



SKIPPACK TOWNSHIP **BOARD OF SUPERVISORS**

Meeting Minutes
February 11, 2026

BOARD OF SUPERVISORS

Karen Lynch, Chair	Present
Marian Ellis	Present
Barbara McGinnis	Present
Bob Rau	Present
Justin Glennon	Present

TOWNSHIP STAFF

Alice Eastmure, Manager	Present
Justin Stottlar, Asst Manager	Present
Joseph Kuhls, Esq.	Present
Tim Woodrow, PE	Present
Jamie Magaziner, AICP	Present

Chairperson Karen Lynch welcomed everyone to the Board of Supervisors and called the meeting to order at 7:20 PM following a Conditional Use Hearing.

I. ANNOUNCEMENT OF EXECUTIVE SESSION

Chairperson Lynch announced that the Board discussed personnel in Executive Session prior to the meeting.

II. PRESENTATIONS

- A. Biltmore Lot 140 – Final Land Development Approval** – Presented by Patrick Duffy, Esq., for HTC Associates – property is at the corner of Ashland and Forty Foot Road - Proposed 2 3-story units with 24 condos in each building. A Resolution will be drawn and presented at the March 2026 meeting.
- B. 4080 Creamery Road – Consideration for Subdivision** – Resident seeking input on required public improvements prior to submitting final plans.

III. PUBLIC SAFETY REPORTS

- A. Skippack EMS - Barry Evans, President of SEMS – Dispatched to 85 calls.
- B. Skippack Fire Company – Haydn Marriott, Chief – Gave an Annual Report for 2025 stating they responded to 310 calls in 2025. 71% of the calls were within Skippack Township. Total personnel hours 1460. In addition, 60 courses & training were attended by 32 personnel totaling 1596 hours. He added that the Fire Company responded to 27 calls in January 2026.

IV. PUBLIC COMMENT – None.

V. APPROVAL OF MINUTES

- A. Motion made by Marian Ellis, second by Barbara McGinnis, to approve the minutes of January 5, 2026, Board of Supervisors meeting minutes. All in favor, motion carried.

VI. ADMINISTRATIVE ACTIONS

- A. Treasurer’s Report as of January 31, 2025 – Motion made by Bob Rau, seconded by Barbara McGinnis, to accept the Treasurer’s Report as presented. All in favor, motion carried.

- B. Approval of Bills January 5 – February 10, 2026

General Fund	\$ 494,362.57
Open Space Fund	\$ 16,944.87
Parks & Rec Fund	\$ 324,99683
Sewer Fund	\$ 128,829.40
Liquid Fuels	\$ 965,133.67

Motion was made by Barbara McGinnis, seconded by Marian Ellis, to approve the bills listing for January 5 – February 10, 2026. All in favor, motion carried.

- C. Motion was made by Marian Ellis, seconded by Bob Rau to approve the purchase and installation of the financial software from Tyler for \$88,609.00 in place of previously considered Kassell software.
- D. Discussion Morton Road Salt Situation – Reimbursement will be made to township for expenses incurred due to salt emergency situation since they did not uphold their contractual obligations.

VII. PROFESSIONAL STAFF REPORTS

A. Township Engineer

1. Motion was made by Bob Rau, seconded by Barbara McGinnis to accept the bid from Allen Meyers in the amount of 983,379.75 for 2026 Roadway Improvements project.
2. Motion was made by Marian Ellis, second by Justin Glennon to approve the contract with the Watershed Protection for \$42,865.00 for 2026 as part of the MS4 Consortium.
3. Motion was made by Bob Rau, second by Barbara McGinnis to authorize advertising bids for crosswalks at Mill & Caradean, Creamery & Collegetown and Creamery & Chelsea Way.

4. Motion was made by Bob Rau, second by Barbara McGinnis to approve engineering design for the Perkiomen Road Bridge project as it is not included in the scope of the grant. Engineering costs are 225,900.00 with TPD, Inc. All were in favor, motion carried.
5. Motion was made by Barbara McGinnis, second by Bob Rau to pass Resolution 2026-07 to submit a PennDOT MultiModal Grant for \$2,072,280.00 for the construction of Rt 113 and Rt 73 intersection. All were in favor, motion carried.
6. Motion was made by Barbara McGinnis, second by Marian Ellis to approve beginning the engineering of Rt 113 & Rt 73. Grant money from DCED Multimodal CFA grant was received in 2025 for this project. All were in favor, motion carried.
7. Motion was made by Marian Ellis, second by Barbara McGinnis to approve the first installment payment to Lenni Electric for the crosswalk project at Cross & Spencer Roads of \$106,504.86. All were in favor, motion carried.
8. Motion was made by Barbara McGinnis, second by Bob Rau to approve advertising bid for demolition of 6 PEMA homes from Hurricane Ida and restoration of land. All were in favor, motion carried.

B. Township Solicitor

1. Motion was made by Barbara McGinnis, seconded by Bob Rau to enact Ordinance 366 to amend the Skippack Township Code, Chapter 200, Zoning, to regulate placement and operation of tobacco, smoke and vape shops. All were in favor, motion carried.
2. Motion was made by Marian Ellis, seconded by Justin Glennon, to enact Ordinance 367 to amend the Skippack Township Code, Chapter 169, Subdivision and Land Development, to regulate removal and replacement of topsoil. All were in favor, motion carried.
3. Motion was made by Barbara McGinnis, seconded by Karen Lynch, to pass Resolution 2025-08 authorizing acquisition of certain real property identified as 4926 Skippack Pike pursuant to PEMA's Hazardous Mitigation Grant Program for the purpose of adding land to the Township Open Space. All were in favor, motion carried.
4. Motion was made by Barbara McGinnis, second by Karen Lynch, to pass Resolution 2026-09 authorizing acquisition of certain real property identified as 4938 Skippack Pike pursuant to PEMA's Hazardous Mitigation Grant Program for the purpose of adding land to the Township Open Space. All were in favor, motion passed.

