

#01-2026
January 5, 2026

The reorganization meeting of the Whitpain Township Board of Supervisors was held at 6 pm Monday, January 5, 2026 in hybrid mode – in person and virtually via Zoom. Supervisors Scott M. Badami, Kimberly J. Klauder, Robert A. Brunner, Joyce M. Keller were present. Supervisor Sara S. Selverian was remote. Also in attendance were Township Manager Eric Traub, Assistant Township Manager David J. Mrochko, Township Solicitor Alexander M. Glassman, Esq. along with Melissa Osborne, Esq., Police Superintendent Chief Kenneth Lawson, Finance Director Christine M. Bauman, Fire Marshal Michael A. Barnshaw, Township Engineer James E. Blanch, P.E., Code Enforcement Officer Travis J. DeCaro, Parks and Recreation Director Michael J. Richino, IT Director Nicole M. Leininger, Human Resources Director Kathleen Yackin and Recording Secretary Karen Dolga. Public Works Director Thomas Farzetta was absent. There were 20 members of the public in attendance and one remote participant.

Supervisor Scott Badami welcomed everyone to the first meeting of 2026, the reorganization meeting, and introduced his colleagues. He reminded all that we will continue to use the closed-captioning service that is autogenerated by Zoom. It is not 100% accurate and not the official minutes of the Board of Supervisors' meetings. Written minutes will be approved at a subsequent public meeting of the Board. Any questions regarding IT or the closed-captioning service should be directed to IT Director Nicole Leininger. Supervisor Badami also noted that public comment is welcome at every meeting, though comments must be made in person. He then asked everyone to stand for the Pledge of Allegiance.

Chair Badami opened the meeting by expressing excitement for the evening's proceedings, which included swearing in a new Board member, welcoming back a returning Board member, celebrating the tax collector's second term, and swearing in two Township auditors. He noted the Board's anticipation of the energy, vitality, and perspectives the newly elected and returning officials would bring in working together for the betterment of Whitpain Township. Chair Badami then thanked and formally turned the meeting over to Honorable Daniel G. Ronca of the Montgomery County Court of Common Pleas for administering the oaths of office. Judge Ronca thanked the Chair and shared that he was born and raised in Whitpain Township and lived here for many years. He expressed his fondness for the Township and stated that he was honored and pleased to return to swear in the Township's newly elected leadership. He then proceeded to administer the oath of office to Kimberly J. Klauder, Supervisor, Robert A. Brunner, Supervisor, Melissia C. Wanczyk, Tax Collector, Melvin Williams, Sr., Auditor and Angel Luis Lozada, Auditor.

The meeting continued when Supervisor Badami appointed Supervisor Klauder to be the reorganization Chair for 2026. In this capacity, Supervisor Klauder nominated

colleague Scott Badami as Chair. With no additional comments or nominations, a vote was taken and the nomination passed by a vote of 4-1 with Supervisor Keller dissenting. Chair Badami nominated Supervisor Klauder as Vice Chair. With no additional comments or nominations, a vote was taken and the nomination passed by a vote of 4-1 with Supervisor Keller dissenting. Chair Badami nominated Supervisor Brunner as Secretary. With no additional comments or nominations, a vote was taken and the motion carried unanimously. Chair Badami nominated Supervisor Keller for Treasurer. With no additional comments or nominations, a vote was taken and the motion carried unanimously. Chair Badami nominated Supervisor Selverian as Assistant Secretary. With no additional comments or nominations, a vote was taken and the motion carried unanimously. Chair Badami expressed gratitude to his colleagues for their continued confidence, affirmed that he serves in the position on behalf of the entire Board and the community, and thanked them for their support.

Chair Badami read through the Consent Agenda, confirming that it was published on our website prior to the public meeting.

A motion was made by Supervisor Keller, duly seconded by Chair Badami to approve the Consent Agenda as follows:

a. Board of Supervisors appoint for 2026:

Township Solicitor	Michael P. Clarke, Esq.
Clarke Gallagher Barbiero	Alexander M. Glassman, Esq.
Amuso & Glassman Law	Gregory R. Heleniak, Esq.
Solicitor - Personnel Matters	Thomas Hearn, Esq.
Obermayer Rebmann Maxwell & Hippel LLP	
Solicitor - Environmental Issues	Robert D. Fox, Esq.
Manko Gold Katcher Fox LLP	
Board of Appeals Solicitor	Patrick M. Hitchens, Esq.
Law Office of Kilkenny Law	
Planning Consultant	LandConcepts
Sewer Consulting Engineer	Alfred S. Ciottoni, P.E.
SC Engineers	
Traffic Engineering Consultants	Bowman Consulting Group

b. Board of Supervisors confirm 2026 appointment by Zoning Hearing Board:

Zoning Hearing Board Solicitor Patrick M. Hitchens, Esq.

- c. Approve the following rates of service for 2026:

Township Solicitor	\$220/hr.
Township Solicitor – Developer's Rate	\$275/hr.
Zoning Hearing Board Solicitor	\$185/hr.
Board of Appeals Solicitor	\$185/hr.
Solicitor for Personnel Matters	\$305/hr.
Solicitor for Environmental Matters	\$775/hr.
Planning Consultant	\$145/hr.
Sewer Consulting Engineer	\$167/hr.
Traffic Engineering Consultant	\$225/hr.

Chair Badami clarified that the Traffic Engineering Consultant's rate, listed at \$225 per hour, represents the maximum of a range, which spans from \$95 to \$225 per hour.

- d. Supervisors appoint and re-appoint terms of office on Township Boards and Commissions as follows:

TERM		EXPIRES	
		December 31:	
Arts & Culture Comm	3 years	2028	Heather Dougherty
Board of Appeals	5 years	2030	William Lutz
EAC	3 years	2028	Susan Royer
	3 years	2028	Ruth Chang
Human Relations Comm	3 years	2028	Kathryn Cacciamani
Park & Open Space	5 years	2030	William Armstrong
	5 years	2030	Alexander Simon
Planning Commission	4 years	2029	John Miller
	4 years	2029	Joe Habboush
Alternate No. 1	4 years	2029	Peter Kreher
Alternate No. 2	4 years	2029	Lewis Silver
Sewer Authority Rep.	5 years	2030	Robert Brunner
Shade Tree Commission	5 years	2030	Vince Marrocco
Alternate No. 3	4 years	2029	Allison Pearce
Zoning Hearing Board	5 years	2030	Amy McAndrew
Vacancy Board Chair	1 year	2026	Susan Miller

- e. Authorize the extension of the Township Manager's employment agreement for a two-year term expiring December 31, 2027.
- f. Authorize the five (5) present members of the Board of Supervisors, Township Manager, and Director of Finance to sign all Whitpain Township fund checks.

- g. Authorize the Township Manager, and Director of Finance to sign payroll checks, and authorize payroll checks to be paid in 2026 without monthly motion.
- h. Authorize the Township Manager to prepare checks pending Board approval of the monthly voucher list. (To be signed by authorized personnel when necessary to meet the Township's obligations.)
- i. Set the Treasurer's Bond for 2026 at \$1,000,000.
- j. Authorize the Director of Finance to transfer funds among the various Township accounts.
- k. Disburse and replenish petty cash funds for select departments for the year 2026, as follows:

Finance	\$425	Public Works	\$250
Police	\$250		

In the event of an emergency, the Township Manager is authorized to temporarily increase petty cash funds at his discretion.

- l. Name TD Bank, Univest Financial Corporation and PLGIT as depositories for Township funds for 2026, fulfilling the requirements of the Township's investment policy for investment of Township funds.
- m. Set the 2026 mileage reimbursement rate at 72.5 cents per mile for use of personal vehicles for Township business.
- n. Authorize the Chairman and Secretary to sign on behalf of Whitpain Township all Declarations of Covenants, Easements and Restrictions Concerning Stormwater Facilities Agreement between individual property owners and Whitpain Township after the township engineer has approved the property owner's plans. These agreements address operations and maintenance responsibilities for on-site stormwater management systems that are to be installed on private property.
- o. Confirm the 2026 Committee Assignment for Finance and Pension Supervisors Badami and Selverian.
- p. The following Board members are named as Supervisor Liaisons:
 - Supervisor Badami to the Human Relations Commission
 - Supervisor Selverian to the Environmental Advisory Council

- Supervisor Keller to the Shade Tree Commission
- Supervisor Klauder to the Arts & Culture Commission
- Supervisor Brunner to the Park & Open Space Board

- q. Supervisors schedule meetings for 2026 as follows, noting the two Wednesday dates are due to the primary and general elections:

Tuesday, January 20 – Business Meeting – 6 p.m.
Tuesday, February 3 – Work Session – 6 p.m.
Tuesday, February 17 – Business Meeting – 6 p.m.
Tuesday, March 3 – Work Session – 6 p.m.
Tuesday, March 17 – Business Meeting – 6 p.m.
Tuesday April 7 – Work Session – 6 p.m.
Tuesday, April 21 – Business Meeting – 6 p.m.
Tuesday, May 5 – Work Session – 6 p.m.
Wednesday, May 20 – Business Meeting – 6 p.m.
Tuesday, June 2 – Work Session – 6 p.m.
Tuesday, June 16 – Business Meeting – 6 p.m.
Tuesday, July 7 – Work Session – 6 p.m.
Tuesday, July 21 – Business Meeting – 6 p.m.
Tuesday, August 4 – Work Session – 6 p.m.
Tuesday, August 18 – Business Meeting – 6 p.m.
Tuesday, September 1 – Work Session – 6 p.m.
Tuesday, September 15 – Business Meeting – 6 p.m.
Tuesday, October 6 – Work Session – 6 p.m.
Tuesday, October 20 – Business Meeting – 6 p.m.
Wednesday, November 4 – Work Session – 6 p.m.
Tuesday, November 17 – Business Meeting – 6 p.m.
Tuesday, December 1 – Work Session – 6 p.m.
Tuesday, December 15 – Business Meeting – 6 p.m.

- r. Supervisors schedule the following as 2026 Township holidays for employees:

New Year's Day – January 1
Martin Luther King Jr. Day – January 19
Presidents' Day – February 16
Memorial Day – May 25
Juneteenth – June 19
Independence Day – July 3
Labor Day – September 7
Veteran's Day – November 11
Thanksgiving Day – November 26
Friday following Thanksgiving Day – November 27

Christmas Eve - ½ day – December 24
Christmas Day – December 25
New Year's Eve - ½ day – December 31

Note: Police – Receive holiday hours per contract.

Chair Badami called for public comment. There were none. He called for Board comments. Supervisor Keller thanked Township volunteers for their service, welcomed new volunteers, and expressed appreciation for those continuing to serve on boards and commissions. With no additional comments, a vote was taken and the motion passed unanimously.

A motion was made by Chair Badami, duly seconded by Supervisor Brunner to certify Supervisor Keller and Vice Chair Klauder as delegates to the 2026 Pennsylvania State Association of Township Supervisors' Annual Convention in Hershey, April 19 to 22, 2026 with Supervisor Keller as the voting delegate, and Vice Chair Klauder as the alternate delegate. Chair Badami called for public comment. There were none. He called for Board comments. Supervisor Keller shared brief comments regarding her attendance at the Pennsylvania State Annual Convention conferences, noting it as a valuable annual opportunity for supervisors to connect with peers and township managers and to gain useful knowledge. She thanked the staff and Board for the opportunity to attend each year. With no additional comments, a vote was taken and the motion carried unanimously.

A motion was made by Chair Badami, duly seconded by Supervisor Keller to approve the preliminary December 2025 Voucher List totaling \$4,304,247.42, check sequence #86174 through #86457. Mr. Traub explained that the amount is significantly higher than what is typically seen because it includes several large escrow releases to the Wissahickon School District. He noted that these escrow releases, which appeared on prior agendas, total approximately \$2.3 to \$2.4 million, and that this accounts for the unusually high figure compared to normal amounts. Chair Badami called for public comment. There were none. He called for Board comments. There were none. A vote was taken and the motion carried unanimously.

A motion was made by Vice Chair Klauder, duly seconded by Chair Badami for the Board to consider Ordinance No. 429, an Ordinance amending the Code of The Township of Whitpain at Part II [General Legislation], Chapter 129 [Subdivision and Land Development], to update the Township's traffic impact fee. Mr. Traub explained that the township's traffic impact fee, unchanged since 2016–2017, is being updated to reflect inflation and current development impacts. The proposed increase, recommended by the Impact Fee Advisory Committee, staff, and the traffic consultant, would raise the fee from \$3,089 to approximately \$4,324 per the additional trip. The ordinance has been advertised and is ready for adoption. Solicitor Glassman added that the traffic impact fee process is unique and not a typical zoning or administrative

ordinance. For the record, he marked three items into the record: Item #1, a copy of the draft ordinance that was advertised, Item #2, a copy of the notice, and Item #3, proof of publication of the advertisement that was authorized at last month's meeting. He emphasized that the process involved creating the advisory committee, adopting the recommendations and updating the fee for the first time since 2016. Chair Badami called for public comment. There was none. He called for Board comments. There were none. A vote was taken and the motion carried unanimously.

Chair Badami made a motion, duly seconded by Vice Chair Klauder to authorize the Solicitor to appear before the Zoning Hearing Board in opposition to application #2464-25.

2464-25 – Hargobind Blue Bell Inc. for property located at 1790 Swede Road, Blue Bell, PA, requests the following variances from the Whitpain Township Zoning Ordinance to convert existing service bays into additional convenience store use: (1) a special exception under Section 160-119.R(9) to permit convenience store use; and (2) a variance from Section 160-192.B(2)(q) to permit 14 parking spaces where 26 parking spaces are required. This Property is located in the C-Commercial Zoning District.

