

**MINUTES OF PLUMSTEAD TOWNSHIP
BOARD OF SUPERVISORS
REGULAR SCHEDULED MEETING
AUGUST 13, 2025**

1. Call to Order: The August 13, 2025, 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 7:01 p.m.

ELECTED OFFICIALS PRESENT:

James McComb	Chair
Daniel Hilferty	Vice Chair
Kenneth Lichtenstein	Member
Gregory Bankos	Member
Matthew Given	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

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 announced that the Board met in Executive Session on August 13, 2025, to discuss potential litigation matters.

4. Public Comment:

Jerry Fox of 3713 Swetland Dr. made public comment to discuss the Central Bucks Senior Center. Mr. Fox gave a brief overview of the Senior Center; explaining that they work with the Bucks County Agency of Aging to provide meals to senior citizens in the area. Mr. Fox then made a request to the Board for assistance in keeping the Senior Center open and operating. Upon inquiry from Mr. Lichtenstein, Mr. Fox stated that Plumstead is the first municipality that the Senior Center has made the request from, but they plan on making similar requests at all surrounding municipalities. Mr. Given questioned whether this was a one-time request or an annual request. Mr. Fox stated that ideally, this would become an annual request. The Board stated that the Township will investigate this request.

5. Presentations:

5.1. Chief Mettin Award Presentation – Battalion Chief Elizabeth Rice – Plumsteadville-Pt. Pleasant EMS:

Chief. Mettin explained that on June 12th, Battalion Chief Elizabeth Rice had just finished a long shift with the EMS squad when she heard an early morning call for a woman in labor at the Plumstead Pub parking lot. Ms. Rice, while off-duty, rushed to the scene and helped deliver the baby, then gave care to the baby and mother while

Plumstead Police officer, Thomas Rutecki, coordinated an ambulance and alerted the hospital. Ms. Rice's instinct to help people proved to be critical to the health of the mother and baby. Chief Mettin presented her with an award to show the Township's appreciation for her efforts.

5.2. Chief Mettin Award Presentation – Officer Patrick Raubenstine:

Chief Mettin presented Officer Patrick Raubenstine with the Plumstead Township Police Department Life Saving Award. Chief Mettin explained that Officer Raubenstine was responding to assist with a call involving an armed man. Prior to Officer Raubenstine arriving on the scene, the suspect was shot by another responding officer. Upon arrival, Officer Raubenstine used a medical kit and his training to stabilize the suspect and ensure their survival until a medical crew could arrive. Chief Mettin stated that Officer Raubenstine's actions went above and beyond all standards, and he showed exceptional composure and professionalism.

6. Public Hearings:

6.1. Conditional Use Hearing – Sink Birdies, LLC – 4939 Swamp Rd.: In attendance for Sink Birdies, LLC were John McShea from Eastburn & Gray and Matt George, applicant.

Mr. McComb opened the public hearing at 7:14p.m.

Mr. Oetinger gave a brief explanation of what a Conditional Use is and what the Conditional Use process involves. Mr. Oetinger asked if anyone wanted to take Party Status. No one wished to take Party Status. Mr. Oetinger then went through the exhibits that are being included in the hearing, which included the public notices, affidavits of posting.

Mr. McShea explained that his client wants to open a golf simulation business in the Bailey's Square shopping center. The business will occupy two vacant store fronts, converting them into one large storefront. Mr. McShea explained that they have requested two waivers to absolve them from having to submit Traffic Impact and Water Impact studies. Mr. McShea stated that both of those studies were performed as part of the Land Development process to build Bailey's Square in 2015.

Matt George, the applicant, was sworn in to provide more information regarding the operations of the proposed business. Mr. George stated that the business will consist of 4 simulator bays, with space available for a fifth in the future. Additionally, Mr. George stated that in the 3,060sf business there will also be a small locker area, a bathroom, an office, some TVs, bag racks, and furniture. The business will be membership only, with 24/7 access. The members will reserve a time slot via an app. on their phone and then will be provided with an access code to enter the building. Mr. George stated that there will be 24-hour camera surveillance both inside and outside of the building. Mr. George stated that there will not be any food service, and there will only be a small, refrigerated cool for water and sports drinks. Mr. George stated that alcohol will be prohibited. Mr. George stated that there will be no exterior renovations needed, only interior renovations.

