

**MINUTES OF PLUMSTEAD TOWNSHIP
BOARD OF SUPERVISORS
REGULAR SCHEDULED MEETING
JUNE 10, 2026**

Call to Order: The June 10, 2026, regular scheduled meeting of the Plumstead Township Board of Supervisors was held at Plumstead Township Municipal Building, 5186 Stump Road, Pipersville, PA. Chairman, Matthew Given, called the meeting to order at 7:00 p.m. Mr. Given then led the Board and Audience in a moment of silence, followed by the Pledge of Allegiance.

ELECTED OFFICIALS PRESENT:

Matthew Given	Chair
Kenneth Lichtenstein	Vice Chair
Daniel Hilferty	Member
Gregory Bankos	Member
Jennifer Moroney	Member

APPOINTED OFFICIALS PRESENT:

Township Manager:	Stacey Mulholland
Township Solicitor:	William Oetinger, Esq.
Township Engineer:	Timothy Fulmer, PE
Asst. Twp. Manager:	Steve Hicks

* Not Present

Announcements:

Mr. Given announced that the EAC meets on the first Tuesday; the Veterans Ad Hoc Committee meets on the first Thursday; the Parks & Rec. Committee meets on the second Monday; the LPEAC meets on the second Thursday; and the Historic Advisory Committee meets on the third Monday of each month. All meetings are at 7:00pm at the Plumstead Township Building unless otherwise noted. Residents can check the Township website for the full calendar and updated information.

Mr. Given read a statement celebrating equality and respect, asking for kindness from all, and to celebrate our differences instead of letting them divide people.

Mr. Given reminded everyone of the two upcoming holidays: Juneteenth on Friday, June 19th, and the Fourth of July. Additionally, Mr. Given announced that the Board met in Executive Session on June 8, 2026, to discuss litigation and personnel matters.

Public Comment:

Resident Kelly McGowan stated that she is streaming the meeting.

Resident Art Shull Jr. read a statement regarding his family's farm and expressed the hardship of the farming industry. Mr. Shull stated that the farm is not a dump site; and stated that compost is a natural, and cost-saving way to fertilize farms. Mr. Shull continued that the fields that were treated with compost and FPR have resulted in higher yields than the fields that were fertilized in the traditional way.

1. Presentations:

a. Comprehensive Plan – Final Draft Adoption: In attendance from the Bucks County Planning Commission were Jeremy Stoff.

Mr. Stoff provided the Board with a brief presentation to remind them and the audience how the Comprehensive Plan has evolved since the process began with the surveys in 2022. Mr. Stoff discussed the six main themes and then opened it up to questions from the Board.

Mr. Lichtenstein thanked Mr. Stoff for his work during this process.

Mr. Hilferty pointed out that the new Comprehensive Plan incorporates financial information, which, he said, is very important to use as a reference when planning projects.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Given, the board unanimously adopted the 2026 Plumstead Township Comprehensive Plan, titled Plumstead Forward, prepared by the Bucks County Planning Commission, dated June 2026.

2. Department & Advisory Board Reports:

a. Environmental Advisory Committee: In attendance from the EAC was Chair, Deb Noone, Vice Chair, JP Johnson, and member, Andrea Glang.

Ms. Noone introduced the Board to the EAC members and provided a brief explanation of their backgrounds. Ms. Noone stated that their meetings and events have been fully attended by members and volunteers. Ms. Noone gave a brief overview of their events, such as a Native Plant event, road cleanup, Groveland Community Day, and bee exhibition. Ms. Noone additionally stated that they are going to look for sponsors for new reusable bags. Ms. Noone ended by giving a summary of the planned events for the future, such as more tree plantings, a pollinator garden, and bat boxes.

The Board members all thanked Ms. Noone and her fellow members for everything they've done. Mr. Hilferty cautioned them about having a maintenance plan for a pollinator garden. Mr. Bankos inquired about the cost of a pollinator garden. Ms. Noone stated that the project would be mostly manual labor with minimal, if any, cost to the Township.

b. Historical Advisory Committee: In attendance from the HAC was Chair, Kim Troup.

