

**MINUTES OF PLUMSTEAD TOWNSHIP
BOARD OF SUPERVISORS
REGULAR SCHEDULED MEETING
JULY 10, 2024**

1. Call to Order: The July 10, 2024, regular scheduled meeting of the Plumstead Township Board of Supervisors was held at Plumstead Township Municipal Building, 5186 Stump Road, Pipersville, PA. Chairman, James McComb, called the meeting to order at 7:00 p.m.

ELECTED OFFICIALS PRESENT:

James McComb	Chair
Daniel Hilferty	Vice Chair
Kenneth Lichtenstein	Member
Gregory Bankos	Assistant Secretary
Matthew Given	Assistant Treasurer

APPOINTED OFFICIALS PRESENT:

Township Manager:	Angela P. Benner
Township Solicitor:	Jonathan Reiss, Esq.
Township Engineer:	Timothy Fulmer, PE

* Not Present

2. Moment of Silence & Pledge of Allegiance:

Mr. McComb led the Board and Audience in a moment of silence, followed by the Pledge of Allegiance.

3. Announcements:

Mr. McComb announced that the Board of Supervisors Work Session meeting, scheduled for July 23, 2024, has been canceled; the Board met in executive session on July 10th, to discuss a litigation matter; the Board met in executive sessions on June 27th and July 2nd to discuss personnel matters.

4. Public Comment:

Tom Ott of 5732 Stump Road expressed his continued concerns over the issues at Kingdom Provisions. Mr. Ott asked the Board questions regarding the status of the legal process and updated timeline information.

Mr. Reiss gave a brief description of the complaint that was filed in court on July 9, 2024. Additionally, Mr. Reiss explained the current expected timeframe to have a court date set. Mr. McComb assured Mr. Ott and the audience that the Township is continuing to do everything possible to address the situation.

5. Presentation of Citation to Susan Suber from Senator Santarsiero:

Senator Santarsiero's staff member, Nancy Adams, presented Ms. Suber with a citation from the State Senate, as well as an American flag that was flown above the state capital, in recognition of Ms. Suber being named National Young Marine of the Year.

6. ZHB Applications:

6.1. 4044 Luke Circle – Variance Request to Increase Maximum Impervious Coverage:

MOTION: Upon motion by Mr. McComb, seconded by Mr. Bankos, the Board unanimously authorized the Township Solicitor to send a letter to withdraw their opposition to the ZHB variance request to increase maximum impervious surface coverage at 4044 Luke Circle.

7. Land Development:

7.1. Consideration of Extending Deadline for Completion of 18-Month Maintenance Period – Airgas LD:

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Bankos, the Board unanimously extended the 18-month maintenance period deadline for completion to October 9, 2024, for the Airgas Land Development Project.

7.2. JJ Investments, LLC – Request for Final Plan Approval:

Mr. Fulmer gave the Board a brief description of how the stormwater management phases of the plans have been updated by the applicant and reviewed by Mr. Fulmer's office.

MOTION: Upon motion by Mr. Given, seconded by Mr. Lichtenstein, the Board unanimously granted Final Plan Approval for the JJ Investments LD plan, subject to compliance with the Wynn Associates review letter, dated July 1, 2024.

8. Old Business:

8.1. Authorization for Township Solicitor to intervene on behalf of the Township to support the ZHB decision and for the Township Solicitor to enter their appearance on behalf of the Township for the Delaware River Tubing, Inc., ZHB appeal:

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Bankos, the Board unanimously authorized the Township Solicitor to intervene on behalf of the Township to support the ZHB decision and for the Township Solicitor to enter their appearance on behalf of the Township for the Delaware River Tubing, Inc., ZHB appeal.

8.2. Consideration of Traffic Signal Bid (Easton Road and Cross Keys Place Drive) to Armour & Sons in the amount of \$215,982:

MOTION: Upon motion by Mr. McComb, seconded by Mr. Hilferty, the Board unanimously awarded the Traffic Signal Bid for the intersection of Easton Road and Cross Keys Place Drive to Armour & Sons in the amount of \$215,982.

8.3. Consideration of Bid Award of Water Main Extension Project to Joao & Bradley Construction Co., Inc in the amount of \$733,130.00:

Ms. Benner and Alan Bleam, director of Public Works, gave the Board a brief description of the project, and explained the funding for the project and the tapping fees included.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously awarded the Water Main Extension Project to Joao & Bradley Construction Co., Inc. in the amount of \$733,130.00.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Given, the Board unanimously voted to not recapture the tapping fees.

CONSENSUS: Upon General Consensus, the Board stated that they will need to see more plans

and information prior to authorizing Public Works to do the work for the Fire & EMS properties.

9. New Business:

9.1. Request to share in cost of fence at Gardenville Fields Softball Fields:

MOTION: Upon motion by Mr. Given, seconded by Mr. Bankos, the Board unanimously authorized protective fencing be installed at Gardenville Fields in 2025 along the 1st and 3rd base lines of the softball fields at a cost to the Township to not exceed \$7,500.

AMENDMENT: Upon motion by Mr. Given, seconded by Mr. Lichtenstein, the Board unanimously amended the previous motion to have the fencing be installed at Gardenville Fields in 2024.

9.2. Committee Appointments:

Mr. Lichtenstein and Mr. Given expressed their concerns with allowing the committees to pick their own members.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Given, the Board unanimously amended the agenda to include a vote to make the committee appointments to fill a vacancy.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Given, the Board voted 2-3 against appointing Tom Alvare to the LPEAC. Mr. McComb, Mr. Hilferty, and Mr. Bankos were opposed.

MOTION: Upon motion by Mr. McComb, seconded by Mr. Hilferty, the Board voted 2-3 against requiring that any statement of interest received for any vacancy on the EAC, P&R, LPEAC, Veterans Committee, or HAC be provided to the committee chair to be reviewed with the committee at a meeting to then make a recommendation to the Board for appointment. Mr. Bankos, Mr. Given, and Mr. Lichtenstein were opposed.

9.3. Resolution #2024-14: Planning Module Approval for 5673 & 5687 Meetinghouse Road:

MOTION: Upon motion by Mr. McComb, seconded by Mr. Hilferty, the Board unanimously approved resolution #2024-14 approving the planning module for 5673 & 5687 Meetinghouse Road and amending the Township's official sewage facilities plan.

9.4. Acceptance of Township Manager's Resignation Letter:

Mr. Bankos expressed his gratitude towards Ms. Benner for her years of service to Plumstead Township.

Mr. McComb read a statement about Ms. Benner, expressing his regret in her departure, but thanking her for everything she has done at Plumstead Township.

MOTION: Upon motion by Mr. McComb, seconded by Mr. Hilferty, the Board unanimously accepted Township Manager, Angela P. Benner's resignation letter.

9.5. Acceptance Proposal from the Meyner Center for the assistance in recruiting a Township Manager:

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Bankos, the Board unanimously did not accept the proposal from the Meyner Center for assistance in recruiting a Township Manager.

9.6. Consideration of Appointment of Township Manager:

MOTION: Upon motion by Mr. McComb, seconded by Mr. Hilferty, the Board unanimously appointed Stacey Mulholland as Township Manager effective 8/12/24, subject to background check and drug testing.

9.7. Authorization to hire Delaware Valley Investigative Solutions LLC to perform a pre-hire background check on Township Manager for an amount not to exceed \$3,500.00:

Ms. Benner stated that after further review, the cost should not exceed \$1,300.

MOTION: Upon motion by Mr. Bankos, seconded by Mr. Lichtenstein, the Board unanimously hired Delaware Valley Investigative Solutions LLC to perform a pre-hire background check on Stacey Mulholland for an amount not to exceed \$1,300.00.

9.8. Authorization for Township Solicitor to file a petition with the court to remove the restriction on what the Township can spend on Maintenance of the Plumstead Cemetery:

MOTION: Upon motion by Mr. McComb, seconded by Mr. Lichtenstein, the Board unanimously authorized the Township Solicitor to file a petition with the court to remove the restriction on what the Township can spend on Maintenance of the Plumstead Cemetery; and to solicit the Doylestown Presbyterian Church for a deed conveying ownership of the property to Plumstead Township.

10. Consent Agenda:

10.1. Bills List Dated June 20, 2024, in the amount of \$184,210.78, subject to Audit:

10.2. Bills List Dated July 2, 2024, in the amount of \$237,115.08, subject to Audit:

10.3. Minutes of Meeting of June 12, 2024:

10.4. Holly Ridge Estates Land Development Water Escrow Release #1 in the amount of \$239,328.99:

10.5. Richard Frederick 40 years of Service:

10.6. Nockamixon Township Fire Police Request for Halloween Parade on October 27, 2024:

10.7. Authorization to execute Land Development documents for the Adams Minor Subdivision:

CONSENSUS: Upon General Consensus, the Board unanimously approved the Consent Agenda.

11. Public Comment:

Alan Bleam, Director of Public Works & Plumstead resident read a letter praising, thanking, and acknowledging Ms. Benner for everything she has done over the last 5 years. Mr. Bleam went over the hurdles that Ms. Benner guided the Township through during the Covid pandemic and the aftermath of Hurricane Ida, along with several other significant projects that Ms. Benner made an impact on.

12. Board of Supervisors Comments:

Mr. Given thanked Ms. Benner for her service and wished her luck at her new job. Mr. Given stated that he

attended Plumstead Softball's annual banquet and congratulated them on a great evening. Mr. Given stated that the neighbors of Kingdom Provisions should continue to be vocal about the issues they are dealing with.

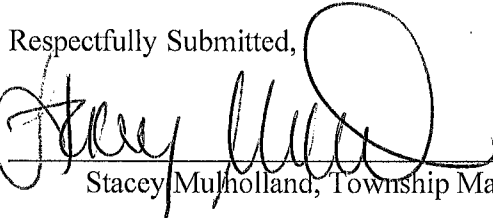
Mr. Hilferty thanked Ms. Benner for all of her hard work during her tenure at Plumstead, specifically her work on improving the budget. Mr. Hilferty expressed his regret over Ms. Benner's departure.

Mr. Bankos echoed Mr. Given's statement regarding the neighbors of Kingdom Provisions. Mr. Bankos also thanked Ms. Benner for everything she has done for Plumstead Township.

Mr. Lichtenstein thanked Ms. Benner for all the improvements she has made during her time at Plumstead Township. Mr. Lichtenstein expressed his disappointment with the Board for not making an appointment to the LPEAC and questioned the Board members about their commitment to land preservation. Mr. Lichtenstein additionally expressed his disappointment in the rejection of a newsletter article that was submitted by the LPEAC.

Mr. McComb stated that the LPEAC discussion will be on the agenda for the August meeting. Mr. McComb stated that the Township found another candidate for a bridge dedication. The bridge is over the Hickory Run on Tollgate Road, and they are hoping to hold the dedication in October. Mr. McComb stated that there is a house bill in Harrisburg that would amend the solid waste reduction act as it relates to Food Processing Residuals, which could be beneficial to the Township in its handling of Kingdom Provisions.

13. Adjournment: Upon General Consensus, the meeting was adjourned at 8:15p.m.

Respectfully Submitted,


Stacey Mulholland, Township Manager

Date Approved: 8/14/24