

**Towamencin Township
Board of Supervisors
Monthly Meeting
September 23, 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 7:02 pm and led the assembly in the Pledge of Allegiance.

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 personnel matters.
- Join Morgan Log House on September 26th for Tavern Night. For information or to buy tickets, visit Morgan Log House's website or Facebook page.
- Registration is open for our annual Turkey Trot. The Township's 5K at Fischer's Park is scheduled for Saturday, November 14, at 8 am. The registration link and details are available on our website and Facebook events page.
- The Township was selected for a \$300,000 Local Shared Account grant award. This funding will go toward the Skippack Creek sewer interceptor replacement project.

Emailed Public Comments:

Resident Rebecca Curlett commented on agenda item 6.2. She believes most people in the Township prefer no development on the former Freddy Hill Property but know development will happen. She considers the by-right plan the least desirable option and asked the Board to consider the 220-unit plan, which she feels provides the most open space and includes the Troxel Road connection. She noted that the Planning Commission is an unelected advisory board. While she

appreciates their time and attention, their recommendations are only one piece of information. The Board must review all the information and make an independent decision.

Resident Lynn Sweet-Reimel raised what she called a formal procedural objection to Ordinance 220, stating despite the agenda labeling it a “discussion,” any vote to advance it would constitute official action allowing Pinnacle to proceed. She objected to any vote because the ordinance and development-plan documents were incomplete, demolition-impact information was insufficient, and public notice was inadequate, thereby preventing meaningful public participation. She referenced Leon’s preservation packet, which documents the Lukens farmhouse as a 1740 structure and one of Towamencin’s oldest surviving buildings, with ties to the Revolutionary War era. She referenced preservation alternatives including adaptive reuse, incorporation into open space, preservation easements, interpretive signage, and site-layout changes. She also cited applicable state and municipal laws and planning documents supporting historic-resource protection. She requested that the action be delayed until all documents are made public, preservation materials are reviewed, a professional Historical Impact Assessment is completed, and an alternative that retains the farmhouse is presented. She emphasized that demolition would permanently eliminate an important physical link to Towamencin’s history.

Resident August Fox objected to Ordinance 220 - although the agenda labels it a “discussion,” any vote to advance it would constitute official action allowing Pinnacle to proceed. He objected to any vote or motion because the Township has not provided the full ordinance, development plan documents, demolition-impact information, or adequate public notice, preventing meaningful public participation. He also referenced the preservation packet Leon prepared, that documents the Lukens farmhouse as one of Towamencin’s oldest buildings. The materials connect the farmhouse to the 1777 Continental Army map, the Lukens family, original land grants, and the Continental troops’ eight-day encampment, and note possible Underground Railroad connections. He emphasized preservation alternatives. He noted that the developer has already revised the plan to preserve over 66 acres of open space and reduce the development to 210 homes. He cited state and municipal planning and historic-preservation provisions, as well as Towamencin’s Comprehensive Plan, which identifies public support for protecting historic structures. He requested that the advancement of Ordinance 220 be delayed until all documents are made public, preservation materials are reviewed, a professional historical impact assessment is completed, and an alternative that retains the farmhouse is presented.

Resident Tricia Cressman objected to demolishing the Joseph Lukens Inn, emphasizing that the nearly 300-year-old farmhouse is an irreplaceable historic resource. She urged that professionals assess its historic significance and reasonable preservation alternatives before authorizing any permanent destruction. She cited Article I, Section 27 of the Pennsylvania Constitution, the Environmental Rights Amendment, which recognizes the preservation of historic values as a constitutional environmental right, and referenced Pennsylvania Supreme Court precedent recognizing a state policy supporting the preservation of historic and aesthetic resources. She clarified this provision does not automatically prohibit private development or require denial of the Pinnacle proposal but requires the Township to reasonably account for the historic values of the affected property. She requested an independent Historical Impact Study to objectively evaluate the Inn’s historical and architectural significance, its relationship to the farmstead and surrounding landscape, historical associations, and the consequences of demolition. The resident requested an evaluation of reasonable alternatives, including site-plan modifications that may preserve the former Inn while allowing appropriate development. She urged the Board to recognize and evaluate the property’s constitutional historic values when exercising its authority.

Resident Peter Van Thuyne emphasized the Township Planning Commission rejected the different Pinnacle plans presented, primarily as the surrounding area is not designed to accommodate the increased traffic and runoff affecting the direct local road network. He stated the most recent plan significantly improved protection of existing natural land and environmental resources and suggested retaining that design while exploring additional community-driven alternatives. He proposed keeping the housing count at 141 to avoid exceeding infrastructure capacity, retaining the current intersection rather than converting it to a four-way intersection, and preserving the county's oldest estate rather than demolishing or relocating it. Eliminating the proposed four-way intersection could also avoid substantial developer costs associated with the intersection and estate and questioned the need for a new traffic signal. He noted that other entrances to the development - Kriebel and Bridal Path - do not have proposed traffic signals. He suggested that, if the road is widened as proposed, an existing turning lane could accommodate the relatively small traffic volumes identified in the developer's studies. The proposed approach could reduce development costs and impacts, preserve the historic estate and natural environment, and provide new development without placing additional homes beyond existing infrastructure capacity.

Resident Mike Stanton commented on conduct he believed warranted the Board's attention. He stated that a Township Supervisor had recently repeatedly referred to another Supervisor as "flushable" on social media and had posted a distorted and demeaning image of that Supervisor.

He acknowledged that disagreement and debate are a normal and necessary part of public service but emphasized that disagreement does not justify personal attacks or demeaning behavior. He said such conduct is unacceptable in a professional workplace and should not come from an elected official representing Towamencin residents. He emphasized that elected officials serve as role models, including for the community's children. He noted that children are taught that bullying is wrong and that disagreements should be handled respectfully. He questioned how young people can be expected to follow those lessons when adults in public leadership demonstrate the opposite behavior. He stressed that the issue is not about taking sides or being partisan, but about human decency, respect, civility, and leading by example. He called on all Board members to make clear that personal attacks and bullying are inappropriate for public officials and urged them to uphold a higher standard of professional conduct; he stated the community and its children deserve better.