The Board of Supervisors took no action on the following Zoning Hearing Board cases scheduled for January 15, 2026?

2475-25 – Michael Kouyoumdjian for the property located at 1916 Lasalle Road, Blue Bell, PA 19422 requests the following variances from the Whitpain Township Zoning Code to construct a side addition: (1) a variance from Section 160-34 to permit an aggregate side yard of 50 ft where a minimum of 60 ft is required; and (2) a variance from Section 160-203 to permit the addition to encroach into the side yard setback. The property is located in the R-2 Residential Zoning District.

2476-25 – Jon Suh and The Reign Church for the property located at 1750 Walton Road, Ambler, PA 19002 requests a special exception under 160-102.E(1) of the Whitpain Township Zoning Code to permit the existing building to be used for religious and educational uses. The property is located in the A-R Zoning District.

2477-25 – Estabrak and Balsam Habboush for the property located at 1167 Fairview Avenue, Blue Bell, PA 19422 requests the following zoning relief from of the Whitpain Township Zoning Code to construct a single-family house: (1) a special exception under 160-17 to permit side yard setbacks of 12 ft and 18 ft; and (2) a variance from Section 160-203 to permit the new house to encroach into the side yard setback. This property is located in the R-1 Residence Zoning District.

2478-25 – Kristin Baird and Anthony Oruska for the property located at 580 School Road, Blue Bell, PA 19422 requests the following variances from the Whitpain Township Zoning Code to replace an existing detached garage with a new garage with attic storage: (1) a variance from Section 160-21 to permit a side yard setback of 13 ft where 18 ft is required based on a mid-span roof height of 13.5 ft; and (2) a variance from Section 160-203 to permit the detached garage to encroach into the side yard setback. This property is located in the R-1 Residence Zoning District.

2479-25 – Jeff McDaniel for the property located at 974 Greenbriar Drive, Blue Bell, PA 19422 request the following variances from the Whitpain Township Zoning Code to construct a detached garage: (1) a variance from Section 160-21 to permit the garage to be located in a front yard along Greenbriar Drive; and (2) a variance from Section 160-204.D to permit the garage to be located 5 ft from the principal building where a minimum of 10 ft is required. This property is located in the R-1 Residence Zoning District and is a corner property.

2480-25 – Steve and Lisa Frey for the property located at 1634 Arch Street Road, Blue Bell, PA 19422 request the following variances from the Whitpain Township Zoning Code to construct an addition to an existing detached garage: (1) a variance from Section 160-21 to permit the garage to be located outside of the rear yard; and (2) a variance from Section 160-204.D to permit the garage to be located less than 10 ft from the principal building. This property is located in the R-1 Residence Zoning District and is a corner property.

Chair Badami announced that the Board of Elected Auditors will hold its organization meeting Tuesday, January 6th at 5:30 pm at the Township Building. He also outlined the January Christmas tree recycling schedule, reminding residents that trees must be free of all decorations and placed at the curb the night before pickup.

Chair Badami turned the meeting over to Vice Chair Klauder who called for public comment. There was none. Following public comment, the meeting was returned to Chair Badami, who then turned the floor over to Mr. Traub to briefly review the agenda for the next Board of Supervisors meeting under Old/New Business. Mr. Traub reviewed the draft agenda for the January 20, 2026 Board of Supervisors meeting, noting the continuation and conclusion of a conditional use hearing for a property on Skippack Pike. He stated that the remainder of the agenda is largely routine, including approval of minutes and voucher lists, as well as several public works–related items such as contract extensions, cooperative purchasing and bidding procedures using the PennBID platform, and motions regarding the disposition of township property and records. He also noted anticipated agenda items related to the School Road and Skippack Pike intersection improvement project, including construction inspection services, as well as

a resolution to update and reapprove the township fee schedule to incorporate the recently adopted traffic impact fee. Mr. Traub added that additional items may be included prior to the meeting. Chair Badami called for Board Comments. Supervisor Keller briefly noted receipt of an EAC email announcing a Winter Sowing Hands-On Workshop at the Wissahickon Valley Public Library on January 26th. Supervisor Brunner expressed gratitude to everyone for welcoming him, noting his long-standing involvement and appreciation for the opportunity to continue participating, and said he is very happy to be part of the Board. Chair Badami concluded the meeting by commenting on the swearing-in of the five new and returning office holders, expressing excitement for their energy, experience, and perspectives, and thanking their family members for attending.

With no further business to discuss, Chair Badami moved to adjourn the meeting at 6:34 pm.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "R. A. Brunner", is written over a horizontal line.

Robert A. Brunner
Secretary

/k