

**MINUTES OF PLUMSTEAD TOWNSHIP  
BOARD OF SUPERVISORS  
REGULAR SCHEDULED MEETING  
APRIL 12, 2023**

1. **Call to Order:** The April 12, 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 D. 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:** Mr. McComb stated the Planning Commission meeting scheduled for Thursday April 20th and the BOS work session scheduled for Tuesday April 25th have been cancelled. Mr. McComb also announced that the Board met in Executive Session prior to tonight's meeting to discuss potential litigation and a potential real estate acquisition.
4. **Public Comment:** There was no public comment at this time.
5. **Land Development:**

**5.1. Wurz Minor Subdivision – Preliminary / Final Plan Approval:** In attendance was the applicant, Dave Wurz, along with his engineer's Scott Mease, P.E. and Tyler Freed, EIT. Ms. Benner stated that at the applicant has submitted a revised plan that completely removes the flagpole portion that was previously shown on the plan and with that portion being removed, the two waivers the Board denied at the previous meeting are no longer needed. Ms. Benner added that all other waivers required were already approved at the Board's last meeting.

Debra and Thomas Wagner from Burnt House Hill Road stated their concerns regarding stormwater management and the water that accumulates on their property. Ms. Wagner stated she believes the proposed subdivision will create a water issue on the proposed lot and does not want to be liable for it. Ms. Wagner stated that their property has a large accumulation of water in the backyard and on the driveway which flows into the street. Ms. Wagner asked the Board to address her concerns and consider the applicant establish a drainage easement to protect her from any future potential liability related to water runoff on the proposed lot. Mr. Fulmer stated a drainage easement identifying the drainage feature on the property could be established and the easement would be owned by the Township. Mr. Mease stated that he is unaware of an existing drainage area along the property, but that Mr. Wurz would be willing to identify that area and grant the drainage easement.

**MOTION: Upon motion by Mr. Bankos, seconded by Mr. Lichtenstein, the Board unanimously granted preliminary / final approval of the Wurz Minor Subdivision of TMP #34-11-170-3 subject to compliance with the Wynn Associates, Inc review letter dated March 27, 2023, and subject to the applicant granting a drainage easement and executing drainage easement documents prepared by the Township Solicitor. Location and extent of the drainage easement will be determined upon review of site conditions, to the satisfaction of the Township Engineer.**

## **6. Old Business**

**6.1. Public Hearing on Hirst Agricultural Security Area Application - Resolution #2023-12:** Ms. Benner stated that the Township received an application from Mr. and Mrs. Hirst requesting TMP 34-11-27-3, 34-11-27-4 & 34-11-27-1 be added to the Township's Agricultural Security Area.

Mr. McComb opened the public hearing at 7:42 p.m.

Ms. Benner stated that the application has been reviewed by the Township's Agricultural Advisory Committee, Township Planning Commission and Bucks County Planning Commission and that all have recommended that these parcels be included in the Township's Agricultural Security Area. Ms. Benner added that the parcels are being used for tree farms and that the Hirst have other parcels in the Township that are included in the Agricultural Security Area and are used for tree farms as well. Ms. Benner added that the application was advertised, the property was posted and that there were no complaints received by the Township regarding this application.

Being there was no comment from the Board or the Public, Mr. McComb closed the hearing at 7:44 p.m.

**MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously approved Resolution #2023-12 amending the Township's Agricultural Security Area to include TMP#'s 34-11-27-0, 34-11-27-4 and 34-11-27-1.**

**6.2. Resolution #3023-13: Bucks County Municipal Consortium:** Ms. Benner presented the Board with a resolution that would enter the Township into a Bucks County Municipal Consortium whose purpose would be to work towards amending Act 12 and opposing future water and sewer legislation that would negatively impact Bucks County and Township rate payers. Ms. Benner stated that the annual fee to be part of the consortium is \$250.00.

**MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Bankos, the Board unanimously approved Resolution #2023-12 joining a municipal consortium to propose legislation amending Act 12 of 2016 and to oppose legislation and other actions that would negatively impact water and sewer customers.**

**6.3. Comprehensive Plan – Discussion on Major Topic Areas:** Ms. Benner stated that the survey results were presented to the Township's Planning Commission (PC) at their March meeting and at their April meeting the Bucks County Planning Commission (BCPC) will discussing with the PC what the major topics are that came from the survey results that should be further discussed with the public during the comprehensive plan workshops. Ms. Benner stated at this time she is looking for the board to provide feedback on what they see as the major topics of concern so that she can relay that information to the PC and BCPC. A consensus was provided by the Board that the major topics of concern are Parks and Recreation, Transportation, Planning for Growth and Communication.

## **7. New Business**

**7.1. Resolution #2023-14: Fee Schedule updating Fire Inspection Fees:** Ms. Benner Presented the board with a fee schedule amendment that would update the fees associated with the Township's annual fire inspections. Ms. Benner stated that she had the Township's Fire Marshal, Jeff Gouldey, review other fee

schedules and the Township's process to come up with appropriate fees that would cover the Township's costs to perform the inspections.

**MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously approved Resolution #2023-14 amending the Township's Fee Schedule.**

**7.2. Bid Awards:** Ms. Benner stated that the Township's annual road and gas bids were put out following the appropriate bidding requirements. All bids were thoroughly reviewed by the Township's Public Works Director, Alan Blead, to ensure that they meet the bidding requirements. Ms. Benner requested that all bids be awarded to the lowest qualified bidders. Total amount of bids came in under budget.

**MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Bankos, the Board unanimously awarded the following bids: Bituminous Sealcoat to Asphalt Industries in the amount of \$228,144.96; Milling & Paving of Bergstrom Road and Popular Lane to Asphalt Maintenance Solutions in the amount of \$2378,665.32; Milling & Paving of Township Parking Lot to Bray Brothers in the amount of \$51,520; Ultra-Thin Bonded Wearing Course to Asphalt Maintenance Solutions in the amount of \$263,190.72; Bituminous Asphalt wearing course in the amount of \$62.93/ton and binder course in the amount of \$56.93/ton to Eureka Stone Quarries; and Diesel and to Suburban Heating Oil at \$3.2679/gallon gasoline and \$3.3580/gallon diesel.**

**7.3. PennDOT's Request for the Township to Install Water Main to their property:** Ms. Benner provided the Board with the overview of the water main extension project that PennDOT is interested in pursuing to connect their maintenance facility located on Potters Lane to public water. Ms. Benner stated that PennDOT is requesting that the Township handle the construction of the water line for PennDOT and then PennDOT would put up escrow to cover the cost of the project. Ms. Benner stated that the Township has always required property owners and developers handle the construction of a water main to their property and that she sees this project being no different from any developer or property owner requesting to connect to water.

The Board agreed that PennDOT should have to follow the same process as any other developer/property owner. There was consensus among the board to not take on the water main extension project for PennDOT and that if PennDOT wants to pursue connecting to water they can follow the same process as everyone else.

**7.4. Service Award for 30 Years of Service – Corporal Timothy Dockery:** Ms. Benner stated that this agenda item will be presented at a future meeting.

**MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Busillo, the Board unanimously removed item 7.4. from the agenda.**

**7.5. PSATS Proposed Resolutions & Nominations Report:** Ms. Benner asked if the Board would like to discuss any of the proposed resolutions and nominations for the upcoming PSATS' Annual Educational Conference and Exhibit Show. The Board discussed Resolution #23-33 and #23-34 and there was a consensus among the Board to have Mr. Lichtenstein, the voting delegate, support Resolutions #23-33 and #23-34 at the conference. The Board had no concerns with the other PSATS nominations.