Resident Cheryl Portwood commented on efforts to acknowledge the historical value of the former Seipt residence on the Pinnacle property, formerly Freddy Hill. She said the Township will soon celebrate its major anniversary and that the Seipt property, originally Lukens Tavern, was established in 1740, according to historical records. She said demolishing the historic structure without first assessing if it could be preserved would be a serious mistake and would undermine the recognition of its 250-year history. She urged the Township to conduct due diligence, assess its values, and consider preservation options before approving demolition.

In-Person Comments:

Resident Barry Kenyon noted that the agenda referenced a discussion and provided a summary of the Pinnacle development proposals: stating the property sold for \$26 million, is zoned R175 by right and can accommodate 141 homes. In May 2025, Pinnacle presented plans for 321 homes requiring MRC authorization and 140 homes using Freddy Hill's existing two driveways and meeting current property requirements. In September 2025, the Supervisors rejected Pinnacle's 325-home plan by a 4-1 vote. In July and September 2026, Pinnacle presented plans for 210 and 220 homes to the Board without first going through the Township's Planning Commission; the

Board later presented both plans to the Planning Commission in September, where they were rejected. He referenced Mr. Maras's earlier statement that the Joseph Lukens Inn had no historical significance, an open letter Jacob Kratz circulated on social media, and information from Mr. Victor Verbeke of the Montgomery County Historical Society and Pat Riker of the Lansdale Historical Society supporting the property's historical value. He encouraged Board members to read these materials. He emphasized that Township residents had repeatedly expressed opposition to high-density housing at Freddy Hill and questioned whether further discussion was necessary. He concluded by quoting Supervisor Osei's father from a previous meeting: "Listen to your constituents," calling it sage advice for the Board.

Supervisor Osei stated he did read Mr. Kratz's letter but did not believe it was sent to the Board.

Resident Rory Kelley commented on the MOU under which Towamencin's Police may work with a proposed North Penn School District Public Safety Office. He noted some municipalities had signed the agreement, while others had requested additional information. He urged the Supervisors and staff to thoroughly review the MOU and seek clarification before signing, given that the proposed police department has not yet been established or trained. He emphasized Towamencin's responsibility considering the number of schools within the Township and cautioned against rushing the review process. He recommended that the School District establish a hiring panel of local law enforcement experts to select the School Safety and Security Coordinator and encouraged Towamencin to participate to help ensure the position is filled by someone with appropriate expertise. He expressed confidence that the Board would give the matter the attention it deserves.

Resident Joe Meehan reported the Township Open Space and Parks Committee (OSPAC) met to discuss Pinnacle's Freddy Hill proposals and their long-term implications for current and future residents. During the discussion, OSPAC determined it lacked the data needed to evaluate the proposals comprehensively. Given the decision's significance and its potential impact on open space preservation, park resources, and future community character, OSPAC emphasized the need for complete, objective, and validated information to support an informed decision. The Committee voted 9-0 to ask the Board to defer any final decision on the Pinnacle proposals until necessary data covering all aspects is available. OSPAC reaffirmed its commitment to support the Township and Planning Commission throughout the process and offered to assist with the review.

Resident Tiffanie Stanton objected to further discussion of the Freddy Hill plan, citing the zoning map amendment and significant ordinance changes that would be required. She noted that the Township is already zoned for multiple housing types and agreed that starter homes and more affordable housing are needed but argued that increasing density in an area not designed for it is not the answer. She said the proposed plan would require changes to both the MRC zoning map and ordinance text to allow additional density, distinguishing these changes from those made for Walton Farm, which increased open space rather than density. She noted that MRC requires three district types and questioned if Pinnacle's proposed mix meets the 50% dwelling requirement. She raised concerns about the lack of size requirements in R2 and questioned why the Board was considering an MRC zoning change based on a plan that does not meet the current ordinance. Regarding the proposed traffic signal, she noted uncertainty about the farmhouse if Pinnacle does not purchase the property and suggested other solutions may be available. She questioned the ownership and designation of the proposed open space, noting it would be owned by the HOA and should not automatically be considered a nature preserve. She added open space can be provided

without increasing density, emphasizing total impervious surface areas comparisons. She agreed with the previous comment regarding conduct on social media.

Resident Bruce Bailey hopes the Board can keep a long-term perspective, 30, 40 years into the future. He referenced the Orvilla, Troxel, and Allentown intersections, noting that PA tax dollars funded a traffic study in 1995 and that a realignment project completed around 2009 -2010 brought the intersection to its current configuration. He then referenced ongoing construction scheduled through 2029 and questioned what the intersection may look like 30 years from now, along with the Freddy Hill property. Would the current wildlife, including birds and foxes, be present? He emphasized that the Board's focus should extend beyond the number of homes or driveway sizes to preserve open space and the environment for future generations.

Resident Vincent Poppa objected to Pinnacle Realty's proposed demolition of the Joseph Lukens farmhouse and urged the Board to require an independent, professionally prepared historic impact study before making a final decision. The study should establish the property's historical significance using deeds, maps, photographs, census and tax records, and other relevant sources, and document its construction, alterations, architectural features, landscape, outbuildings, and historical associations with the Revolutionary War and the Underground Railroad and shared with the public. He recommended evaluating alternatives to demolition, including adaptive reuse, incorporating the farmhouse into open space, modifying lot or road configurations, and other reasonable preservation options that would allow for development. He concluded residents are not asking the Township to disregard the developer's property rights, but to make an informed decision based on a complete understanding of the farmhouse's historical significance.