Ms. Troup introduced herself and gave a presentation explaining historical preservation. Ms. Troup explained that she would like the Township to work towards conservation of historic buildings and areas. Ms. Troup also explained that the HAC is working on sorting out the paperwork for the Plumstead Cemetery. Ms. Troup also stated that the committee would like to change the name to add "Education" to the committee's name. Ms. Troup then stated that the committee would like to start walking tours of historic Plumsteadville and other areas in the Township. Ms. Troup ended by stating the committee's desire to have a large exhibit at the Township to show off historical maps and documents. The cost involved for the exhibit would be about \$5,000.

The Board members discussed having a review of the process flow chart at an upcoming meeting. Ms. Moroney and Mr. Lichtenstein thanked Ms. Troup for all her work.

c. Public Safety – Dave Mettin, Dir. of Public Safety:

Chief Mettin updated the Board on the hiring process for a police officer as well as for the first paid-crew firefighters.

Mr. Lichtenstein thanked Chief Mettin for maintaining a good relationship with the volunteer firefighters.

d. Public Works Department – Alan Bleam, Dir. of Public Works:

Mr. Bleam provided the Board with an update on the ongoing and planned road projects. Additionally, Mr. Bleam explained that the design standards for the water system had changed. As a result of the change, Mr. Bleam requested a vote from the Board to approve the new designs so they could be incorporated into all new water connection request plans. When asked by Mr. Bankos, Mr. Bleam stated that the system changes would be at the owner's expense.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the board unanimously approved the additions to the standard specification for water system construction.

3. Hearings:

a. Adoption of Ordinance 2026-02 – A.I. Data Center Zoning Ordinance:

Mr. Oetinger explained that the ordinance is to regulate Data Centers through a zoning use so the Township is not open to a developer taking advantage of a lack of standards. Mr. Oetinger recommended approving this ordinance and getting it in the books, then revising it as needed. Mr. Oetinger reviewed the pros of the ordinance such as addressing utility and water usage, regulating sound, and limiting the zoning districts this is allowed to be established within.

Mr. Given opened the public hearing at 7:54.

Resident Loyd Bush Jr. thanked the Board for moving quickly to establish the regulations.

Mr. Given closed the public hearing at 7:55

Ms. Moroney, Mr. Lichtenstein, and Mr. Bankos thanked Mr. Oetinger for his work on this ordinance and expressed excitement over the proactive approach to this matter.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Bankos, the board unanimously adopted Ordinance 2026-02, amending Chapter 27 of the Township Code to create a new zoning use, new definitions and new use regulations for A.I. Data Centers.

CONSENSUS: Upon General Consent the Board authorized the newly approved ordinance to be sent back to the Township and County Planning Commissions to review and fine-tune.

4. Engineer's Report:

a. Fred Beans Genesis – Land Development Waiver Request – 4465 Swamp Rd: In attendance for the applicant were Engineer, Sharon Dotts, Architect, Jim Necker and Attorney, Ed Wild, Esq.

Mr. Fulmer gave a brief introduction to the project and stated that the Planning Commission recommended approval, pending approval of lighting specifications by the Township Lighting Consultant.

Mr. Wild showed the site plans and renderings and explained that the project involves a small addition of a drive-through service entrance, which will be on existing impervious; and will not result in changes in use or facilities. Mr. Wild stated that all comments in the Wynn Associates review letter could be considered Will Comply.

Mr. Hilferty reminded the applicant of the sign requirements for the building and to seek a variance from the

Zoning Hearing Board, if needed.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Bankos, the Board approved the Land Development Waiver request for Fred Beans Genesis, located at 4465 Swamp Rd., subject to the conditions outlined in the Wynn Associates review letter dated April 27, 2026.

5. Solicitor's Report:

a. Ordinance 2026-04 – Plumstead Township Fire & Rescue Department:

Mr. Oetinger explained that after the Board approved the resolution in May, the new Fire Chief had a revision to be made, so this is back up for approval.

MOTION: Upon motion by Mr. Bankos, seconded by Mr. Hilferty, the board unanimously authorized the advertisement of Ordinance 2026-04, creating the Plumstead Township Fire & Rescue Department.

b. Letter of Support to PADEP for Enforcement of Food Processing Residual Activities:

Mr. Oetinger explained that a request from residents came in to send a letter to the PADEP to support the enforcement of the activities related to the spread of FPRs.

Residents Liz Patrick and Hank Goldberg spoke to express their concerns over FPRs and to thank the Board for considering their letter.