5. Motion was made by Barbara McGinnis, second by Karen Lynch, to pass Resolution 2026-10 authorizing acquisition of certain real property identified as 4952 Skippack Pike pursuant to PEMA's Hazardous Mitigation Grant Program for the purpose of adding land to the Township Open Space. All were in favor, motion carried.
6. Motion was made by Barbara McGinnis, second by Bob Rau to pass Resolution 2026-11 authorizing the condemnation and taking of certain real estate at 4124 Skippack Pike for the purpose of adding land to Township Open Space. All were in favor, motion carried.
7. Reported that the Township has purchased the property at Rt 73 and Rt 113 of the old gas station property at 4124 Skippack Pike. This purchase will allow for intersection improvements.

C. Township Planner

1. Jamie Magazine, AICP, with Pennoni, did a presentation on Data Centers and Zoning Considerations.

D. Township Manager

1. Motion was made by Bob Rau, seconded by Barbara McGinnis to update the Employee Handbook, updating the pay period to reflect biweekly pay period and overtime guidelines. All were in favor, motion carried.
2. Motion was made by Bob Rau, seconded by Barbara McGinnis to approve the Earned Income Tax Credits for Fire and EMS personnel for the year 2025 to include: Ray Bracken, Keith Grierson, John Kelly, Kyle Merkel, Michaleen Pacholski, Mike Risell, Matt Rattenburg, Josh Taylor, Dale Tyczka, Janet Dix, Dan Greco, Silvia Porello and Christine Rexer. All were in favor, motion carried.
3. An Update regarding MS4 / DEP Inspection Update was given by Assistant Manager Justin Stottlar.
4. Motion was made by Justin Glennon, second by Barbara McGinnis to acquire a Bobcat T66 Skid Steer for \$74,960.00. All were in favor, motion carried.
5. Informed the public that Store Road will be temporarily closed for the Fire & Ice Festival on Friday, February 20 and Saturday, February 21, 2026, from 4-9 PM. This is the 12th year it is being held in Skippack Village.

6. Motion was made by Barbara McGinnis, second by Bob Rau to approve Special Event Permit Application for the Run Baby Run event on August 9, 2026. All were in favor. Motion carried.
7. Township Manager, Alice Eastmure, took the time to recognize the team that worked to get Skippack Township through Winter Storm Fern – Public Works Staff. Billy Ward, James Herb, Jacob Santoro and Andrew Coyne; EMC Beth Ann Mazza; township residents Harry Greco and Josh Kratz; H&K; Source One Towing and Herb Scheuren, as well as the support from the Board of Supervisors. Alk went above and beyond their normal commitment.

VIII. OLD BUSINESS

- A. The Palmer Park Playground is underway. Anticipated delivery of equipment and projected installment weather dependent will begin in the spring with the hopes of having it open by Memorial Day weekend.
- B. Volunteer Form is on the website. If you are interested in volunteering in some capacity, please go to the website for the form and send it in to Alice Eastmure, Township Manager.

IX. NEW BUSINESS – None.

X. COMMENTS FROM THE BOARD

- A. Justin Glennon announced that there will be a Remembrance Event for Veterans at the Dutch Tavern on February 22 at 12 noon. Invited everyone to come out to participate.
- B. Barbara McGinnis expressed her sincere appreciation to the Public Works staff during the snowstorms. The roads here are better here than anyone else.
- C. Bob Rau mentioned that Public Works positions will be opening at Skippack Township. Additionally, Skippack Fire Department is in need of volunteers with all capabilities, from firefighting to helping keep records.
- D. Karen Lynch noted that February is Black History Month. Presidents Day on February 16th and our offices will be closed. And Valentines Day, remember to express love and appreciation for those in our lives.
- E. Marian Ellis simply stated this is a great place to live and everyone does a wonderful job.

A brief adjournment was taken at 9 PM for an Executive Session to discuss the Conditional Use Hearing.

The Board of Supervisors returned from Executive Session at 9:08 PM.

Solicitor Joseph Kuhls stated that the Board discussed the Conditional Use for R&R Martino Properties, LLC requests the following Conditional Uses pursuant to the Skippack Township Zoning Ordinance (the “Ordinance”) to facilitate construction of a building for motor vehicle service and repair within the GC General Commercial District, upon real property known as 4388 Skippack Pike, and more specifically designated as Montgomery County Parcel 51-00-03457-00-2:

1. a Conditional Use pursuant to Ordinance §200-27.C(2) to allow a motor vehicle service and repair use; and
2. a Conditional Use pursuant to Ordinance §200-27.C(3) to allow more than one principal use on a property within the GC District.

Additionally, he stated, that the granting Conditional Use is subject to the following conditions:

1. that the project obtains Land Development Approval for the proposed 6,400 square-foot commercial building and associated improvements.
2. That development and use of the Subject Property shall be in substantial conformance with the evidence presented at the Public Hearing on February 11, 2026 (the “Hearing”) and
3. That, as a condition of the Land Development Approval, a Cross Access Easement or Declaration shall be recorded, in form satisfactory to the Township Solicitor, ensuring continuing rights of ingress and egress across property abutting the Subject property, as shown on the Plan entered into the record of the hearing.

A motion was made by Bob Rau, second by Barbara McGinnis to grant conditional use to R&R Martino Properties, LLC, with the conditions as stated by Solicitor Kuhls. All were in favor, motion carried.

XI. ADJOURNMENT – Motion for adjournment was made by Barbara McGinnis, second by Bob Rau at 9:14 PM. All were in favor, meeting was adjourned.