Resident Ron Hugick noted he lives in the Grist Mill development off Welsh Road, which contains 445 units, compared with 220-230 homes proposed by Pinnacle. He discussed traffic at Welsh and Sumneytown Roads and its impact on surrounding businesses, noting the Orvilla and Welsh Roads intersection has no left-turn lanes, conditions the Township has managed for years. He challenged concerns about the limited access points in Pinnacle's plan, citing alternative routes through Kriebel and Canterbury, and emphasized the need to move forward with progress. He supports the proposed Troxel Road alignment, believing it would direct traffic north toward Allentown, Welsh, and Cowpath Roads and Route 309, improving commutes. On school taxes and overcrowding, he said he supports paying taxes to accommodate growth and support student learning. He advocated a plan allowing more than 141 homes. Regarding the Joseph Lukens farmhouse, he questioned why similar concern for historic preservation was not expressed when the Boorse House was demolished. He urged the Board to consider his perspective and the needs of the entire Township.

Resident Laurie McDowell shared she is a resident with a family, earns a six-figure income, yet cannot afford to purchase a home and rents in Jacobs Woods. She supported the previous speaker's comments and shared her desire to own a home with a garden and fenced yard. She noted that many renters would like single-family homes with private outdoor space where children and pets can safely enjoy the property. She acknowledged that developers prioritize profits but urged them to consider the human impact of housing affordability, expressing sadness that even educated individuals with substantial incomes cannot afford homeownership.

Resident Chrissy Bergey, a realtor who grew up in the area, described the Freddy Hill Farm area as having long-standing traffic problems. She supports the proposed 220-home plan, emphasizing it would provide improved road access at the developer's expense. She noted that the developer had faced requests to build both fewer and more homes than people could afford, despite initially

seeking to provide homeownership opportunities. She expressed concern that calls for exclusively single-family homes could limit those opportunities. While acknowledging the potential loss of the historic farmhouse, she suggested its removal might be necessary to improve traffic flow and provide children with a way to get home without relying on buses. She discussed current home prices and the costs associated with buying a home to illustrate affordability challenges. She urged the Board to consider the 220-home plan, which she believes would best serve the Township.

Resident Jayden Hannings commented he felt those present represented only part of the community and urged the Board to consider all Township residents, including those not represented at the meeting. He criticized comparisons between the demolition of historic buildings and challenged the argument that building more homes would address housing affordability. He noted that many residents moved to the Township for its character and expressed concern that development could change it over the next 50 years. As a younger person and prospective homeowner, he argued that additional development would not necessarily make homeownership affordable, as developers could adjust prices to reflect market conditions. He acknowledged differing opinions but urged the Board to consider the community's long-term interests and vote according to its convictions. He also maintained that traffic concerns could be addressed through alternatives to residential development.

Resident Rich Costlow clarified that his remarks were his own and not representative of Township committees he serves on. He urged the Board to accept and fully evaluate a proposed 220-unit development on the former Freddy Hill property before making a final decision. He noted that the Planning Commission recently voted 3–6 on whether to recommend acceptance of a future 220-unit proposal. While acknowledging valid traffic concerns, he questioned what the Township could permanently lose by choosing the 141-unit R175 plan over a 220-unit plan under MRC zoning. He identified five potential losses from rejecting an MRC proposal: open space, tax revenue, age-targeted housing, pedestrian connectivity, and community recreation. He also acknowledged two potential benefits of the 220-unit proposal: fewer homes would result in less habitat loss and environmental impact, and presentations on the property's flora and fauna indicated that the 141-unit proposal would have the greatest environmental impact among the published plans. He also referenced the proposed Troxel Road/Sumneytown Pike intersection work - potentially eliminating the existing bottleneck at no cost to the Township. He noted that traffic on Sumneytown Pike and Kriebel Road could increase regardless of the Freddy Hill proposal due to development west of Towamencin, stating the developer's traffic studies should be considered valid unless their methodology is shown to be inaccurate. Supporting OSPAC's recommendation, he urged the Board to defer action on the Planning Commission's recommendation and encouraged Pinnacle to submit an MRC proposal for full evaluation, including verification that it meets or exceeds Township requirements for community-based, publicly accessible recreational facilities provided at the developer's expense.

Resident Terry Cooney described a small open space near her home where residents could watch the sunset, noting that green fields are rapidly disappearing as land is cleared for development and potentially paved over. She opposed additional commercial space at the largely vacant shopping center at Forty Foot and Allentown Roads. As the Board considers approval of the PSDC pad sites, she urged Supervisors Gaynor and Morgan to uphold their smart-growth campaign promises by preventing over-commercialization, preserving open space, and addressing traffic, pedestrian safety, and stormwater impacts. She asked the Board to consider three factors before deciding: evidence supporting the developer's claims, the impact of anchor stores, and the leasing threshold condition.

Resident Monica Hannings spoke on behalf of her son, Casey Hanning. For over a year, Casey has advocated for a Freddy Hill plan that protects local wildlife and its habitat. While he believes that no development would be ideal, he acknowledged that the latest proposal appears to have the smallest overall footprint and best preserves connected, unfragmented open space among the plans presented, though this does not constitute an endorsement. He emphasized ongoing declines in wildlife populations and the need for more open space and natural resource protection, stressing preservation benefits both wildlife and the community. He opposed dismissing a plan that offers more open space and less habitat fragmentation without ensuring the 140-home plan would be revised to incorporate similar features. He stressed improvements and compromises across the proposals are still needed to address open space and traffic concerns, urging the Board and residents to consider these issues together before formulating a final opinion/decision.

Resident Vicky McNally raised concerns about Pinnacle's proposal and the homeowners association's (HOA) role. She asked who would own the proposed Troxel Road extension - the Township or HOA - and noted that HOA ownership could make it responsible for maintenance, including snow removal, while potentially allowing future changes, such as restricting access or creating a gated community. She acknowledged that the proposed open space is attractive but emphasized that it would belong to the HOA, which could exercise significant control after Pinnacle's departure. She urged the Board and residents to consider the HOA's long-term authority and responsibilities.

