

**MINUTES OF PLUMSTEAD TOWNSHIP
BOARD OF SUPERVISORS
REGULAR SCHEDULED MEETING
MAY 13, 2026**

Call to Order: The May 13, 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.

Additionally, Mr. Given announced that the Board met in Executive Session on May 11, 2026, to discuss litigation and personnel matters; and that the April Work Session meeting has been canceled.

Mr. Hilferty reminded the audience of the three holidays to celebrate and remember the veterans; Armed Forces Day, