant List

The April warrant list, totaling \$2,060,094.53, was presented for approval. On a motion by Supervisor Gaynor, seconded by Supervisor Warner, the Board approved the warrant list.

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

Consider Approval of Valley View Way Pickleball Court Line Painting - OSPAC Presentation

Residents of the Valley View Way development attended the February Open Space and Parks Advisory Committee meeting to provide input on the future use of the Valley View Way cul-de-sac courts, specifically pickleball use. The resident consensus at the meeting was that they were agreeable to a “pop-up” pickleball court, where neighbors bring their own equipment and play, and requested that the pickleball court outline be painted on the court surface.

Joseph Meehan, OSPAC Chair, made a brief presentation. He noted that two courts on Valley View Way have deteriorated. The Committee determined they would like to make them usable. They reviewed with Public Works staff, who offered suggestions to reduce costs. The Committee requested the related funds for the 2026 budget, which was approved. OSPAC met with residents in the area, with some opposed and some in favor. OSPAC reviewed all feedback and came up with the proposed plan. The consensus was that pickleball courts would be accepted. He described these courts are considered pop-up courts, where players bring their own equipment. He added the courts are open to all on a first-come, first-served basis. The Committee recommends that the Board proceed with the proposal.

Chair Snyder asked for clarification on the total number of proposed courts: one or two. Mr. Meehan responded that it is for two. Supervisor Warner agreed that she was at the meeting and that two courts were discussed.

On a motion by Supervisor Warner, seconded by Supervisor Gaynor, the Board approved the Valley View Way pickleball court line painting.

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

Consider Bid Awarding - Grist Mill Basin Conversion Project

Twelve bid proposals were received for the Grist Mill Basin Conversions Project. The contract includes improvements for two (2) separate existing Township-owned stormwater facilities to improve water quality to the receiving stream (Towamencin Creek), located within the Grist Mill residential development. The project involves the replacement of outlet culverts, modifications to outlet structures, and regrading the basins. The Township Engineer has reviewed the bids and has recommended awarding the contract to Gordon H. Baver, Inc., of Pennsburg, in the amount of \$227,113.50.

On a motion by Supervisor Gaynor, seconded by Supervisor Osei, the Board awarded the contract to Gordon H. Baver, Inc. for the Grist Mill Basin Conversion Project.

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

Consider Resolution 26-14: Community Conservation Partnerships Program Grant (Veterans Park)

At their March 25 meeting, the Board approved a proposal for the Township Engineer to prepare a grant submission to DCNR's Community Conservation Partnership Program. The grant would help fund the construction of the initial phase of the future Veteran's Park. The project would include: construction of a driveway and trail access to the park, a 21-space parking lot, an ADA-compliant walking trail, and the conversion of a farm area to meadow. A resolution is required for the grant submission, confirming the Township's affirmation of the grant terms and conditions and designating the Board Chair as the authorized signer.

On a motion by Supervisor Osei, seconded by Supervisor Gaynor, the Board approved Resolution 26-14, Community Conservation Partnerships Program for Veterans Park.

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

Lower Providence Township Fire Police Request – Montgomery County Heroes Festival

Lower Providence Township is requesting the assistance of the Towamencin Fire Company Fire Police for traffic direction on May 16th for the Montgomery County Heroes Festival.

On a motion by Supervisor Osei, seconded by Supervisor Gaynor, the Board approved Lower Providence Township's fire police request for the Montgomery County Heroes Festival.

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

Consider Lower Gwynedd Township Fire Police Request – Kiwanis Club Fireworks Display

The Lower Gwynedd Township Police Department is requesting the assistance of regional Fire Police to assist with traffic control on Thursday, July 2nd, for the Kiwanis Club of Ambler's Annual fireworks display.

On a motion by Supervisor Gaynor, seconded by Supervisor Warner, the Board approved Lower Gwynedd Township's fire police request.

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

Consider Fairmount Fire Company Fire Police Request – June 20th Car Show

Fairmount Fire Company is requesting the assistance of the Towamencin Fire Company Fire Police for traffic control on June 20th for their annual "Under the Lights" car show.

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved the Fairmount Fire Company's fire police request.

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

There being no additional business, the meeting was adjourned at 8:05 pm.

Respectfully submitted,



Colleen Ehrle
Assistant Township Manager