**7.6. Property Owner's Request for Township to Purchase their Property (4742 Burnt House Hill Road):** Ms. Benner stated that Benjamin Thompson submitted a letter offering the Board of Supervisors the opportunity to make an offer to purchase his property located on Burnt House Hill Road. There was a consensus among the Board to authorize Ms. Benner to send Mr. Thompson a letter outlining the process for the Township to purchase property and explain that at this time the Township is not willing to make an offer.

**7.7. Municibid Awards:** Ms. Benner requested the Board award the sale of the 2015 and 2014 Ford Police Interceptors to their highest bidders.

**MOTION:** Upon motion by Mr. Hilferty, seconded by Mr. Bankos, the Board unanimously awarded the sale of the 2015 Ford Police Interceptor to Sean Hurst for \$5,900.00 and the sale of the 2014 Ford Police Interceptor to Robert Emanuelli for \$5,100.00.

## **8. Consent Agenda**

**8.1. Bills List Dated March 25, 2023 in the amount of \$159,068.03, subject to Audit**

**8.2. Bills List Dated April 12, 2023 in the amount of \$231,488.31, subject to Audit**

**8.3. Minutes of Meeting of March 13, 2023**

**8.4. Request for Fire Police – Borough of Hatboro 2023 Events: Car Show July 29, 5K Run October 28 and Holiday Parade November 19.**

**8.5. Request for Fire Police – Haycock Township Steelman Triathlon May 21, 2023**

**8.6. Lantern Ridge Financial Security Escrow Release #1 in the amount of \$1,087,167.15**

**8.7. Lantern Ridge Water Escrow Release #1 in the amount of \$308,430.00**

**8.8. Authorization to Execute Sewage System Maintenance Agreement for 5533 Tollgate Road**

**8.9. Authorization to Execute Extension to Water Service Agreement for 5710 Meetinghouse Road**

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

## **9. Board of Supervisors Comments:**

Mr. Lichtenstein stated that the Land Preservation Education and Advisory Committee has been reviewing the GIS map and has discussed submitting an article for the newsletter. Mr. Lichtenstein stated that the Environmental Advisory Committee is preparing for their Earth Day event that is being held on Saturday April 22 as well as preparing for their annual road clean up and tree planting on the 15<sup>th</sup>. Mr. Lichtenstein added that the Emergency Management Committee is working on updating the Township's Emergency Operations Plan.

Mr. Hilferty stated that the Veterans Committee's first bridge dedication will occur on May 20<sup>th</sup> which will include singers and the color guard. He also added that parking for the event will be at Allohaken Park.

Mr. Bankos stated that the annual egg hunt was a success and thanked the Park and Recreation committee and the volunteers who made the event a success. Mr. Bankos added that the upcoming community yard sale is already almost full.

Mr. McComb shared a PSATS presentation that outlined the duties of the elected Board members and the Township Manager.

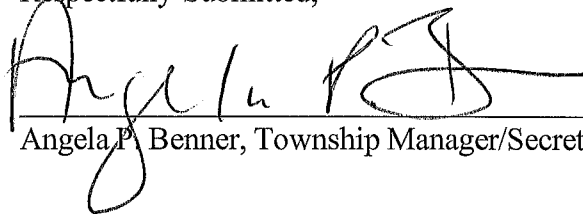
**10. Public Comment:**

Robert Daniel from Tohickon Hill Road stated that his trash hauler, Whitetail, has informed him that due to the size of a bridge they can only use a smaller trash truck and therefore his rate will be significantly increased for trash collection. Mr. Daniel stated that he is aware that the Township does not regulate trash and mentioned that he has already talked to Bucks County and State Representatives. Ms. Benner stated that she is on the Bucks County Solid Waste Advisory Committee and stated that they are meeting this week and she can discuss this matter with the committee as she knows trash collection has become a concern county wide. Ms. Benner provided Mr. Daniel with her contact information.

**Adjournment:** Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the meeting was adjourned at 8:33 p.m.

Respectfully Submitted,

Date Approved: 5/10/23

  
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Angela P. Benner, Township Manager/Secretary