

**MINUTES OF PLUMSTEAD TOWNSHIP
BOARD OF SUPERVISORS
REGULAR SCHEDULED MEETING
JULY 12, 2022**

1. Call to Order: The July 12, 2022, regular scheduled meeting of the Plumstead Township Board of Supervisors was held at Plumstead Township Municipal Building, 5186 Stump Road, Pipersville, PA. Chairman, Daniel Hilferty, called the meeting to order at 7:00 p.m.

ELECTED OFFICIALS PRESENT:

Daniel Hilferty	Chair
James McComb	Vice Chair
Kenneth Lichtenstein	Assistant Secretary
Pete Busillo	Member
Greg Bankos	Assistant Treasurer

APPOINTED OFFICIALS PRESENT:

Township Manager:	Angela P. Benner
Township Solicitor:	Jonathan J. Reiss, Esq.
Township Engineer:	Timothy Fulmer, PE

* Not Present

2. Moment of Silence & Pledge of Allegiance: Mr. Hilferty led the Board and Audience in a moment of silence followed by the Pledge of Allegiance.

3. Announcements: Mr. Hilferty stated that the Board met in executive session prior to tonight's meeting to discuss potential litigation; the Veterans Committee will meet on July 27th at 7:30 p.m. and the Emergency Management Committee will meet on July 28th at 6:00 p.m. The Historical Advisory Committee meeting scheduled for July 18th, the Planning Commission meeting scheduled for July 21st and the Board of Supervisors Work Session scheduled for July 26th have been cancelled.

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

5. Zoning Hearing Board Applications:

5.1. TMP #34-023-043 & 34-023-044 (4425 Landisville Road) – Amended Application: Ms. Benner stated that since the applicants appeared before the Board at the previous meeting, additional violations have been found so the applicants have amended their application to address those violations and request relief.

The Board came to a consensus to maintain the motion from the prior Board Meeting, which was to send council to oppose the application.

5.2. TMP #34-004-002-002 (Kellers Church Road): In attendance was Rob Gunlock, attorney for the applicant, Rich McCormick on behalf of Froshour Enterprise and Scott Mill with Van Cleef Engineering. Mr. Gunlock stated they are present to discuss the Zoning Hearing Board application and the relief needed. Mr. Gunlock stated that the applicant proposes to improve the property with a single story, 6705 SF industrial building, together with parking and related improvements, to be used as and for a permitted H-4 Contracting use. He stated that the property is situated in the corner of the LI district, where on two sides, it is adjacent to the properties within the LI district, and on the other two sides, it is adjacent to properties in the R-4 Residential Zoning District. Additionally, he stated that the adjacent property to the north is located within the LI district but is improved with a non-confirming residential structure. Therefore, despite it being in the LI district, the

setback requirements are otherwise greater than if the adjacent property were used as a conforming industrial use. Due to this issue, the Applicant requests variances from Section 27-1703 and Section 27-2303 from the Plumstead Township Zoning Ordinance.

There was a consensus from the BOS to stay neutral on the application.

6. Land Preservation:

6.1. Resolution #2022-19: Plumstead Acquisitions, LLC Conservation Easement): Ms. Benner stated that this resolution authorizes the purchase of the Conservation Easement for the Gouldey Farm parcels.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Bankos, the Board unanimously approved Resolution #2022-19 authorizing the acquisition of a conservation easement on approx. 57.46 acres on Tax Map Parcels #34-004-031, #34-004-031-002, #34-004-033-004 and #34-031-012.

6.2. TMP #34-006-011 & TMP #34-006-113 (6605 Stump Road): In attendance was John VanLuvanee, attorney for the applicants, Natalie, and Chris Caruso. Mr. VanLuvanee stated that the applicants are requesting approval in accordance with the provisions of the Grant of Conservation Easement to remove the four existing buildings, swimming pool and parking areas to construct a new four bedroom home consisting approximately of 6500 square feet of finished living area on the first and second floor, construct a semi attached apartment consisting of approximately two bedrooms and a convenience kitchenette, a new 20' by 40' pool, and install a new driveway and parking area. Additionally, Mr. VanLuvanee stated that the applicants are doing their due diligence and do not intend to purchase the property unless they are satisfied that they will be able to improve the property in accordance with the concept plan.

The Board discussed that they do not have any immediate concerns with the request but that they should consider conditioning the approval upon obtaining Zoning approval, building permits and approval from the Bucks County Health Department for sewage disposal. Mr. McComb asked if the applicant intends to use the accessory dwelling as a rental property and the applicant stated that no, it would be used only for in-laws and family members.

MOTION: Upon motion by Mr. McComb, seconded by Mr. Lichtenstein, the Board unanimously approved the proposed improvements presented on their concept plan dated June 27, 2022 by Zavetta Custom Homes subject to the resident not exceeding 6,500 square feet, all improvements must be inside the Conservation Easement and all improvements must comply with all Township Ordinances.

7. Land Development:

7.1. Lantern Ridge Storm Sewer Easement Amendment and Amendment of Record Plan: Mr. Fulmer stated that the developer is requesting an amendment to allow for shorter storm easements to eliminate the conflict with the garages on the single-family homes for lots #9, 11 & 13.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. McComb, the Board unanimously approved Storm Sewer Easement Amendment and Amendment of Record Plan for Lantern Ridge.