Resident Art Shull Jr. spoke to explain that any violations that were found on the Shull Farm had been rectified.

Mr. Hilferty reminded the residents that the rights of the farmers must be protected.

MOTION: Upon motion by Mr. Given, seconded by Mr. Bankos, the board unanimously authorized the Township Solicitor to draft a letter to PADEP supporting the enforcement efforts related to the regulations of Food Processing Residual activities.

c. Proposed Resource Reuse Ordinance:

Mr. Oetinger explained that the ordinance would create a zoning use for an instance where a farmer takes FPR from 10+ farmers in a manner that would no longer be for agricultural purposes.

Residents Hank Goldberg and Dave Meisner spoke to support the ordinance.

Resident Loyd Bush Jr. asked if this would include recycling centers that take food from grocery stores. Mr. Oetinger stated that those are two separate uses.

Resident Art Shull Jr. spoke to support the ordinance but explained that he did not like his farm being compared to a massive facility that abuses the land.

Mr. Bankos, Mr. Hilferty, and Mr. Given stated that local farmers should be consulted with this ordinance.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Given, the board unanimously authorized the Township Solicitor to draft a Resource Reuse Ordinance.

6. Administrative Report:

a. Plumstead Township Committee & ZHB Appointment Policy:

Ms. Mulholland stated that revisions have been made to the policy and wanted feedback from the Board members.

Mr. Bankos questioned the revision that a candidate can only be interviewed by the majority of members. Mr. Bankos would like the ability for any of the members to interview the candidates. Mr. Given, Ms. Moroney and Mr. Lichtenstein supported the requirement for a candidate to be interviewed only by a majority of members. Mr. Hilferty and Mr. Bankos opposed.

The Board members agreed that all committee agendas should be submitted to the Township the Friday before each meeting.

Mr. Hilferty stated his opposition to Board members being active participants in committee meetings. Mr. Bankos echoed Mr. Hilferty's opposition, stating that he believed limiting the participation of Board members would make the committee members feel more comfortable speaking their ideas. Mr. Given, Mr. Lichtenstein, and Ms. Moroney all stated their belief that Board members should be allowed to participate in committee meetings as any resident of the Township can.

Regarding the topic of a committee amending their agenda when a topic comes up in a meeting, Mr. Oetinger stated that the committee chair should defer the topic to the following meeting's agenda for discussion.

Residents Deb Noone and Kim Troup stated that they appreciated the attendance of Board members at committee meetings.

Resident Hank Goldberg stated that the Township should utilize citizen committees in all aspects of operation.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Ms. Moroney, the board voted 3-2 to approve the policy, conditional on the two revisions that were voted on to be made. Mr. Bankos and Mr. Hilferty opposed.

b. HRG Proposal for PENNVEST Application:

Ms. Mulholland explained that assistance is needed from HRG to complete the PENNVEST Application for the funding of the water connection.

Mr. Hilferty stated that he would like to see an estimate for closing costs.

When asked by Ms. Moroney, Mr. Blead stated that if the deadline for the application is missed, it will push the project back, but HRG stated their ability to meet the 2026 deadline.

Mr. Oetinger and Mr. Blead, when asked by Mr. Bankos, explained that hiring a firm like HRG to do this application is more beneficial than hiring a Township employee to do the application because HRG has many different experts in their firm that specialize in various aspects of the water system. As a result, HRG brings a level of expertise that is not obtainable through a single employee.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Hilferty, the board unanimously authorized the Township Manager to enter into an agreement with HRG to assist with the PENNVEST application, in an amount not to exceed \$37,500.

c. Resolution 2026-10 PENNVEST Application:

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Bankos, the board unanimously adopted Resolution 2026-10 authorizing the Township to enter into an agreement to fund the water line connection from Patriots Ridge to Summer Hill/Summer Meadow.

d. Social Media Policy:

Ms. Mulholland requested feedback from the Board members regarding whether the Township should create a policy for what can and cannot be posted to official Township social media pages. Ms. Mulholland then reviewed a draft policy for the Board to consider.

Ms. Moroney and Mr. Lichtenstein stated that they understood the request for a policy but wished it wasn't needed.

