

**Towamencin Township
Board of Supervisors
Monthly Meeting
August 26, 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
Mark A. Hosterman, Esq., Township Solicitor
Mary Stover, Township Engineer
Henry Sekawungu, Director of Planning, Zoning & Code Enforcement
Niral Modi, IT Specialist
Tim Troxel, Chief of Police

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

Police Officer Recognition

The Police Department's management periodically reviews incidents in which officers have demonstrated exceptional police work worthy of public recognition. Chief Troxel recognized several officers and staff who demonstrated exceptional police work, sharing case details of two examples that highlighted incredible teamwork and problem-solving. Chief Troxel presented a Meritorious Unit Award to several members of the department and two individual citations.

Opening Comments

- This Board meeting is being provided via Zoom for residents unable to attend in person but who wish to view and hear the meeting live remotely. Public comments submitted by 4:30 pm on the day of the meeting will be read at the start of the meeting. For those physically present, public comment will be available at the beginning of the meeting.
- The Board met in Executive Session prior to this meeting to discuss a personnel matter.
- PennDOT announced Towamencin will receive a \$489,110 grant award through their Traffic Signal Technologies Grant (Green Light-Go) program. The grant will fund traffic signal upgrades to the Valley Forge Road, Allentown Road and Orvilla Road corridors.
- Join us for our annual car show to be held at Fischer's Park on Saturday, September 12th, from 9:00 to 12:30 PM. Registration is now open; all makes and models are welcome.

- The North Penn School Tax discount period ends on August 31st. Payments may be made in person or via the drop box. Hours and payment information is available on the Tax Collector's bills and website.
- The Volunteer Fire Company's Annual Chicken BBQ, to be held on September 12th from 3:30 pm to 7 pm (or until sold out). Dinners will be sold at Station A, 1590 Bustard Road.

Emailed Public Comments:

Resident Crystal Hunter commented that, as a taxpayer, she would like to see the new development at Freddy Hill capped at 141, noting that, on average, 210 cars will need to travel on Sumneytown and that the road is not ready for that. She stated she has noticed a huge difference in traffic flow on school days vs. no school. It's not a good look for community members to add 5-10 minutes of traffic due to 210 houses, when originally 141 was proposed.

Resident Terry Cooney commented on the signage approval for the Sprouts store. She was thankful for adding the condition that only one sign would be permitted on the wall facing Forty Foot Road. She hopes this decision is permanent and will not be overturned in the future.

In-Person Comments:

Barry Kenyon commented about Socialism and the Democratic Socialists of America (DSA). He shared details and examples of what he believes the group stands for and its agenda. He argued against some of their beliefs, indicating he feels they are extreme. He said Supervisor Osei is a registered member of the Philadelphia division and that Chair Snyder has said she is a socialist.

Joe Silverman commented on data centers. He read the proposed ordinance and feels for the most part, it is comprehensive. He reflected on the noise aspect of the ordinance, noting that dBA and dBC have been addressed, but offered feedback on the decibel ratings he feels are missing: dBZ (decibel Z). He indicated this is important because it does not address various octave frequencies, providing examples. He also spoke about enforcement of the ordinance.

Resident Casey Hannings agreed with Mr. Silverman's comments. He thanked the Board for putting the data center ordinance together and felt it was proactive. He advocated for open space preservation, especially regarding mature trees in land development. He closed with a shout-out to the police for all they do for the Township.

Approval of Minutes

On a motion by Supervisor Gaynor, seconded by Supervisor Osei, the Board approved the July 22nd meeting minutes.

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

Zoning, Subdivision and Land Development

Conditional Use Hearing: Alliance Cancer Specialists (2060 Detwiler Rd)

The applicant, Detwiler Road Holding Company, LCC., is proposing to convert 7,931 sq ft. of the building space within an office building at 2060 Detwiler Road for a professional infusion center. Medical office use is permitted by Conditional Use. Solicitor Hosterman conducted the hearing. William Dion, Esq., representing the applicant, provided an offer of proof, additional details, and responded to questions. Mr. Dion introduced the sworn witnesses: Natalie Rosato, P.E, of Bohler Engineers, Lori Caffrey, of Alliance Cancer Specialists, Greg Richardson, Traffic Engineer of Traffic Planning and Design, Inc., and Wes Pontius, representing the applicant. A court reporter was present to make a complete and formal record of the hearing.

Solicitor Hosterman asked for clarification on condition one of the Bowman letter regarding vacancy.

Chair Snyder asked for clarification on business hours and how the Township would be notified if those hours changed. Mr. Dion explained how they developed the proposal and noted that it is difficult to project something when there is nothing to compare the proposal to.

Chair Snyder referenced the length of cancer infusion appointments and asked for clarification on how they will handle the last appointment before closing. Ms. Caffrey explained that appointment times are in the morning and that cleanup time is closer to the close of business. Mr. Dion asked Ms. Caffrey to confirm that the proposed hours and her opinion on how long those hours have been in place.

Supervisor Warner asked what the typical number of patients seen in a day was. Ms. Caffrey indicated approximately 15.

