

**MINUTES OF PLUMSTEAD TOWNSHIP
BOARD OF SUPERVISORS
REGULAR SCHEDULED MEETING
MARCH 13, 2024**

1. Call to Order: The March 13, 2024, 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	Assistant Secretary
Matthew Given	Assistant Treasurer

APPOINTED OFFICIALS PRESENT:

Township Manager:	Angela P. Benner
Township Solicitor:	Jonathan Reiss, 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 announced that the Board met in an Executive Session on Wednesday March 13, 2024, to discuss potential litigation and land acquisition matters.

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

5. Presentation of Police Star to Officer Rutecki: Chief David Mettin presented Officer Tom Rutecki with the Police Star; an award presented to an officer who displayed heroic actions above and beyond the call of duty, where there is extreme risk to the officer. Officer Rutecki was awarded the Police Star for his actions on January 2, 2024, where he prevented a suicide. Officer Rutecki thanked his family and everyone in attendance for his award.

6. Swearing in of New PVFC Members: Upon introduction by Fire Company Chief, Marc Longo, two new firefighters were sworn in by Mr. McComb to become members of the Plumsteadville Volunteer Fire Company.

7. Appointment of Jason Lang to Planning Commission:

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously voted to appoint Jason Lang to the Planning Commission to the vacant 4-year term expiring December 31, 2027.

8. Land Development:

8.1. TMP# 34-3-53-3 (Adams Minor Subdivision) – Preliminary/Final Plan Approval Request: In attendance for Adams were property owners, Arthur & Jane Adams, and Matt Witters from Eustace Engineering. Mr. Witters gave a brief description of the proposed subdivision, stating that it will consist of two

lots: Lot 1 being 10acres, and Lot 2 being 11acres. Mr. Witters explained that the only available road that the property can access is Curly Hill Road, which is classified as a Major-Collector. Mr. Witters answered the Board's various questions regarding the requested waivers.

Regarding Waiver B, Mr. Witters and Mr. Adams stated that they will be adhering to the recommendations of the Township Arborist and will be planting the required trees. As such, they would no longer need that waiver. The Board discussed the option, pursuant to Resolution 2017-17, of waiving the capital contribution fee in lieu of a deed restriction being placed on both lots to prevent further subdivision. Regarding Waiver H, Mr. Fulmer and Mr. Reiss explained that the installation of a well is not required to be completed prior to the recordation of the subdivision. As such, this waiver does not need to be considered.

MOTION: Upon motion by Mr. Given, seconded by Mr. Hilferty, the Board unanimously voted to grant Waivers A, C, D as outlined on the January 30, 2024, Wynn Associates review letter.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously voted to deny Waiver B that is listed on the January 30, 2024, Wynn Associates review letter.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously voted to grant Waiver E outlined on the January 30, 2024, Wynn Associates review letter and to waive the associated \$5,000 capital contribution associated with this waiver request subject to the voluntary deed restriction on both lots from further subdivision.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Bankos, the Board unanimously voted to grant Waiver F as outlined on the January 30, 2024, Wynn Associates review letter conditioned upon the plan including a note that this requirement must be accomplished at the time of building permit application and execution of a Declaration of Covenants, Conditions, and Restrictions in a manner satisfactory to the Township to memorialize this requirement to future lot owners.

MOTION: Upon motion by Mr. McComb, seconded by Mr. Bankos, the Board unanimously voted to grant Waiver G as outlined on the January 30, 2024, Wynn Associates review letter subject to additional information being provided to the Township Arborist for review and approval.

MOTION: Upon motion by Mr. Bankos, seconded by Mr. McComb, the Board unanimously voted to waive the lot layout requirements of Section 22-904.5 of the Subdivision Ordinance to allow non-perpendicular lot lines.

The Board members expressed concerns regarding the stormwater management of the driveway on Lot 2. Mr. Witters addressed the concerns and answered various questions by explaining that preventative measures such as driveway pitch, trench drains, and water-bars will be implemented to mitigate any potential issues.

MOTION: Upon motion by Mr. Given, seconded by Mr. McComb, the Board unanimously voted to grant Preliminary/Final approval of 4099 Curly Hill Road (TMP# 34-003-053-003) Minor Subdivision subject to compliance with the Wynn Associates review letter, dated January 30, 2024.

8.2. 6256 Kellers Church Road (DiaVac Land Development) – Amended Final Plan Approval Request: In attendance for DiaVac were Kristin Holmes of Holmes-Cunningham Engineering, and Herb Sudfeld, Esq. Mr. Sudfeld explained that there are encroachments by some of the neighboring properties into the deed restricted area on the DiaVac property. Mr. Sudfeld stated that the plans have been amended to move the deed restricted area away from the property encroachments. By eliminating encroachments into the deed restricted area, the plans can be recorded. Mr. Sudfeld answered the Board's various questions regarding the deed

restriction modification.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Bankos, the Board unanimously approved the amended Final Land Development Plans, revised on January 31, 2024, for 6256 Kellers Church Road (TMP# 34-004-002) subject to compliance with the Wynn Associates review letter, dated March 1, 2024.

