

**MINUTES OF PLUMSTEAD TOWNSHIP
BOARD OF SUPERVISORS
REGULAR SCHEDULED MEETING
MARCH 11, 2026**

Call to Order: The March 11, 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 Oettinger, 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.

Additionally, Mr. Given announced that the Plumsteadville Volunteer Fire Company's Blaze of Glory 5K was scheduled for Saturday, March 21, 2026. Mr. Given also announced that the Board met in Executive Session on March 9, 2026, to discuss litigation and personnel matters.

Public Comment:

Resident Kelly McGowan stated that she was recording the meeting.

Resident Pam Farior expressed her concerns over data centers and her neighbor's short term rental property.

Resident Loyd Bush expressed concern over an abandoned house on Stump Road.

Resident Katie Mergner thanked the Township for having the Township website ADA accessible.

1. Presentations:

a. Land Preservation Education Advisory Committee (LPEAC): In attendance from the LPEAC were

members Chance Worthington (Chair), Michael May (Vice Chair), Gary Talbot, Jim Stark, and Liz Patrick.

Mr. Worthington began with a PowerPoint presentation explaining what the LPEAC has been working on, and their goals for the future. Mr. Worthington stated that the committee is creating a list of potential properties for preservation. Mr. Worthington stated that the committee would like to create a list of “hot spots” in the Township to target for preservation purposes. Mr. Worthington stated that the committee would like permission to interface with the County, Heritage Conservancy, and Township Staff to achieve their goals and assist with property data collection. Mr. May stated that the committee has found some discrepancies in the preservation map that was created by the County. As such, the committee is working on a more detailed map of the Township. Mr. Talbot stated that it would be beneficial to the committee if the Township would agree to pay for things like property appraisals.

Mr. Hilferty expressed concern about referencing a specific conservancy. He stated that there are a few different conservancies in the area and the committee should not tie themselves to one agency. Mr. Bankos expressed concern that the committee was starting to shift from an education and advisory committee to an action committee. Mr. Given and Mr. Lichtenstein stated that Heritage performs the annual monitoring for the Township, and they have been helpful to the committee in the past.

Ms. Mulholland stated that most of the items that the committee asked to be on the website were already on the website, but she will have the webmaster work on crosslinking them to the LPEAC section. Mr. Worthington stated that the committee would like to work with Mr. Hicks to complete their list of potential properties. The Board stated that as long as the staff can handle the workload, the committee can work with the staff. Additionally, the Board members agreed that the committee could consult with the Bucks County Planning Commission regarding grants and funding programs. Mr. May stated that once the committee has finalized their map, they would like it framed and hung in the Township Building; the Board members supported that request. Ms. Moroney stated that the LPEAC should also be included on the Township website.

Mr. Talbot discussed the committee’s desire to engage with the Central Bucks School District to get financial information regarding the cost of education. Mr. Talbot explained that if you show people how much money it takes to educate a student, it could gain more support for preserving land, which would limit the number of students in the area. Mr. Bankos and Mr. Hilferty expressed their concerns with the committee involving the cost of education in a preservation discussion. Mr. Bankos stated that the cost-per-student information is already available, and he didn’t understand what the committee would accomplish with this.

Mr. Worthington stated the committee’s desire to have the Board approve an engagement letter that the LPEAC could use to open discussions with property owners. Mr. Oetinger explained that the purpose of the letter is to avoid any apparent authority in the Township. Mr. Oetinger stated that the letter will make it clear that the LPEAC members are just volunteer committee members and their discussions are not in an official manner.

The Board members all thanked the LPEAC members for everything they have done for the Township. Mr. Bankos reminded everyone that the Board has been putting \$155,000 per year into the Land Preservation Fund to rebuild that fund to allow for further preservation. Mr. Bankos and Mr. Hilferty spoke their displeasure with the LPEAC discussing the possibility of bond referendums, stating that the committees should not be discussing budgeting items.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Bankos, the Board unanimously approved the letter of engagement as drafted by the Township Solicitor.