Supervisor Gaynor raised traffic concerns. She understands pre-study will show zero due to occupancy. However, she would be inclined to keep the post-study to demonstrate impact. Mr. Dion indicated they are fine with a post-study as a baseline. Supervisor Gaynor asked whether they had reviewed the analysis and is that available. Mr. Dion indicated that Bowman had reviewed it and believed they were simply noting that this is a unique ask with no existing code. Mr. Richardson offered additional comments on how this information was prepared. He recommended including a post-study requirement. Mr. Hosterman inquired how they would differentiate between the church and cancer location traffic, offering a suggestion on how the applicant could determine a traffic impact number. Mr. Dion indicated he would like the opportunity to return in a year to review and that any resulting fee can be addressed. Mr. Hosterman agreed that he believed the Township would agree to later discussions. Chair Snyder indicated that it would probably be most appropriate to discuss it with staff prior.

Resident Joe Silverman stated that he approves of the proposed use for this location and does not understand why the Township is spending so much effort on this topic.

Resident Barry Kenyon shared a personal experience and thanked the applicant for bringing this facility to the Township.

On a motion by Supervisor Warner, seconded by Supervisor Gaynor, the Board approved the Conditional Use for the Alliance Cancer Specialists, subject to the conditions listed.

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

Grayson (1780 Kriebel Road) – Minor Subdivision Presentation

The applicant, Churchill Acquisitions LP, is seeking approval for a Preliminary/Final Minor Subdivision to subdivide the 33.745-acre parcel located at 1780 Kriebel Road into two lots. The first lot, the subject of this application, will contain the existing single-family dwelling, barn, and other outbuildings on approximately 2.97 acres. No construction or other improvements are proposed as part of this application. The second lot will contain the remaining land, with development proposed under a separate application. Justin Strahorn, Project Manager for WB Homes, Inc., reviewed the plan.

Supervisor Osei asked for confirmation that this is the lot that is restricted from further subdivision as part of the historical preservation under R-14. Mr. Strahorn agreed it was, and that it was presented to the Planning Commission; conforming at three acres.

Mary Stover, Township Engineer, asked whether, with the minor subdivision deferrals, if the property is sold prior to the remainder of development, an agreement would be put in place to complete the necessary landscaping, road widening, and other improvements along the frontage. Mr. Strahorn agreed. Ms. Stover asked about the current on-lot septic system and noted that an easement was added for it, but there will be a future requirement for a holding tank and that there will be a process they must follow. Mr. Strahorn agreed the developer is aware of the condition.

Mr. Kraynik asked the Solicitor if he would recommend preparing a resolution for the next Board of Supervisors meeting. Mr. Hosterman suggested preparing a written resolution before acting.

Resident Lisa Lieb asked how the existing driveway will be handled. Mr. Strahorn indicated it will remain the same as it is now.

On a motion by Supervisor Osei, seconded by Supervisor Warner, the Board approved authorizing the Township Engineer to prepare a resolution.

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

Consider Advertising: Amended Data Center Ordinance

On April 29, 2026, the Board of Supervisors adopted Ordinance 26-04: Data Centers. The ordinance allows data centers only in the Limited Industry (LI) Zoning District by Conditional Use, with provisions for parking, traffic, noise, and buffering. The Township Solicitor has amended the document to include recommendations from the County and Township Planning Commissions, Board of Supervisors, and resident input. Mary Stover, Township Engineer, reviewed the ordinance changes, which included: sensitive receptor setbacks, an energy usage

plan, an emergency response plan, an electric waste plan, a thermal impact mitigation plan, power generation options, generator standards, parking, decommissioning plans, and noise requirements.

Supervisor Warner noted that because this was already advertised and she would like to get it approved, she asked that future amendments include a contingency to test generators once a week, after 9 am; wording to limit how often they can test. Chair Snyder added that it should include a defined duration. Supervisor Morgan suggested a maximum amount. Supervisor Warner also asked Mrs. Stover for her thoughts on Mr. Silverman's additional noise decibel (DBZ) comments. Mrs. Stover stated she is unfamiliar with them and would need to investigate. Supervisor Warner would like them reviewed for future amendments.

Supervisor Gaynor supports moving this through quickly and would like to investigate if a bond, rather than a lien, could be required for the decommissioning plan to protect the Township if the project goes belly up. Supervisor Morgan agreed with Joe Silverman's dBZ decibel suggestion.

Resident Barry Kenyon asked about the lack of conditional use approval for on-site private-power generation. He questioned why the Board does not consider on-site power generation. He offered examples of other locations that permit this use. He feels the Board would be remiss not to allow or explore it and that it should be opened to other sources.

Resident Joe Silverman agreed with Mr. Kenyon's previous comment. He cited a Wall Street Journal article that discussed power consumption. He felt another item that needs to be addressed is digital action, which significantly compromises the electric grid in the neighborhood and can affect home electronics. He suggested a website for those who want to get up to speed on this topic. He concluded by stating that dBZ needs to be addressed.

On a motion by Supervisor Gaynor, seconded by Supervisor Warner, the Board authorized advertising the amended data center ordinance.