Supervisor Osei responded that the road and any open space would have to be offered to the Township, which would almost certainly take the road due to infrastructure concerns. Most townships would accept open space with trails and park features but not stormwater. He stated that this is a future decision that applies to everyone.

Resident Leon Kashishian challenged Pinnacle's assertion that the house at 1440 Sumneytown Pike has no historical significance, saying Pinnacle's archaeological survey did not adequately examine the house or address its history. He noted that the survey did not assess the springhouse, investigate other potential structures, or conduct historical research. He questioned the reliance on a Pennsylvania State Historic Preservation Office letter based on a 1986 survey, noting that maps from the 18th and 19th centuries appear to show the house at this location. He also referenced the property's brick barn and said members of the Save the Joseph Lukens Inn team met with the State Historic Preservation Office and were encouraged to submit additional documentation. He urged the Board to pause before approving a demolition permit and commission a thorough historical, archaeological, and architectural study of the house. He also referenced supporting documentation on the Lukens Inn website and suggested allowing residents to decide the issue through a referendum, similar to one in Lower Salford Township.

Resident Joe Silverman discussed the Comprehensive Plan and traffic congestion on Sumneytown Pike, questioning the likelihood of a widening project moving forward. He noted that the County owns the section between Bustard Road and Valley Forge Road, as well as other road segments in North Wales Borough and Upper Gwynedd Township, and said widening is not currently a County priority, has no secured funding, and may not be necessary based on current conditions. He referenced a planned 2027 repaving project but said County representatives confirmed there are no current plans for widening, contradicting Mr. Maras's statement that the road would be widened within five to ten years. He also discussed open space and Pinnacle's 140-home proposal, expressing his preference for the by-right plan. He urged the Supervisors to require Pinnacle to build within the existing by-right allowance of 141 homes or abandon the proposal.

Resident Corina Fiore compared the two plans, preferring the more condensed layout, citing potential stormwater management benefits given her home's location and the property's runoff. as an environmental engineering instructor, she emphasized the importance of preserving contiguous open space, infiltration areas, and a quality riparian buffer, particularly for residents along Canterbury, Ivywood, and Kriebel Roads. She warned that spreading homes across the property could significantly worsen stormwater impacts. She also raised concerns about the streambed and proposed culvert under the 220-home plan, urging the Board to require the developer to consider stream simulation techniques to better protect the stream and its natural function.

Supervisor Osei responded to Mr. Silverman, noting that he has spoken with the County, which received federal funding for a feasibility study. The study should begin in the next few months. The County has advised it is earmarking funds to widen the road after the study is complete. He added the work is between Ridge Pike and Sumneytown, but they are prioritizing Sumneytown.

Resident Lori Morrissey supports the 210 or 220-home plan, saying the Township does not need 140 homes priced at \$1.5 million each. She noted the more spread-out layout, with longer driveways and roads, is less environmentally friendly, harms wildlife more, and preserves less open space. While acknowledging residents' concerns about change, she shared that similar objections arose when her own neighborhood was developed, yet she believes it has become a beautiful community that has added value to the Township. She believes the proposed plans would provide a greater variety of more affordable housing options. She advocated housing opportunities for residents across income levels, rather than primarily serving those who can afford large, expensive homes. Regarding the Joseph Lukens building, she acknowledged the Township's many historic structures but questioned whether it could preserve all of them, noting that the building received little public attention before the current development proposal.

Resident John Campisi responded to comments about traffic on Sumneytown Pike, describing congestion in all directions as increasingly unreasonable. He noted that when he moved to the area in 1997, there were no traffic lights, but gradual development has led to steadily increasing traffic. As a parent of three daughters attending the North Penn School District, he questioned the argument that more housing is beneficial, citing concerns about school overcrowding and road capacity. He also raised stormwater concerns, describing flooding affecting his neighbor's driveway and Kriebel Road, despite receiving assistance with stormwater management at his own property. He asked what measures are being taken to address these ongoing problems and concluded by urging the Board to preserve the Joseph Lukens House.

Resident Lauren Shive commented she felt the discussion focused too heavily on the number of homes and overlooked the potential benefits and trade-offs of the 220-home plan. She emphasized that relevant facts and data should be considered, noting her background in science and mathematics. She cited available traffic data and questioned whether personal observations of road conditions should outweigh professional traffic engineering reports. She encouraged residents to treat one another respectfully, emphasizing that everyone wants what is best for the community despite differing opinions. She expressed support for the 220-home plan, believing its benefits justify the trade-offs, and urged residents to support one another and allow the elected Board to make the final decision.

Resident Richard Schnabel described the area of the Township where he lives, noting the cornfields and abundant wildlife that make it one of the few remaining places that reflect the rural landscapes shown in meeting presentations. He said the range of opinions shared at the meeting

was engaging. He raised two topics: local history and home heating costs. Noting that his family has lived in the Township since 1930, He encouraged historical societies to further research the families who lost farms during the Great Depression and the encampments along Towamencin Creek, which he believes are lesser known but important aspects of Township history. He also discussed rising home heating costs and potential ways to reduce them, highlighting emerging solar technology that is not currently permitted in Pennsylvania. He encouraged the Board to support such technology if an opportunity arises.