2. Hearings:

3. Engineer’s Report:

a. Yoder Lot Line Adjustment – 3723 & 3755 Curly Hill Rd.: In attendance was Nancy Kantor Esq. of Pine Street Legal and Patrick Cavanaugh of Cavanaugh Surveying.

Ms. Kantor explained that this project stemmed from a dispute between two neighbors over the maintenance of a swale that runs between the two properties. Ms. Kantor stated that this dispute has been fought in court since 2020, with a judge finally making a ruling and issuing court order for the lot line change, pending Township approval. Mr. Oetinger provided more details regarding the court order document. Ms. Kantor stated that the neighbor who currently owns most of the swale would not agree to the lot line being a straight line. As such, the proposed property line follows the shape of the swale. Mr. Fulmer explained that the applicant has requested a waiver from the lot line orientation ordinance to allow a lot line that is not straight and perpendicular to the road. Additionally, Mr. Fulmer explained that the applicant has requested a waiver to allow iron pins to be used to mark out the property line instead of the required concrete monuments. Finally, Mr. Fulmer stated that the applicant has requested a waiver from the Right-Of-Way dedication requirement.

Mr. Hilferty stated his desire to have a note on the plan stating that if one of the properties were to be subdivided, the lot line must be changed to a straight line. Mr. Given supported that request.

MOTION: Upon motion by Mr. Given, seconded by Mr. Lichtenstein, the Board unanimously granted approval of the requested waivers, outlined as 2A-2C & 2F, in the Wynn Associates review letter dated February 9, 2026, noting that waivers 2D & 2E are no longer requested. Subject to a condition requiring a straight property line in the event of future subdivision.

MOTION: Upon motion by Mr. Bankos, seconded by Mr. Lichtenstein, the Board unanimously granted approval of the Yoder Lot Line Adjustment for 3723 & 3755 Curly Hill Rd., subject to the comments in the Wynn Associates review letter dated February 9, 2026.

b. Stormwater Management Update:

Mr. Fulmer stated that all the required DEP MS4 Stormwater Management projects are completed and the overall process is finishing up. Mr. Fulmer stated that the Public Works Department will be doing their required training soon, and the information already on the Township website satisfied the community outreach requirement of this process. Mr. Fulmer explained that the Act 167 watershed plan is being updated by the County and there should be a model ordinance being sent around soon for the Township to incorporate into the existing stormwater management ordinance.

There was no public comment at this time.

Ms. Moroney stated that the Stormwater Management information should be posted on social media.

Mr. Lichtenstein inquired about the purpose of this project. Mr. Fulmer stated that this project must be completed to meet the State and County requirements to ensure that the Township does what they can to protect private properties as well as Township owned facilities. Mr. Fulmer explained that the Township recently went through a DEP audit, and there were no issues found.

Mr. Bankos inquired about the project's impact on the budget. Mr. Fulmer stated that there are no impacts outside of what was previously budgeted.

Mr. Given thanked Mr. Fulmer and Wynn Associates for their work.

4. Solicitor's Report:

a. H2O Data Center Zoning Ordinance:

Mr. Oetinger explained the revisions that were made by the Planning Commission and the Solicitor's office to institute more regulations. Mr. Oetinger stated that after the Board reviews the ordinance, it will need to go back to the Township and County Planning Commissions for their reviews.

Mr. Given stated his desire to see a requirement that all testing for noise and vibrations be performed during business hours while the data center is in full operation.

Mr. Bankos stated that he knows there are further reviews to be done in the future but would like to get the ordinance established as soon as possible. Mr. Lichtenstein asked to verify that the ordinance can be revised post-adoption. Mr. Oetinger confirmed that the Board will be able to revise the ordinance. Mr. Oetinger also explained that the proposed Use will be a Conditional Use, so the Board will be able to review the application and place extra conditions on approval.

Resident Loyd Bush inquired about the 25 acre requirement. Mr. Oetinger stated that you need to allow enough acreage to hold the Use.

