

**MINUTES OF PLUMSTEAD TOWNSHIP
BOARD OF SUPERVISORS
REGULAR SCHEDULED MEETING
AUGUST 12, 2026**

Call to Order: The August 12, 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 gave a brief speech regarding the newly formed career fire department, emphasizing the importance of this meeting where the first full-time firefighters would be sworn in. Mr. Given thanked everyone involved in the formation of the department, including the volunteer fire companies.

1. Presentations:

Chief Mettin gave a speech discussing the formation of the fire department, and the magnitude of Plumstead Township taking this important step for the future of public safety. Chief Mettin thanked all the volunteers that showed up for the meeting, then introduced Plumstead Township Fire Chief, William Wiegman.

a. Administration of the Oaths of Office, Hon. Jeffrey G. Trauger:

Plumstead Township Career Firefighter, Rachel Brick:

Plumstead Township Career Firefighter, Benjamin Morris:

Plumstead Township Career Firefighter, Daniel Pfeiffer:

Plumstead Township Career Firefighter, Harley Turner:

Hon. Trauger swore in Rachel Brick, Benjamin Morris, and Daniel Pfeiffer as Plumstead Township Firefighters.

Chief Wiegman stated that Harley Turner was on his honeymoon and would be sworn in at a later date.

Public Comment:

Mr. Given reviewed the rules for public comment.

Resident Kelly McGowan stated that she is streaming the meeting.

Resident Katie Mergner spoke out against municipalities signing Non-Disclosure Agreements with developers, referencing a project in another Township.

Resident Bob Mergner expressed his concerns over License Plate Reader cameras that are used by the police.

Residents Liz Patrick, Judith Kuhn, Brandon Gillet, Kathy Finnigan, Kelsey Tomlinson, Ann Gillet, and Chuch Yarmark all spoke to express their concerns over the Food Processing Residual and Compost that is being used as fertilizer at the Shull Farm on Groveland Road. Their concerns were centered around possible well and water contamination.

Resident Art Shull Jr. spoke to dispute some of statements made by the other residents. Mr. Shull went over the guidelines for wintertime application, the history of DEP approvals for the farm, and admitted that, in the past, mistakes were made regarding the compost but stated that they have addressed those issues.

2. Department & Advisory Board Reports:

3. Hearings:

4. Engineer's Report:

a. Plumstead Christian School Land Development – 5765 Old Easton Rd. – Athletic Field Sketch Plan: In attendance for the applicant were Jeremiah Lapp & Patrick Fitzpatrick from PCS, Ernie Graham from ELA Sport, and Andrew O'Conner from Musco Lighting.

Mr. Lapp gave an introduction to the project, stating that the school has proposed a renovation to their athletic facilities, which would include removing tennis courts, changing the alignment of some of the fields, and adding artificial turf to the main fields. Mr. Lapp also stated that part of the project would involve adding Musco Lighting to the athletic fields to allow the teams to practice and play past sunset. Mr. Lapp acknowledged that outdoor sports lighting is not permitted on the property but asked for the Board members' thoughts on allowing the lights. Mr. Lapp explained that the school believes that to be competitive in enrollment, they need to have upgraded facilities which includes lights. Mr. Lapp also stated that the project would include a modification of the existing parking lot, which would add more parking spaces.

Mr. O'Conner explained that while the light poles would be 70'-90' tall, Musco Lighting had Dark Sky certifications to ensure very limited light pollution will be emitted. Mr. O'Conner stated that Souderton High School recently had the same lights installed and encouraged the Board to use that as a reference.

Mr. Bankos and Mr. Hilferty expressed concerns over the fact that Plumstead has a long history of not allowing lights, and if the Board made an exception for PCS, then all previous applicants would come back to seek lights.

Mr. Lichtenstein and Mr. Given expressed concerns over the reactions from the neighbors who are on the other side of the surrounding tree lines.

Ms. Moroney stated her desire to have a review of the ordinance performed to explore whether the current

ordinance matches the latest technology.

