

**MINUTES OF PLUMSTEAD TOWNSHIP
BOARD OF SUPERVISORS
REGULAR SCHEDULED MEETING
OCTOBER 11, 2023**

1. Call to Order: The October 11, 2023, 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	Assistant Secretary
Peter Busillo	Member
Gregory Bankos	Assistant Treasurer

APPOINTED OFFICIALS PRESENT:

Township Manager:	Angela P. Benner
Township Solicitor:	William Oetinger, 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: There were no announcements at this time.

4. Public Comment: There was no public comment at this time.

5. Conditional Use Hearing – Twin Silo Farms: Mr. McComb opened the hearing at 7:03 p.m. Mr. Oetinger announced that the hearing has been continued until the December 13, 2023 Board meeting and asked for a motion from the Board to formally continue the hearing.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Bankos, the Board unanimously approved a continuance of the Twin Silo Farms Conditional Use hearing to December 13, 2023.

A stenographer was present, and questions related to the procedure of the continuance were entertained by the Board.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously adjourned the hearing at 7:11 p.m.

6. Land Development:

6.1. Chittack Tract – Request from Waiver from Well Guarantee Agreement: Ms. Benner stated that the owner is requesting a waiver to grant a reduction of the pumping duration from 48 hours to 8 hours, a waiver to only notify adjacent neighbors, and a waiver from the well guarantee agreement requirement for the proposed Chittack Tract Subdivision of TMP #s 34-11-109 & 34-11-109-2. In attendance was David Fennimore, P.G., who answered the Board's various questions regarding the wells. Mr. Fennimore stated that the neighboring wells would be covered under the Quarry's permit with PADEP. The Board expressed their concern with there being no guarantee that the Quarry would always be here.

MOTION: Upon motion by Mr. McComb, seconded by Mr. Busillo, the Board unanimously granted a waiver from the requirement that a well survey be conducted of properties in a one-half mile of the site to allow for the well survey to be conducted on adjacent properties only.

MOTION: Upon motion by Mr. McComb, seconded by Mr. Bankos, the Board unanimously granted a waiver from the required forty-eight (48) hour pumping duration to allow for an eight (8) hour pumping duration during the Water Resource Impact Study

MOTION: A motion was made by Mr. Busillo and seconded by Mr. McComb to grant a waiver from the well guarantee agreement. Motion did not pass on a vote of 1-4. Mr. McComb, Mr. Hilferty, Mr. Lichtenstein and Mr. Bankos opposed.

MOTION: Upon motion by Mr. McComb, seconded by Mr. Hilferty, the Board on a vote of 4-1 unanimously denied the waiver request from the requirement that a well guarantee be in place for ten (10) years from connection of the last dwelling unit to be connected to its water supply. Mr. Busillo opposed.

6.2. Fred Beans VW – Request for Revised Final Plan Approval & Execution of Land Development Documents: Ms. Benner stated that after receiving preliminary/final approval from the Township, PennDOT would not grant their HOP. PennDOT required that the proposed driveway be relocated approx. 40 feet to be more inline with the Lincoln Dealership across the street. Due to this change there had to be additional changes to the approved plan. Those changes included widening of the driveway aisle along the front of the building, removal of 3 parking spots, reduction in impervious surface coverage and the proposed sidewalk had to be realigned to accommodate the revised driveway. Ms. Benner stated that the revised plan was reviewed by the Township's Engineer.

MOTION: Upon motion by Mr. Busillo, seconded by Mr. Lichtenstein, the Board unanimously approved the revised final plan for Fred Beans Volkswagen and execution of associated development documents subject to compliance with the Wynn Associates letter dated September 29, 2023.

6.3. Hanover Brands East Tract 2 – Maintenance Period Completion: Ms. Benner stated that the maintenance period is due to expire, however there are still some outstanding punchlist items.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously extended the Maintenance Period for Hanover Brands East Tract 2 to November 11, 2023.

7. New Business

7.1. Public Sewer Connection Request – 5673 Meetinghouse Road: Ms. Benner stated that the property owner is requesting one (1) EDU for a single-family detached dwelling.