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

Supervisor Osei commented that he felt nuclear reactors were above the Board's pay grade and that if the Township were to receive an application to do something like that, he would rather the applicant speak to the Board first rather than encourage it within the text of an ordinance. He is fine with leaving the ordinance as currently written.

Consider Approval of Sprouts Supermarket Conditional Use Decision & Order

The applicant, The Robert Nicoletti Trust, is seeking conditional use approval for a proposed Sprouts grocery store. The applicant has also requested Conditional Use approval to modify the signage requirements. The applicant proposes five wall signs along the building frontage facing Allentown Road and one wall sign on the building facing Forty Foot Road. The Board held a public hearing at its July 22nd meeting.

On a motion by Supervisor Gaynor, seconded by Supervisor Osei, the Board approved the Sprouts Supermarket Conditional Use Decision & Order.

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

Consider Resolution 26-22: Accupac Waiver of Land Development

Accupac has requested a waiver of land development for their proposed 1,157.7 sq ft. building addition. The applicant proposes constructing a pre-treatment building and a stairway on the property adjacent to Industrial Boulevard, providing a 230-linear-foot buffer. A draft resolution has been prepared for the waiver of land development.

On a motion by Supervisor Warner, seconded by Supervisor Morgan, the Board approved Resolution 26-22, Accupac Waiver of Land Development.

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

Consider Advertising: Conditional Use Hearing (Belfair Square)

The applicant proposes developing property, situated off Welsh Road, between Vernon Court and Grist Mill Road, with 16 townhouses and associated public/site improvements including parking and stormwater management. The project was previously approved through preliminary and final plan approval resolutions. The amended plan changes the townhouses from quad style to row townhouses with garages. The applicant is proposing to amend the prior Conditional Use approval to allow for a land Development to permit townhouses similar to the prior CU granted, acknowledging the revised layout.

On a motion by Supervisor Gaynor, seconded by Supervisor Osei, the Board approved Advertising: Conditional Use Hearing (Belfair Square).

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

Old Business: None

New Business

Montgomery County Presentation – Domestic Violence Survivors Program

The County's Prothonotary Noah Marlier provided an overview of the Prothonotary Office's services and details of its Hope Card program for domestic violence survivors.

Supervisor Gaynor commended the work of the office, then asked Mr. Marlier whether he had received any real-world feedback about the Hope Cards. Mr. Marlier responded they have received positive responses and offered examples, but he acknowledged that tracking is difficult.

Supervisor Osei asked if the form's length could be addressed administratively or legislatively under state law. Mr. Marlier felt it could be done administratively. He's discussed the issue with the Attorney General's office, adding multiple parties are reviewing the matter bipartisanly.

Warrant List

The July warrant list, totaling \$2,312,987.46, was presented for approval. On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved the warrant list.

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

Consider Resolution 26-23: Amend 2026 Fee Schedule (Professional Services Escrow)

The Township's Director of Planning, Zoning and Code Enforcement identified a typo in the 2026 Township Fee Schedule, which references a \$500 initial deposit for financial security associated with professional services escrow. This fee should be amended to \$5,000 to more accurately reflect the financial costs associated with maintaining an escrow account.

On a motion by Supervisor Osei, seconded by Supervisor Gaynor, the Board approved Resolution 26-23, Amend 2026 Fee Schedule (Professional Services Escrow \$5000).

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

Consider East Norriton Community Day Fire Police Request – September 12, 2026

East Norriton is requesting assistance from the Towamencin Fire Police for traffic control for its community day on September 12.

On a motion by Supervisor Warner, seconded by Supervisor Morgan, the Board approved the East Norriton Community Day Fire Police Request on September 12, 2026.

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

Consider Acceptance of Police Donations

The Police Department recently received a \$5,000 donation from the Clemens Family Corporation Charitable Gifts Foundation and \$3,500 from Living Branches Dock Woods Campus. The Board must consider acceptance of these gifts in accordance with the Township's "Donation Policy."

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved Acceptance of Police Donations.

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

Consider Contract Award for Green Lane Park Parking Lot Expansion

This project includes a 1,000 square yard expansion of the existing gravel parking lot, 160 square yard paved parking area with ADA signage, tree removal, removal and replacement of a post and rail fence, and landscaping. The project includes an alternate/add-on, installing 640 linear feet of 6-foot-high chain link fence along the soccer field closest to Kriebel Road. Eight bid submissions were received on August 18, 2026. The Township Engineer reviewed the submissions and has recommended awarding the contract to the qualified low bidder, Associated Paving Contractors, Inc. of Warminster, Pennsylvania, at the base bid, plus add-on, for a total of \$193,924.60.

On a motion by Supervisor Osei, seconded by Supervisor Gaynor, the Board approved the contract award for the Green Lane Park Parking Lot Expansion.

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

Additional Business:

Supervisor Osei noted that a few conditional use hearings were held this evening and noted an ongoing question the Board receives is why businesses need to come before the Board for minor improvements. He feels with the County Planning Commission now assisting, this is something worth looking into as they review the Township code, especially for existing developed lots.

There being no additional business, the meeting was adjourned at 8:32 pm.

Respectfully submitted,



Colleen Ehrle
Assistant Township Manager