The Board members acknowledged that the demand for outdoor lighting for sports fields has grown in recent years, but all were concerned about the ramifications of going against a long-standing ordinance.

No action was needed.

a. Escrow Release, Clover Hill Crossing, Authorization Voucher #1:

Mr. Fulmer gave a brief overview of escrow release.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously approved the request and authorized the release of escrow funds in the amount of \$1,120,902.09, in accordance with the recommendation in the Wynn Associates letter dated July 30, 2026.

5. Solicitor's Report:

a. Termination of Contract for all operations and administrative services with ARRO Water Services:

Mr. Oetinger went over the recent water system issues and stated that as the Township investigated the issue, they found a pattern of negligence with ARRO that was unacceptable. Mr. Oetinger stated that there was a likelihood of litigation, so the Board was told not to comment.

Resident Stuart Halasz expressed his concern over the way the issues were communicated, stating that the DEP report was dated a few days prior to the Township's notifications going out. Mr. Oetinger explained that the Township reacted as soon as they were notified.

Resident Katie Mergner suggested that the Township make an effort to remind people to update their contact information with the Water Department.

MOTION: Upon motion by Mr. Given, seconded by Mr. Lichtenstein, the board unanimously authorized the termination of contract with ARRO Consulting.

b. Appointment of North Wales Water Authority (NWWA) for Plumsted Township Water Department administrative and operational services:

Mr. Oetinger explained that NWWA is ready to take the Township on as a customer immediately, so there would be no interruption in service.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Bankos, the board unanimously appointed North Wales Water Authority to serve as the Township's operational and administrative services provider for the Plumstead Township Water Department; and to execute an agreement of terms.

c. Zoning Hearing Board application, Terence Froman – 5821 Easton Rd.

Mr. Oetinger explained that the applicant requested that the Board table this agenda item, as they would not be able to have a representative at the meeting.

MOTION: A motion was made by Mr. Bankos, seconded by Mr. Given, to table this item.

d. Zoning Hearing Board application, Allen Aoun – 4497 Country View Dr.

Prior to the Board acting on the agenda item, Mr. Oetinger reminded the Board members that at the July meeting, they requested that a draft ordinance amendment be created to increase the allowed impervious surface by 5% in all residential zoning districts. Mr. Oetinger cautioned that this would result in very large increases for the bigger residential properties and asked if the Board would like his office to proceed with the draft as requested. The Board members agreed to have the proposed draft amendment exclude the RO and RP zoning districts to keep the amendment for the smaller property zoning districts.

CONSENSUS: Upon General Consent, the Board agreed to remain neutral in the Zoning Hearing Board Application of 4497 Country View Drive.

e. Resolution 2026-13 – Adoption of Plumstead Township Comprehensive Plan:

Mr. Oetinger explained that the Township, per the PA MPC, must adopt a resolution to make the Comprehensive Plan adoption official.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Given, the board unanimously adopted Resolution 2026-13 adopting the Plumstead Township Comprehensive Plan.

6. Administrative Report:

a. Resolution 2026-12 - Finance Records Disposal:

MOTION: Upon motion by Mr. Hilferty, seconded by Ms. Bankos, the board unanimously adopted Resolution 2026-12 authorizing the disposal of Township records in accordance with the Municipal Records Manual.

b. Point Pleasant Volunteer Fire Company Funding Request:

Ms. Mulholland stated that she would like to table this until the August Work Session meeting.

MOTION: Upon motion by Mr. Given, seconded by Mr. Lichtenstein, the board unanimously temporarily tabled the Point Pleasant VFC Funding Request until the August Work Session meeting.

c. Fee Waiver Request – Pt. Pleasant Plumsteadville EMS:

Ms. Mulholland stated that this request is no longer needed.