Resident Stephanie Baer identified herself as an environmental scientist and parent of a child with a disability, emphasizing the importance of environmental protection and accessibility. She expressed concern about the loss of open space over the years and explained that the Freddy Hill property currently absorbs and filters stormwater, helping protect water quality for the surrounding community and downstream areas. She noted that development increases impervious surfaces and raised concerns about flooding, erosion, and potential flood insurance costs, drawing on experiences in her own neighborhood. She warned that nearby areas, including Kriebel Road, could face similar issues and asked how these impacts would be mitigated. She supported the 220-home plan because she believes it preserves more open space and offers opportunities to improve stormwater management. She questioned the consistency of historic preservation concerns, referencing older homes in the Township. She raised concerns about HOA control and the possibility of future access restrictions. She emphasized the need for better connectivity, noting that Fischer's Park is not accessible from her home and that her son lacks a safe walking route to the high school. She supported the proposed Troxel Road extension, trails, and riparian buffers as ways to improve connectivity and help mitigate stormwater impacts. She concluded that the current proposal offers the best available opportunity to address these concerns.

Supervisor Osei responded noting that the property closest to the Turnpike is a separate property, an old farmhouse, located in the Grayson Subdivision and is eligible for historic designation.

Resident Lisa Herdman She expressed concern about worsening traffic congestion, noting that she moved to the Township to escape congestion and enjoy its open space and history, which she feels are gradually disappearing. She described traffic on Sumneytown Pike as severe and warned that adding 200–300 homes would worsen the problem. She also noted that little open space remains in the Township. Referencing the preservation of the Seipt property and the Lower Salford referendum, she questioned why residents could not have been given a similar opportunity to vote on preserving the property and asked why it could not be saved.

Approval of Minutes

On a motion by Supervisor Osei, seconded by Supervisor Warner, the Board approved the minutes from the August 26th and September 9th meetings.

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 (Belfair Square)

The applicant proposes developing property off Welsh Road between Vernon Court and Grist Mill Road with 16 townhomes and associated public/site improvements, including parking and stormwater management. The project was previously approved by conditional use and preliminary and final plan approval resolutions. The applicant proposes amending a prior Conditional Use approval by changing the layout from 16 quad-style townhouses with rear carports to 16 traditional-style townhouses, eliminating the rear carports and adjusting the landscaping to allow a row of shrubs. This will be followed by a revised final land development plan submission. Solicitor Hosterman conducted the hearing. Applicant David Caracausa and Alex Hughes, P.E. were present to provide additional information and answer questions.

Supervisor Osei asked for clarification on previous development actions - two conditional use approvals and one extension were granted. Mr. Caracausa confirmed that was correct.

Supervisor Warner asked if the open space would be owned by the HOA. Mr. Caracausa said the HOA will coordinate services such as trash, snow removal and landscaping, for uniformity.

Resident Ron Hugick asked about the proposed stormwater retention basins and their proximity to the Grist Mill neighborhood. Mr. Caracausa explained both basins are new, reviewing their locations and potential impacts. Mr. Hosterman noted all applicants must comply with the Township's stormwater management ordinance.

Resident Rich Costlow appreciates the open space in the proposed plan. He noted that if the Township does not accept the dedication, he would encourage the developer to provide access as open space. He said he did not see any on the plan and suggested offering a respite area with picnic tables for residents. Mr. Caracausa noted that the community does have access to open space.

Resident Stephanie Baer asked about open space, possible easements, and what the developer will do about the creek's proximity. She also asked whether the developer could commit to planting native plants in the berm area. Mr. Caracausa responded that a landscape architect handled all the proposals in accordance with the Township's current ordinance.

Solicitor Hosterman noted the discussion is entering into land development details that should be discussed with the Planning Commission, not at this meeting.

On a motion by Supervisor Osei, seconded by Supervisor Gaynor, the Board approved the Conditional Use for 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

Supervisor Osei commented that he believes conditional use hearings, such as this one, should be by right, so the Board does not need to devote a lengthy portion of its agenda to them.

Discussion & Consideration: Pinnacle Realty Development/Hilltop Plans

At the Board's July 8th meeting, Pinnacle Realty Development presented an updated sketch plan for their Hilltop Project, including a new development configuration of 210 units: single-family detached units, carriage townhomes, and small-lot singles. On September 9th, the developer updated the sketch plan with a new configuration that included 220 units, more contiguous open space and an unloaded Troxel Road extension running through the development. Last fall, the applicant submitted land development plans for a 141-unit plan zoned for R-14 Cluster in the R-175 district. The Board reviewed the plans and recommended advancing the developer.

Chair Snyder asked Solicitor Hosterman to explain the MRC application process and the number of public hearings required. Mr. Hosterman summarized the ordinance requirements, including submission of a preliminary plan, a zoning map amendment, and a text amendment addressing bulk requirements. The developer must also provide a development impact study, proof of legal ownership, and identification of all mortgages, easements, land-use restrictions, liens, and other encumbrances. He noted that the same methodology applies to MRC districts and emphasized that this meeting marks the beginning of a lengthy process. Additional steps include review by the Township and County Planning Commissions and confirmation that the plan is consistent with the Township's newly adopted Comprehensive Plan. Preliminary plans will go through the normal review process, and the Board of Supervisors must hold an ordinance hearing for final approval. He cautioned that the overall process could take considerable time.

Supervisor Osei asked whether the Board would hold a separate meeting for the text amendment or submit it with the MRC application. Solicitor Hosterman responded in his opinion that the map amendment, text amendment, and preliminary plan should proceed concurrently so they are approved approximately at the same time.

Supervisor Morgan thanked residents for sharing their thoughts and concerns about Freddy Hill Farm. She acknowledged the number of proposed homes is a significant concern and that development brings changes affecting the environment, population, and traffic. While she understood the instinct to favor fewer homes, she emphasized that the decision requires evaluating all proposals, their impacts, and the overall balance of benefits and drawbacks. She identified open space and road connectivity as her primary considerations. Regarding open space, she noted that acreage alone is not the only factor; large, contiguous areas provide greater environmental benefits, improved stormwater management, and better riparian buffers than smaller, scattered areas. She believes the 220-home plan offers the most contiguous open space. For traffic, she acknowledged that all proposals would increase traffic but noted that only two include a connection to Troxel Road and an interconnected internal road network. She expressed concern about the impacts of development without these connections and explained her reasoning. While respecting residents may disagree, she stressed the importance of evaluating each proposal on its merits rather than assume that fewer homes automatically produce the best outcome. After considering the options, she believes the 220-home plan offers the best overall balance of open space and road connectivity.