Resident Katie Mergner asked for clarification on what a Conditional Use means, then asked about requiring a traffic or economic study with each application. Mr. Oetinger explained a Conditional Use, then stated that all Land Development projects must complete a traffic impact study, and that State law would not allow the Township to deny an application based on an economic study.

MOTION: Upon motion by Mr. Given, seconded by Mr. Lichtenstein, the board unanimously authorized the revised draft of the proposed ordinance to be sent to the Bucks County and Plumstead Township planning commissions for review.

b. Zoning Hearing Board Application – Maese – 5462 Windtree Drive:

Mr. Oetinger explained the application, stating that the applicant revised their previously denied plans, and reapplied for a new variance, asking to allow 29% impervious where 25% is permitted.

Mr. Hilferty stated his desire to update the Zoning Ordinance to reflect a 5% increase in the permitted impervious surface.

CONSENSUS: Upon General Consent, the Board authorized the Township Solicitor to draft a Zoning Ordinance revision to increase the permitted impervious surface to be 5% higher than currently required.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Bankos, the Board unanimously voted to remain neutral in the Zoning Hearing Board application for 5462 Windtree Drive.

c. Execution of Sanitary Sewer Easement in Favor of BCSWA – Holly Ridge Subdivision:

Mr. Fulmer explained that an easement was omitted in the originally executed documents, so this would correct that error.

MOTION: Upon motion by Ms. Moroney, seconded by Mr. Lichtenstein, the board unanimously authorized the execution of the Holly Ridge Subdivision Sanitary Sewer Easement in favor of Bucks County Water and Sewer Authority.

d. Resolution 2026-07 – Acceptance of Deed of Dedication for Sanderling Dr. – Holly Ridge Subdivision:

Mr. Fulmer explained that the required improvements have been completed and the 18-month maintenance period may begin.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Bankos, the board unanimously adopted Resolution 2026-07, accepting the deed of dedication for the public road and open space in the Holly Ridge Subdivision and begin the 18-month maintenance period.

e. Execution of ZHB Stipulation & Settlement Agreement for Lazy River Rd., LLC:

Mr. Oetinger reviewed the conditions of the settlement regarding what the applicant may do with the proposed overflow parking area.

Mr. Bankos expressed his disappointment in the original Zoning Hearing Board decision and stated his desire to have the EAC explore this application and advise the Board further. Mr. Hilferty supported Mr. Bankos suggestion to include the EAC. Mr. Given questioned what the EAC would be reviewing with this application and did not agree that it was necessary. Mr. Lichtenstein agreed with Mr. Given. Mr. Hilferty stated his concerns that the agreement undermines the Township's riparian buffer requirements.

Residents Rob Bradley and Loyd Bush expressed their concerns with allowing anything within the riparian buffers in the Township and expressed concerns over the environmental impact of the overflow parking.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Given, the Board voted 3-2 to authorize the execution of the settlement agreement. Mr. Bankos and Mr. Hilferty were opposed.

5. Administrative Report:

a. Bucks County Annual Mosquito Control Program:

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Bankos, the board unanimously authorized the participation in the Bucks County Annual Mosquito Control program.

b. Traffic Engineer Proposal for Sawmill / Old Easton Road Intersection:

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Given, the board unanimously authorized Pennoni Engineering traffic study for Sawmill/Old Easton Rd., in the amount of \$4,500.

c. Resolution 2026-06 – Deputy Tax Collector Appointment:

Ms. Mulholland and Mr. Oetinger explained that Tax Collector, Sherry Labs, would like to appoint Nicole Percetti as a Deputy Tax Collector, with Mr. Oetinger stating that this was permitted within the Tax Collector Act.