Mr. George answered the Board's various questions regarding staffing, hours, parking, and policy enforcement. Mr. George stated that the business will be staffed 8 hours a day, generally from 12pm-8pm. The policy prohibiting alcohol will be enforced through video surveillance; if a member is witnessed with alcohol, their membership will be revoked. Regarding parking, Mr. George stated that the business is limited to 4 people per simulator bay at once, so there could be only 16 patrons in the business at once. As such, Mr. George stated that the proposed business will have less traffic and patrons than most retail uses; and when Bailey's Square was constructed, the parking was constructed factoring in parking for all store fronts being retail, which means that the parking is adequate for this use.

Richard Soloff, the owner of Bailey's Square, was sworn in to answer questions from Mr. Oetinger verifying the number of parking spaces on the property.

Mr. Oetinger asked if anyone would like to make public comment. There was no public comment at this time.

MOTION: Upon motion by Mr. Given, seconded by Mr. Lichtenstein, the Board unanimously approved the waiver requests for Traffic and Water Impact Studies.

MOTION: Upon motion by Mr. McComb, seconded by Mr. Given, the Board unanimously approved the application of Sink Birdies LLC at 4939 Swamp Road, granting Conditional Use for a G16 – Amusement Hall/Arcade Use.

AMENDMENT: Upon motion by Mr. McComb, seconded by Mr. Given, the Board unanimously amended the previous motion to make approval conditioned on the applicant's sworn testimony of August 13, 2025.

Mr. McComb closed the Public Hearing at 7:37p.m.

6.2. Verizon Consortium Agreement:

Mr. McComb opened the public hearing at 7:40p.m.

Mr. McComb gave a brief explanation of the agreement and stated that this public hearing was required by the Federal Cable Act as part of the process for renewing cable franchise providers.

There was no public comment.

Mr. McComb closed the hearing at 7:40p.m.

7. Old Business:

7.1. Ordinance 2025-05 Police Pension Buy-Back Reinstatement:

MOTION: Upon motion by Mr. McComb, seconded by Mr. Hilferty, the Board unanimously adopted Ordinance 2025-05 that will reinstate up to 96 hours of carryover of lump-sum payments for vacation/PTO carryover as salary for pension contributions.

7.2. Ordinance 2025-06 – 2025 Noise Ordinance:

Mr. McComb explained that he brought an ordinance amendment up in 2022, but it failed at the time, so he hopes the new ordinance will pass this time around. Mr. McComb gave a brief overview of the intentions of this proposed ordinance, stating that it is supposed to be a more "common sense" approach on noise enforcement.

Geraldine Klingler of 6150 Schelntz Hill Rd. expressed her concerns over how this new ordinance will address rodent deterrents that use sound to keep rodents away. Mr. Oetinger explained that the Board's focus of this meeting was to vote on the authorization to advertise the ordinance. Once it is advertised, Ms. Klingler may view a copy of it to see how it addresses her concerns.

Mr. Bankos expressed concern over the proposed ordinance being weaponized in a neighborhood feud as an unintended consequence of this ordinance. Mr. Bankos stated his opposition to advertising the ordinance as it is drafted.

Mr. Lichtenstein echoed the concerns expressed by Mr. Bankos.

Mr. Hilferty also echoed the concerns expressed by Mr. Bankos. Additionally, he stated his concerns over preventing residents from snow blowing early in the morning. Mr. Hilferty also expressed his concerns over the enforcement of this ordinance.

Mr. Given expressed his appreciation for the work that has been put into drafting the ordinance, however, he also echoed Mr. Bankos' concerns.

MOTION: Upon motion by Mr. McComb, seconded by Mr. Lichtenstein, the Board voted 1-4 against authorizing the Township Solicitor to advertise Ordinance 2025-06 prohibiting clearly audible noise across a property line that creates a disturbance. Mr. McComb was for; Mr. Hilferty, Mr. Given, Mr. Lichtenstein and Mr. Bankos were against.

MOTION: Upon motion by Mr. McComb, seconded by Mr. Bankos, the Board unanimously postponed the agenda item until October to allow the Township Solicitor to make revisions.

7.3. Advertise Public Hearing for Agricultural Security Area Application – 3741 Ferry Road:

Mr. Oetinger gave a brief overview of the ASA process, stating that the application has gone through the Township Planning Commission and the Township's Agricultural Advisory Committee.

MOTION: Upon motion by Mr. McComb, seconded by Mr. Lichtenstein, the Board unanimously authorized the Township Solicitor to advertise the public hearing for the Board meeting on September 10, 2025.