Supervisor Osei asked the Township's Traffic Engineer Chad Dixson about his meetings with WB Homes and Pinnacle regarding a traffic-calming plan and whether he could recommend which roads should have restricted traffic movement. He emphasized that the traffic-calming plan should address these considerations. Mr. Dixson noted his recommendation that the Planning Commission and Board discuss concerns about traffic on the surrounding road network. He suggested conducting a separate study to identify traffic calming alternatives that may be desirable by the Township and local residents to address these concerns. He noted several options that could be

evaluated. The Township and his office would determine the scope of work, address questions, and develop potential alternatives.

Supervisor Osei shared that while walking Ivywood Way to solicit feedback, every resident encountered reported water in their backyards. He asked Mary Stover, Township Engineer, if the Township could give stormwater in that area special attention. Ms. Stover said they would, acknowledging the seeing videos depicting the drainage.

Supervisor Osei noted that the Planning Commission voted 6-3 in favor of the 140-home plan and reviewed several of its recommendations relevant to this project. He recalled advocating for a Comprehensive Plan before considering sewer privatization, despite being advised against that recommendation. In the Township's recently adopted Comprehensive Plan, it includes a recommendation to adopt an official map, which could have helped the Township secure right-of-way for the fourth leg of Troxel Road, even under a by-right plan, and suggested exploring MRC zoning could help fund that connection and other improvements, including open space. He then referenced the Commission's earlier decision of the WB Homes R-14 amendment, that Pinnacle is proposing as a by-right plan, he noted his noting that the Commission had declined his recommendation to consider changes despite the potential impact on Freddy Hill.

He noted that adding housing, while accounting for infrastructure, benefits both new and existing residents. He explained that the Township cannot control interest rates, material and labor costs, or the regional affordability crisis, but can influence the number of permitted units and, consequently, housing prices. Citing studies on unit counts and price points, which he said Pinnacle also acknowledges, he discussed rising interest rates and other affordability factors, comparing them to property taxes. Although he believes a development closer to 300 homes would be appropriate, he has not opposed any of the proposals. He considers approximately 250 homes optimal. He acknowledged that the current 220-home plan includes concessions he believes the Township could reasonably seek, including open space and the fourth leg of Troxel Road. He expressed interest in reviewing the complete 220-home submission and emphasized the need to examine the full traffic study to verify the developer's commitments regarding the Troxel Road connection.

Supervisor Warner reiterated that the Township carefully developed its zoning maps and that the property was designated R-175 when sold as a farm. She noted that the current and previous Boards made a concession by creating R14 Zoning to allow concentrated development and preserve open space. For the 140-home plan, she asked if the Township Engineer had verified that no homes encroach on the riparian corridor. Ms. Stover explained that the developer proposed a conservation easement to protect it. Comparing the three plans, she reviewed differences in gross tract area and open space acreage, noting that contiguous open space is more valuable. She favored the 220-home plan's more concentrated layout and unloaded road but suggested a compromise between the 140 and 220 plans could provide more contiguous open space. She questioned whether areas containing stormwater basins could truly be considered contiguous open space and raised concerns about the Township assuming ownership of these areas, given the potential maintenance costs and past stormwater problems in other developments. She pointed out that the 220 concept plans open spaces showed large storm water collection areas floating in the middle of what is described as contiguous open space. She noted that most open spaces would be HOA-owned, then asked about the HOA's authority related to use, maintenance and future changes.

Henry Sekawungu, Director of Planning, Zoning & Code Enforcement, explained that an agreement would require the HOA to meet specified obligations, including maintaining stormwater basins in perpetuity. Supervisor Warner supported the Township ownership of all open space that is not storm water retention in order to keep the meadow and other open spaces protected. Ms. Stover added that Township ordinances require an open-space plan and an operations and maintenance plan. Supervisor Warner confirmed that all plans included a naturalized trail network. She questioned if allowing an MRC zoning request in an area not originally intended for it would require the same provisions to apply throughout the Township wherever MRC zoning exists.

Mr. Hosterman confirmed that the changes would apply Township-wide, prompting her to raise concerns about setting a precedent. He noted that the existing ordinance addresses this. Regarding traffic, she referenced anticipated widening of Sumneytown Pike and asked what requirements would apply when Pinnacle submits its development plans. Mr. Dixon explained that, based on preliminary discussions with the County, the developer would likely need to dedicate the necessary right-of-way for future widening and keep development outside that area for any development. Any traffic signals would depend on PennDOT's traffic signal warrants and determination and may or may not be warranted depending on the size of the development. Mr. Dixon provided further details on the anticipated County and PennDOT requirements.

Supervisor Osei asked whether they could require the fourth leg of Troxel under the 140-plan due to the future widening. Mr. Dixon didn't think they could require it unless it was part of their mitigation standards for new traffic to the road. Supervisor Osei asked Solicitor Hosterman to clarify the ordinance amending the MRC map, as the amendment requires 100 acres. Mr. Hosterman confirmed that 100 acres are required and further explained that numerous text amendments would also be needed. Supervisor Osei added the 2006 open space plan recommended lowering the 100-acre requirement, but the change was not made. He believes this is the Township's last 100-acre tract, questioned if the MRC was not intended for this property, he is unsure which other parcel would be applicable.