MOTION: Upon motion by Mr. Bankos, seconded by Mr. Lichtenstein, the board unanimously adopted Resolution 2026-06 authorizing Tax Collector Sherry B. Labs to appoint Nicole Percetti as Deputy Tax Collector.

d. Public Comment Policy:

Mr. Given expressed his desire to create a formal policy for public comment, stating that the residents would be able to discuss non-agenda items, 3 minutes per person, 30 minutes total, and the residents must address the Board, but the Board is not required to respond. Mr. Given stated that the policy would also address decorum. Further, Mr. Given stated that the residents would need to sign their names and addresses on a sign-in sheet, but would not be required to announce their address publicly.

Mr. Bankos questioned not requiring residents to state their addresses. Mr. Oetinger stated that they will need to prove residency, which can be done by using either their development name, road name, or full address. Mr. Lichtenstein suggested that Mr. Hicks verify that the names on the sign-in sheet are residents of the Township in the minutes prior to the meeting starting.

CONSENSUS: to work with the Township Manager to formalize the policy to be reviewed at a future meeting.

e. Bucks County Consortium Bid for Stone & Asphalt:

MOTION: Upon motion by Mr. Given, seconded by Mr. Lichtenstein, the board unanimously accepted the bids, and authorized the expenditure of \$168,725 for 500 tons of Superpave Wearing Course and 200 tons of Superpave Binder Course.

6. Department and Advisory Committee Reports:

a. Public Safety – Presented by Police Chief / Public Safety Director, David Mettin:

Chief Mettin updated the Board on how the hiring process for fire chief is progressing, stating that there would be a new hire in the coming weeks. Chief Mettin then reviewed the February call/incident reports for the Plumsteadville/Pt. Pleasant EMS, Central Bucks EMS, Dublin VFC, Plumsteadville VFC, and Point Pleasant VFC. Chief Mettin then reviewed the inspection reports for the Fire Marshal. Chief Mettin stated that the new police radios that were funded through a grant program have been ordered.

Mr. Bankos expressed his concerns over a report that another home was hit by a stray bullet.

Mr. Lichtenstein inquired about how the police perform speed enforcement. Chief Mettin stated that stopwatches and painted lines are used to calculate speeds.

Mr. Given thanked Chief Mettin for his hard work.

7. Consent Agenda:

a. Minutes: February 11, 2026, and Work Session - February 25, 2026:

b. Bills List: Addendum February 11, 2026, \$2,552.00, March 11, 2026, \$330,894.79, subject to audit:

c. Dublin Fire Police Request:

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

8. Other Business:

9. Public Comment:

Resident Loyd Bush expressed his disappointment with the Board's decision on riparian buffers.

10. Supervisors' Comments:

Mr. Hilferty stated that EAC should be reviewing the invasive species list to make sure that our regulations are up to date. Mr. Hilferty expressed concerns over the State exploring involvement in local zoning laws. Mr.

Hilferty stated that the Township should be evaluating the infrastructure while planning for future development.

Mr. Lichtenstein also wanted the EAC to review the invasive species list. Additionally, Mr. Lichtenstein stated that the committees save the Township money compared to hiring professional consultants.

Mr. Bankos stated that Mr. Hicks should have a microphone. Mr. Bankos also recognized Mr. Hicks as a result of a resident reaching out to Mr. Bankos and expressing gratitude for the assistance received from Mr. Hicks. Mr. Bankos expressed concern about the committees discussing non-agenda items at public meetings. Mr. Bankos also stated that the Board should have a future discussion regarding whether the committees should be discussing items such as referendums and plastic bag bans. Mr. Bankos stated that a slide is broken in the Cabin Run Tot Lot, and the Board should discuss neighborhood playground equipment as part of the upcoming budget discussions.

CONSENSUS: Upon General Consent, the Board instructed the Township Manager to instruct the committees to stop discussions regarding bond referendums and plastic bag bans until the Board has a discussion at a future meeting and provides the committees with directives.

11. Adjournment: Upon motion by Mr. Hilferty, seconded by Ms. Moroney, the meeting adjourned at 10:19p.m.

Respectfully Submitted,

Date Approved: 04/08/26



Steve Hicks, Asst. Township Manager