MOTION: Upon motion by Mr. Given, seconded by Mr. Hilferty, the board unanimously removed this from the agenda.

d. GoGov Application Update:

Ms. Mulholland stated that the Township's application had over 1,000 subscribers.

e. Meeting Room AV Quotes:

Ms. Mulholland explained that to assist with the relocation of this meeting, the Township hired Zeo Brothers Audio to set up the sound system. During that process, it was discovered that Zeo Brothers also does video streaming setups for municipalities, however, since that fact wasn't known until the night of the meeting, the Township did not request a quote from Zeo Brothers for the AV project in the main meeting room. As such, Ms.

Mulholland suggested that this agenda item be tabled to allow time for a quote from Zeo Brothers.

Resident Loyd Bush Jr. inquired about how many companies the Township received quotes from, and the names of the companies. Ms. Mulholland stated that he could file a Right To Know request for that information.

Mr. Bankos and Mr. Hilferty questioned the reason for this project moving forward while other projects that were supposed to have been completed are not moving forward; specifically, a public bathroom renovation at the Township Building. Ms. Mulholland stated that the bathroom project did not get completed this year because some of the employees who would be involved in the project were out with injuries.

MOTION: Upon motion by Mr. Hilferty, seconded by Ms. Moroney, the Board unanimously tabled this until September.

f. Plumstead Township Annual DCED Audit Letter, Request for Chair Signature:

Ms. Mulholland explained that this is an annual procedural request to close out the audit.

CONSENSUS: Upon General Consent, the Board authorized Mr. Given to execute the DCED Audit Letter.

g. Approval of Municibid Sale Items:

Resident Katie Mergner inquired about where the proceeds from the sales go. Ms. Mulholland stated that the money goes into the Township's General Fund.

MOTION: Upon motion by Mr. Given, seconded by Mr. Lichtenstein, the Board unanimously authorized the sale of the Police Department items listed on Municibid and sold by the Police Department.

h. Veterans Committee Appointments:

Mr. Bankos told the audience that there are still vacancies on this committee.

Ms. Moroney expressed here appreciation for all residents who volunteered on committees.

MOTION: Upon motion by Mr. Given, seconded by Mr. Hilferty, the Board unanimously appointed Michelle Kollas to the Plumstead Township Veterans Committee.

7. Consent Agenda:

a. Minutes: July 8, 2026:

b. Bills List: July 22, 2026, in the amount of \$323,384.53; August 5, 2026, in the amount of \$158,921.44, subject to audit:

c. Fire Police Request – Sellersville & Perkasie Community Events:

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

8. Other Business:

9. Public Comment:

Resident Art Shull Jr. explained that his family is trying to operate while being good neighbors. He admitted that they made mistakes in the past, but they have and would continue to learn from those issues.

10. Supervisors' Comments:

Mr. Bankos thanked Zeo Brothers for the audio assistance at the last minute. Mr. Bankos had Mr. Hicks go over the ordinance for political yard signs. Mr. Bankos then stated his desire to have NDAs on a future agenda for discussion; Mr. Hilferty agreed.

Mr. Lichtenstein thanked everyone for their work putting this meeting together.

Mr. Hilferty stated that he spoke with farmers to discuss farming practices. Mr. Hilferty stated that the meeting had 12 farmers that were either dairy or crop farmers. Mr. Hilferty explained that some of the concerns from the farmers involve illegal trespassing and dumping on farmland, cars making dangerous maneuvers to get around tractors, and the farmers would like the public to be educated more on agriculture. Mr. Hilferty stated that he would like a map of the Ag. Security Areas on the website. Mr. Hilferty also expressed his concerns over developers trying to break conservation easement agreements in court.

Ms. Moroney thanked the Public Works department for all their hard work with the recent water system issues.

Mr. Given thanked Ms. Mulholland, Public Works, and Zeo Brothers for all their work setting up the meeting. Mr. Given also stated the importance of communication from the Township to the residents.

Adjournment: Upon motion by Mr. Lichtenstein, seconded by Mr. Moroney, the meeting adjourned at 9:19p.m.

Respectfully Submitted,

Date Approved: 9/9/26



Steve Hicks, Asst. Township Manager