9. New Business:

9.1. Authorization to Advertise Ordinance #2024-01 Reducing the DROP Minimum to 1 Month:

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously authorized advertisement of Ordinance #2024-01 for consideration of adoption.

9.2. Authorization to Purchase Commemorative Tiles for 300th Anniversary: Ms. Benner gave a brief description of estimated costs, as provided by the Plumstead Historical Society, for the Commemorative Tiles and associated items for the Township's 300th anniversary.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Given, the Board unanimously authorized expenses associated with the Township's 300th Anniversary, up to \$8,000, subject to all expenses being approved by the Township Manager.

9.3. Employee Service Awards: Ms. Benner recognized Township employees, Jim Hadland for 30 years of service, and Jay Kulp for 25 years of service to Plumstead Township as dedicated employees.

9.4. Execution of Lt. Frederick's Contract:

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Given, the Board unanimously authorized the execution of Lt. Richard Frederick's employment contract.

9.5. Land Preservation Monitoring for 2024: Ms. Benner explained that the Township's previous monitoring firm notified the Township that they are no longer able to provide their services to the Township. As such, the Township must hire a new organization to provide monitoring services.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. McComb, the Board unanimously authorized the Township Manager to execute a 3-year contract with Heritage Conservancy for the Township's Preservation Monitoring at \$350/easement for site visit, \$280/easement for remote monitoring and \$210/easement for follow up visits.

9.6. Omnibus Ordinance – Authorization to Send to Township and County PCs and Authorize Advertisement: Ms. Benner explained that this ordinance would adopt the 2018 Fire Code; amends the Forestry/Timber Harvesting section of the Zoning Ordinance; amends Section 27-2305.B of the Zoning Ordinance to allow certain accessory buildings or structures to be within 10 feet of a side or rear property line; and prohibits parking on either side of the entire length of Patriots Ridge Drive.

MOTION: Upon motion by Mr. Bankos, seconded by Mr. Hilferty, the Board unanimously authorized the draft Omnibus Ordinance to be sent to the Township Planning Commission and the Bucks County Planning Commission for review and to authorize advertisement of said ordinance at a future Board of Supervisors meeting.

9.7. Website Upgrade: Ms. Benner stated that this would allow our current website provider, NA Studios, to perform a complete overhaul and upgrade of the entire website.

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MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Bankos, the Board unanimously authorized the Township Manager to enter into agreement with NA Studios to upgrade the Township's website for a total of \$16,680.00.

10. Consent Agenda

- 10.1. Bills List Dated February 27, 2024, in the amount of \$127,345.86, subject to Audit.
- 10.2. Bills List Dated March 13, 2024, in the amount of \$312,279.10, subject to Audit.
- 10.3. Minutes of Meeting of February 14, 2024.

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

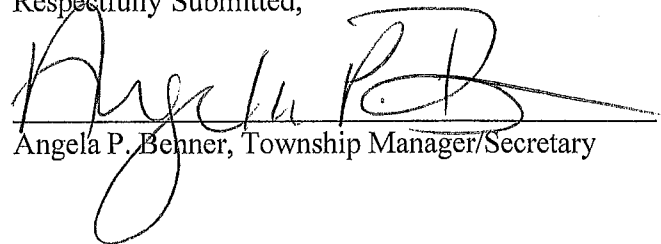
11. Public Comment: There was no public comment at this time.

12. Board of Supervisors Comments: Mr. Lichtenstein expressed concern regarding the future increase of Electric Vehicle Charging Stations and what regulations are in place. Ms. Benner stated that the Township already has a zoning ordinance regarding EVCSs, and the Township Fire Marshal is aware of all potential issues with those units. Mr. Lichtenstein additionally requested that an article be included in the next Township Newsletter to further recognize Officer Rutecki for being awarded the Police Star. Further, Mr. Lichtenstein would like the informational flyer that was distributed at the February 22nd Comprehensive Plan Workshop to be made readily available to the residents.

Mr. Given echoed Mr. Lichtenstein's concern over EVCS regulations. Mr. Given thanked Mr. Hilferty for giving him a driving tour of the Township. Mr. Given additionally thanked Township Employee, Debbie DiAngelo, for the article about him in the latest newsletter.

13. Adjournment: Upon motion by Mr. Lichtenstein, seconded by Mr. McComb, the meeting was adjourned into an Executive Session at 8:15 p.m.

Respectfully Submitted,


 Angela P. Benner, Township Manager/Secretary

Date Approved: 4/10/24