MOTION: Upon motion by Mr. McComb, seconded by Mr. Busillo, the Board unanimously allocated one (1) EDU to 5673 Meetinghouse Road subject to compliance with the Wynn Associates review letter dated September 27, 2023.

7.2. Resolution #2023-26: Disposal of Records

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Bankos, the Board unanimously approved Resolution #2023-26 declaring the Townships intent to dispose of records as set forth in the PA Municipal Records Manual.

7.3. Award of Municibid Auction Items:

MOTION: Upon motion by Mr. McComb, seconded by Mr. Bankos, the Board unanimously awarded Municibid auction items to the following: 1994 International to Daniel Graybeal in the amount of \$5,300, 1996 Chevy Utility to Austin Dengler in the amount of \$2,050, 1962 Galion Roller to Jason Sones in the amount of \$1,250, 1995 Jackson Trailer to John Burdick in the amount of \$850, Olympian Generator to Misael Heredia in the amount of \$551, Custom Made Box for Leaf Loader to Christian Kaiser in the amount of \$470, 2022 Ford F-550 Bumper & Tailgate to Rocco Daleiano in the amount of \$130, and the Trackless MT Leaf Loader to Edmund Nowotarski in the amount of \$115.

7.4. Adoption of Cyber Incident Response Plan:

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. McComb the Board unanimously adopted the Townships Cyber Incident Response Plan.

7.5. Police Department Budget Requests: Chief Mettin gave a presentation to the board on the Township's level of staffing and need for additional officers. Chief Mettin discussed the increase in traffic & crime, surrounding community growth, policing changes, and new mandates for investigations. An officer spends a significant amount of time on investigations, which means that officer is not out patrolling. Chief Mettin reviewed with the Board the current staffing level and how that is going to change with individuals retiring in the future years and presented the Board with the results of the various different formulas that are the standard to use when evaluating staffing needs for a police department. The Townships current staffing is at 16 and the different formulas at minimum show that we should have 18.75 sworn officers. The Chief is respectfully requesting to be able to hire an additional officer in 2024 and another in 2025 to bring their staff to 18. Chief Mettin ended by stating that this level of staffing allows for proper staffing, call response, investigative ability, supervisions, training and specialization within a department. Increasing the staffing level will also allow the department to begin the process of developing the skills and abilities of our newer officers to replace the expertise lost by future retirements and how staggering the increase of staff will ease the burden on the 2024 budget as well as allow for proper field training of each new officer.

The Board expressed their concerns with the cost of new officers and indicated they would want to look at how that affects the budget going forward before making a decision. Chief Mettin thanked the board for their time and consideration and if they need any additional information to let him know.

9. Consent Agenda

9.1. Bills List Dated October 5, 2023 in the amount of \$390,899.84, subject to Audit

9.2. Minutes of Meeting of September 13, 2023

9.3. Minutes of Work Session of September 26, 2023

9.4. Sellersville Borough Fire Police Request for their Memorial Day Parade scheduled for Saturday, May 25, 2024.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. McComb, the Board unanimously approved the Consent Agenda.

10. Board of Supervisors Comments: Mr. Bankos asked the board to consider putting an article in the Township's newsletter asking for residents to support the Groveland Home & School Association who helps many kinds at their school with snacks, supplies and clothes. Mr. Bankos stated any way we can help raise awareness would be beneficial. Mr. Busillo recommended notifying residents that they can drop food items off

at the Township and then the Home & School Association could come and select what they need before it is taken to the Food Pantry. Ms. Benner stated that she could put something in the newsletter to the effect of what Mr. Busillo is suggesting. Mr. Bankos stated he would talk to his neighbor to see if that would work.

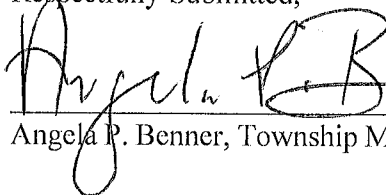
12. Public Comment: There was no public comment at this time.

13. Adjournment: Upon motion by Mr. Bankos, seconded by Mr. Hilferty, the meeting was adjourned at 8:46 p.m.

Date Approved: _____

11/8/23

Respectfully Submitted,



Angela P. Benner, Township Manager/Secretary