8. Old Business:

8.1. Public Hearing on the Amendment to the Stormwater Management Ordinance #2022-01: Mr. Reiss stated that this was a rewrite of the ordinance to satisfy DEP requirements and stated it has been

advertised and available to view at the Township building.

Mr. Hilferty opened the Public Hearing at 7:25 pm.

There were no public comments. There were no questions from the Board.

Mr. Hilferty closed the Public Hearing at 7:26 pm.

MOTION: Upon Motion by Mr. McComb, seconded by Mr. Lichtenstein, the Board approved Ordinance #2022-01 amending the Stormwater Management Ordinance.

8.2. Resolution #2022-20: Board Communication Policy: Ms. Benner stated that the redline and the most version was given to the Board based on the conversations from the last meeting.

Mr. McComb asked about the frequency of publication and stated he does not want to the Board constrained to a limited number of publications and wants more flexibility and asked about the approval of publications and what is needed. Additionally, he stated that is an individual Supervisors is writing a publication, that there should be a standard disclaimer if it is not from the entire board but from the individual. Mr. Bankos stated that he would also like more flexibility to be able to create more than publication if the needed arises.

Mr. Reiss stated that this resolution aims to creates guidelines, not take away the Boards first amendment rights and that the purpose is to clearly state that when an individual Board member speaks, it is coming from the member as an individual not the entire Board. Mr. Reiss stated that the members are free to individually tweet, or post on Facebook as that is their first amendment right.

MOTION: Upon Motion by Mr. Lichtenstein, seconded by Mr. Bankos, the Board approved Resolution #2022-20 adopting a Board of Supervisors Communication Policy.

9. New Business

9.1. Resolution #2022-21: Advertising and Sponsorship Policy: Ms. Benner stated this policy was discussed previously regarding political sponsorship and now most recently, related to elected officials who are running for election and their ability to sponsor Township events. Mr. McComb asked about sponsorship of Township events and if the events are held within the Township. Mr. Reiss stated that speaks to the sponsorship of Township events, and that it shall be limited to commercial and local businesses within and nearby to Plumstead. Additionally, Mr. McComb asked about churches, civic groups, and veterans' organizations. Mr. Reiss stated that they could consider that and non-political group but that could run into problems because individuals may think certain organization push and political agenda. Mr. Bankos asked if this prevents a political organization from renting a Township facility. Mr. Reiss stated that is does not. Ms. Benner asked about the Veterans Organization and asked if there is a way to change the language to include not for profit or 501C. The Board discussed that organizations could make donations to the Township Committees as the Township, is considered a charitable organization for purposes of tax deductions.

MOTION: Upon Motion by Mr. Lichtenstein, seconded by Mr. Bankos, the Board approved Resolution #2022-21 adopting a Township Advertising and Sponsorship Policy.

10. Consent Agenda

10.1. Bills List Dated June 28, 2022 in the amount of \$103,467.84, subject to audit

10.2. Bills List Dated July 12, 2022 in the amount of \$215,171.51, subject to audit

10.3. Minutes of Meeting of June 14, 2022

MOTION: Upon motion from Mr. Lichtenstein, seconded by Mr. Busillo, the Board approved the Consent Agenda.

11. Board of Supervisors Comments:

Mr. Bankos stated that the Township parks are mostly geared toward baseball and stated that he feels the Township Park system does not match the demand of the parks especially the baseball field as he stated the participation in baseball has declined and feels the Township is under utilizing the parks. Mr. Bankos stated that he would like to review the use of the Township's Park system and re-evaluate the Townships needs. Mr. Hilferty stated that the Township will evaluate the park system and open space during the comprehensive plan update.

Mr. Bankos stated that the Township has various schools with a lot of students, and he stated that he does not want to be on the wrong side and wants to Board to start looking into putting an officer into the school system Mr. Hilferty stated he believe this would be a School District decision not a Township decision. Chief Mettin stated the Township would need to speak to the Central Bucks School District to get some more information and to learn about costs. Mr. Busillo stated that he would like to ensure that our police department has the appropriate equipment and training needed to respond to emergencies. Ms. Benner stated that the Chief will be going over the departments needs during one of the upcoming budget work sessions.

Mr. Lichtenstein stated that the Preservation Committee was tabled, though the Resolution was approved and stated he would like the Board to discuss the Committee and how the members could find alternative funding.

Ms. Benner asked the Board to clarify if any direction was provided from any of the comments. There was consensus from the Board to have the LPEAC on the upcoming agenda for discussion.

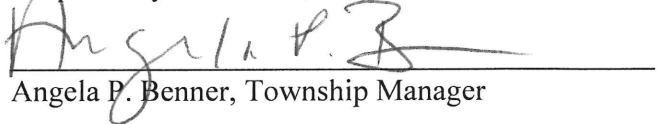
12. Public Comment:

Stephen and Vivian Carr from Stump stated they would like the Board to consider potentially putting an outdoor pickleball court at Landisville Park. Mr. Bankos stated that the Township could look at putting lines on existing tennis courts in Township Parks.

13. Adjournment: Upon motion from Mr. Lichtenstein and seconded by Mr. McComb the meeting was adjourned at 8:06 pm.

Date Approved: 8/9/22

Respectfully Submitted,


Angela P. Benner, Township Manager