Supervisor Gaynor acknowledged that the Planning Commission voted 6-3 against recommending MRC zoning but stated that she sees significant community benefits and is open to reviewing a formal submission. Although she initially opposed the 300-home plan, she noted that the current proposal is substantially different and that the Board has a responsibility to evaluate the plan and supporting facts. Recognizing that the applicant has requested guidance on which plan to pursue, she stated that the 220-home proposal addresses several community concerns, including road safety, environmental impacts, and the Troxel Road extension. She noted that it is the only plan offering the fourth leg of Troxel Road and that it provides more than 50% open space. She emphasized that the Board should evaluate if and how MRC zoning could address residents' concerns, particularly if the community values open space, while ensuring appropriate infrastructure improvements. She reiterated her openness to considering the 220-home plan.

Chair Snyder stated she also opposed the previous 330-home plan but emphasized that the current proposal is substantially different. She supported fellow Supervisors in considering the 220-home plan, noting that it provides the most open space among the proposals and aligns with community values. She acknowledged that traffic concerns would remain under any plan but believed the current proposal could adequately address them based on the information available. She emphasized that additional information is needed and that a final plan has not yet been submitted.

She indicated her willingness to support a motion allowing further review and information gathering. She noted there is more information to be gathered and would vote to continue to gather more information about an MRC plan and the 220-dwelling unit plan.

Supervisor Gaynor cited the potential public benefits to the subsequent motion: additional open space, clustered mixed-residential housing types, proposed Troxel Road intersection improvements, and potential open space and accessible parkland to the public, and other potential improvements.

On a motion by Supervisor Gaynor, seconded by Supervisor Osei, the Board authorized the applicant to move forward under the zoning ordinance to submit required plans and documents for Township consideration, including: 1) a preliminary plan not to exceed 220 units indicating the use of the entire tract in accordance with SALDO regulations as required by §153-408 C(1); 2) an application for a zoning map and text amendment in compliance with §153-408 C(2); 3) a development impact study prepared by a qualified person or firm as required by §153-408 C(3); 4) written evidence of legal or equitable ownership interest as required by §153-408 C(3); and 5) identification of all mortgages, easements restricting land use, liens and judgements which may affect the site as required by §153-408 (C)4.

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

Voting No: Kristin Warner

Abstaining: N/A

Absent: N/A

Resident Tiffanie Stanton objected to the vote, stating although the motion was legally permissible, the Board appeared to have it prepared in advance by reading statements, including a long list for the motion. She said it should have been listed on the agenda as a vote. She expressed concern that the Board was using procedural means to advance its objectives without adequate public notice. She emphasized that more open space does not necessarily mean less impervious surface and requested that comparisons of impervious coverage be included in the charts. She noted that the 140-home plan includes large backyards that do not count as designated open space, although homeowners face certain restrictions on improvements such as pools. She cautioned that the HOA could seek future variances, as the developer is seeking MRC zoning, meaning the proposed open space could change over time. She noted concern about the HOA's potential authority.

Solicitor Hosterman addressed the procedural objection, explaining that the agenda item was amended from discussion to consideration in accordance with the Sunshine Act, allowing the Board to vote.

Resident Barry Kenyon opposed and objected to the Board going behind the Townships' back. He argued that more time should have been provided to accurately describe the agenda item. He told the Board they are playing games and that it will show up at election time.

Supervisor Osei commented that the Board did not make this motion last year and that the developer submitted the MRC with a text amendment without Board direction. He said this is an additional step that improves transparency.

Resident Richard Schnable raised concerns about the proposed number of homes and the demand for water and sewer infrastructure, asking where the water would come from and how sewage would be handled.

Chair Snyder explained that the developer must obtain letters from the North Penn Water Authority and Towamencin Municipal Authority confirming adequate water and sewer capacity. He clarified that he was not objecting to the total homes but emphasized the assurance existing infrastructure can accommodate the additional demand, noting the Township's efforts to limit these flows.

Supervisor Osei stated that documentation of water and sewer capacity would be required before any final decision, and that no final decision was made that evening. He added that current records indicate capacity is available for both.

Resident Joe Silverman questioned claims that the 220-home plan provides more open space, noting that comparisons between the 140 and 220-home proposals appeared to show only a three-acre difference. He considered this difference insignificant, believed the 140-home plan provided more open space, and fully supported it. He also objected to the Board voting that evening, saying the agenda listed the item for discussion and consideration but did not explicitly call for a vote.

Supervisor Gaynor asked Solicitor Hosterman to clarify the motion and if the Board will take action to authorize the MRC based on tonight's vote. Solicitor Hosterman explained the action.

Resident Leon Kashishian commented that the Board is sneaky. He asked what the golden carrot was. He asked if anyone would answer, saying he'd wait the two minutes. He repeated the question about the golden carrot. He feels no answer indicates the Board must be hiding something.

Resident Stephanie Baer thanked the Board for supporting the 220-home plan and its proposed open space. She noted that homeowners can pave over portions of their backyards regardless of their size, potentially increasing impervious surfaces, and explained that larger homes may create additional pressure to pave other areas. She expressed strong opposition to an HOA and emphasized that preserving contiguous open space is essential to protecting the Township from stormwater impacts by allowing greater water absorption. She stressed that private backyards do not constitute protected open space and encouraged the community to work together to preserve the Township and improve connectivity so everyone can enjoy it.

Resident Lori Morrissey added that larger homes often bring additional vehicles and structures, such as boats, pool houses, and recreational spaces. She shared that she lives in a subdivision with 13,000-square-foot lots, enjoys the neighborhood, but does not believe large mansions are appropriate for the Township. She noted that residents in her neighborhood have added large sheds that do not constitute open space and thanked the Board for its efforts.

Supervisor Osei clarified that private property owners may submit different plans and highlighted the three distinct neighborhood layouts in the 220-home proposal, which he believes most closely aligns with the current MRC ordinance. He compared the proposed layouts to his own neighborhood, which includes smaller homes and townhouses. He referenced the 67 acres of proposed open space, noting that the total could change depending on road configurations, and emphasized the need to maintain flexibility as discussions continue. He also highlighted the proposed unloaded fourth leg of Troxel Road and grassland protections, stating that he wants to ensure the grassland area is preserved in whatever plan is ultimately approved.