Mr. Bankos and Mr. Hilferty expressed their support for a policy to ensure that the staff is clear on what can and cannot be posted. Mr. Bankos stated that the Township should only post about Township events. Ms. Mulholland raised the question of school district postings being shared on the Township page. Mr. Bankos stated that he would like the Board to hold off on voting in June and defer the vote to July to allow revisions to the public record retention section to be revised to make it easier to understand. Mr. Hilferty stated that the policy should be adopted and then revised as needed.

Mr. Given initially objected to the policy for being over regulatory, however, Mr. Given also stated that if a policy would be adopted, it should be with the revision that if a Board member objects to a post, all members will need to take a vote prior to the post being removed.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Bankos, the board unanimously adopted the Township Social Media Policy as drafted by the Township Manager, subject to the amendments discussed during this meeting.

e. Trash Haulers:

Ms. Mulholland explained that the Township has received complaints regarding the early pick-up times of trash haulers. Ms. Mulholland asked the Board for feedback regarding a policy for trash hauler start times.

Mr. Bankos stated his support for an ordinance establishing start times.

Mr. Lichtenstein and Mr. Hilferty stated that they did not wish to take action at this time.

Mr. Given stated that he believed a 6am-6pm timeframe for trash service would be a good idea. Mr. Oetinger stated that such a timeframe should also include a clause to allow haulers to request an exemption during busy or extremely hot days.

Resident Maureen Crawford stated her frustration with Whitetail Disposal arriving at 3:45am.

CONSENSUS: Upon General Consent, the Board authorized the Township Solicitor to draft an ordinance to establish hours of operation for trash service within the Township.

7. Consent Agenda:

a. Minutes: May 13, 2026:

b. Bills List: June 10, 2026, \$178,735.14 and May 26, 2026, \$230,871.57, subject to audit:

c. Fire Police Request – Sellersville Borough & Dublin Borough:

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

8. Other Business:

a. PSATS Annual Education Conference & Expo Update:

CONSENSUS to table this to a future meeting.

9. Public Comment:

Resident Dave Meisner stated that he doesn't like that PennDOT installed signs that say Village of Wismer in the wrong area of Wismer Rd.

Residents Loyd Bush Jr. and Rob Bradley expressed their concerns over the large number of customers that Kingdom Provisions had for the annual religious slaughtering as part of the Eid al-Adha holiday. Mr. Oetinger explained that there are religious freedoms that allow for religious traditions to be followed. Mr. Bradley also expressed concern over the legality of the hauler that the Shull's are using.

Resident Hank Goldberg spoke to express his frustration with Kingdom Provisions and the Shull Farm.

Resident Kelly McGowan stated that making trash trucks start later could cause traffic issues during the morning rush hours.

Resident Art Shull Jr. stated that the hauler Mr. Bradley referenced was fully licensed and insured.

Resident Maureen Crawford spoke to express her concerns about Board members commenting on Township social media posts.

10. Supervisors' Comments:

Mr. Bankos and Mr. Lichtenstein congratulated Point Pleasant Volunteer Fire Company Chief, Scott Fleischer, for winning the 2026 Builder of Community award by the Boy Scouts of America. Additionally, Mr. Bankos wished luck and congratulations to all the Township graduates.

Mr. Hilferty provided the Board with an update on the to-be-formed Farmer Committee; stating that he had talked to a dozen local farmers, with eight of them being committed to attending a meeting and providing feedback. Mr. Hilferty asked the Board for permission to schedule a meeting with the farmers. All Board members agreed that Mr. Hilferty could meet with the farmers.

Ms. Moroney expressed her desire to revisit the proposed noise ordinance revision from 2025. Ms. Moroney then pointed out that it was Pride Month, stating that the need to celebrate pride is more prevalent now than ever; and that everyone should be treated fairly and with kindness. Ms. Moroney stated that her statement includes comments made by elected officials to residents on social media. Ms. Moroney then wished everyone who is celebrating a happy Pride Month.

Mr. Given reiterated the need for an AV system upgrade to the Township meeting room after there were audio recording issues during the May meeting. Mr. Given recognized the Parks department and committee for the latest Concert in the Park event. Mr. Given also reminded everyone that Plumsteadville Volunteer Fire Company would be holding a Comedy Night on June 12th.

Adjournment: Upon motion by Mr. Lichtenstein, seconded by Mr. Given, the meeting adjourned at 10:18p.m.

Respectfully Submitted,

Date Approved: 07/08/26



Steve Hicks, Asst. Township Manager