8. New Business:

8.1. Veterans Committee – Use of Township Seal for Commemorative Coin:

MOTION: Upon motion by Mr. McComb, seconded by Mr. Hilferty, the Board unanimously authorized the Veterans Committee to use the Township Seal for a commemorative coin.

8.2 Veterans Committee – Nomination of Jim Cassidy:

MOTION: Upon motion by Mr. McComb, seconded by Mr. Lichtenstein, the Board unanimously appointed Jim Cassidy to the Veterans Committee.

8.3. Zoning Hearing Board Application – Smart Feed Tech. – 6124 Potters Lane:

Mr. Oetinger explained that the applicant is proposing to build storage tanks and associated equipment that will exceed the Township's 35ft. height limit.

MOTION: Upon motion by Mr. McComb, seconded by Mr. Hilferty, the Board unanimously voted to oppose the variance request, and to send the Township Solicitor to oppose the application at the hearing.

8.4. Zoning Hearing Board Application – Lazy River Road, LLC – 4935 River Road:

Mr. Oetinger stated that the applicant is in the middle of a Lot Line Change with his next-door neighbor to purchase a section of the rear yard at 4901 River Road to be used as temporary overflow parking. Mr. Oetinger

stated that the yard area is entirely in the Riparian buffer, and as such, they need to seek a variance to allow for parking within the Riparian buffer.

MOTION: Upon motion by Mr. McComb, seconded by Mr. Hilferty, the Board unanimously voted to oppose the variance request, and to send the Township Solicitor to oppose the application at the hearing.

8.5. JJ Investments – 4095 Ferry Rd. – Execution of Land Development Agreement & Declaration of Covenants:

Mr. Oetinger stated that the required documents have not been received yet, as such the agenda item was tabled.

9. Consent Agenda:

9.1. Minutes of July 13, 2025:

9.2. Bills list dated August 13, 2025, in the amount of \$268,710.28, subject to audit:

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

10. Public Comment:

Padraig Tangney of 5600 Wismer Rd. thanked the Board for their work on the noise ordinance and expressed his frustration with the noise he listens to as a neighbor of 5652 Wismer Rd.

Pamela Farrior of 5673 Wismer Rd. expressed her concerns over the time constraints for landscaping that are in the proposed ordinance, stating that she fears her neighbors will report her when she mows outside of those timeframes.

11. Board of Supervisors Comments:

Mr. Hilferty expressed his desire to work on a way to help young farmers, including leasing Open Space areas to young farmers. Ms. Mulholland stated that the Township has worked with farmers for years to lease out the Open Space areas to be farmed.

Mr. Lichtenstein acknowledged that Pt. Pleasant Fire Company had a fundraiser at Rita's in Doylestown, and Plumsteadville Volunteer Fire Company had their annual car show at Tohickon Middle School to help raise funds for their respective companies. Mr. Lichtenstein also thanked the Police and EMS departments for their service.

Mr. Bankos inquired about the status of the Comprehensive Plan. Mr. Hicks stated that he had a call with the Bucks County Planning Commission, who assured that the Comprehensive Plan will be completed within the first quarter of 2026, and the BCPC gave additional assurance that the Comprehensive Plan will not go over the budgeted amount as set forth in 2022.

Mr. McComb stated that the veterans committee is already at 66% of their budgeted expenses, and he would like a breakdown of the expenses. Mr. McComb stated that he would like to introduce a new award to honor veterans who inspire others through their resilience, leadership and enduring commitment to service. Mr. McComb stated that the award will be named The Colonel Marlena Parker Inspirational Veteran Award in honor of Col. Marlena Parker, who was a trailblazing Air Force pilot who enlisted two separate times to serve her country. Mr. McComb stated that he would like to make the presentation of that award at the November 8th Veterans Day ceremony. Additionally, Mr. McComb stated that the veterans committee is updating their website to have a page dedicated to the veterans of Plumstead Township. Finally, Mr. McComb stated that something should be done at the

intersection of 611 & Curly Hill because it is a very dangerous area. Ms. Mulholland stated that the Township is already working with an engineering firm to work with PennDOT on a solution.

12. Adjournment: Upon motion by Mr. Lichtenstein, seconded by Mr. Hilferty, the meeting adjourned at 8:27p.m.

Respectfully Submitted,

Date Approved: 09/10/25

A handwritten signature in cursive script that reads "Steve Hicks".

Steve Hicks, Asst. Township Manager