Supervisor Warner stated that she would vote no because the 67 acres, described as contiguous open space, is not entirely contiguous and are not guaranteed to remain open space. She noted that the 140-home plan does not necessarily require a fourth leg on Troxel Road, as Mr. Dixon previously explained that PennDOT would determine the needed intersection improvements. She noted the developer would be required to widen the road or provide an easement for future widening if necessary. She believes the 140-plan is the best scenario for the homeowner and open space preserved under the R-14, offering a reasonable compromise.

Chair Snyder called for a recess at 10:03 pm. The meeting resumed at approximately 10:07 pm.

RB Distribution (890 Forty Foot Rd.) – Land Development Presentation

The applicant, The Robert Nicoletti Trust, proposes redeveloping the commercial property at 890 Forty Foot Road, former SKF site. The applicant proposes constructing a 50,073 SF addition to the warehouse building, additional parking areas, and modifications to the existing stormwater management facilities. The three parcels are located within the “LI – Limited Industrial” and “ELO – Entertainment Lifestyle Overlay” zoning districts. The development is proposed under the requirements of the “LI – Limited Industrial” Zoning District. Matt McHugh, Esq., John Anderson, P.E., and Ben Guthrie, P.E., applicant representatives, reviewed the plans and waiver requests.

Supervisor Osei asked Mary Stover, Township Engineer, whether she had any issues with the proposed waivers. She indicated she did not.

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board authorized the preparation of preliminary and final plan approval resolutions for RB Distribution.

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

Resident Joe Silverman commented he did not believe the request warranted significant concern and considered it a positive development. He asked whether a left-turn lane would be provided for traffic approaching Tomlinson. Mr. Guthrie clarified that no left-turn lane is proposed but noted that other measures have been taken to help alleviate traffic congestion.

Resident Margie Shellenberger asked how much truck traffic the site will generate. Mr. Anderson noted that most traffic is on Tomlinson Road and further explained how the plan was developed. She wanted to confirm they would not be using Newbury Way. She added brake-retarder restrictions are not enforced, and neighbors worry this will add to the noise.

Supervisor Osei asked the Township Manager to look into improving brake retarder enforcement. Mr. Kraynik noted he would direct the Police Chief to review the concern with the highway traffic unit. Supervisor Morgan thanked Ms. Shellenberger for sharing her concern with them.

Resident Chuck Wilson stressed the need for a left-turn lane at Tomlinson Road. He expects additional complaints when people cannot exit the parking lot, with backups along Tomlinson Road. He doesn't believe the Newbury intersection has sufficient alignment, noting the Board had

previously discussed this. He shared examples to support his view that this will not work. He believes both intersections need to be reviewed again.

Resident Terry Cooney notes that the diagrams show the proposed pad sites but not the apartment buildings; she asked if those buildings will affect stormwater management. Mr. Anderson indicates that there is no formal proposal for apartments, only concept plans. She also believes traffic will worsen at the intersection opposite Newbury Way when turning left toward Allentown Road and this proposal will likely exacerbate it.

Old Business: None

New Business

Warrant List

The September warrant list, totaling \$1,279,495.65, 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 Ordinance 26-06: Termination of Sewer Lease

This lease termination and transfer of contracts and other system assets are being considered to eliminate the time-consuming and costly rate approval process required by the Pennsylvania Public Utility Commission (PUC) when adjusting sewer rates for the Township's extraterritorial service areas. During the since-terminated sewer sale process, the Township was granted a certificate of public convenience (license) by the PUC to service the extraterritorial customers as required under the Public Utility Code. After the sewer sale was terminated, the Township applied to abandon that certificate and allow for the Towamencin Municipal Authority (TMA) to operate and own the system in its entirety as a municipal authority is generally not under the jurisdiction of the PUC. Once these actions are taken by the Township, the system will no longer be regulated by the PUC. TMA will establish sewer rates as opposed to the PUC.

On a motion by Supervisor Osei, seconded by Supervisor Gaynor, the Board approved Ordinance 26-06, Termination of Sewer Lease.

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 the Township is under the PUC because of the sewer sale process, adding this could have been done earlier, but the prior Board's chose not to.

Consider Ordinance 26-07: Verizon Franchise Agreement

The Township began the Verizon franchise renewal process by holding a public comment hearing on June 24, 2026, where the proposed agreement was reviewed. The draft ordinance was prepared by the Cohen Law Group, on behalf of 13 municipalities within the Montgomery County Consortium.

On a motion by Supervisor Morgan, seconded by Supervisor Gaynor, the Board approved Ordinance 26-07: Verizon Franchise Agreement.

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

Consider Proposal for Grant Preparation Services: Skippack Creek Interceptor Phase 3-4

The Township requested the Sewer Engineer to submit a proposal to prepare a grant application for replacing another segment of the Skippack Creek Interceptor (SCI), as part of the Department of Community and Economic Development's PA Local Share Account (LSA) program. The interceptor was previously televised and determined to be beyond its useful life. Phase 1 and Phase 2 have been successfully completed. Phase 3 is in the final design phase. Gilmore & Associates has provided a proposal to prepare the grant submission for \$3,000.

On a motion by Supervisor Warner, seconded by Supervisor Osei, the Board approved the proposal for grant preparation services for the Skippack Creek Interceptor Phases 3-4.

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 commented that, given the meeting included a Conditional Use Hearing, Pinnacle and PSDC items, he felt the meeting was held in a reasonable amount of time.

There being no additional business, the meeting was adjourned at 10:34 pm.

Respectfully submitted,



Colleen Ehrle
Assistant Township Manager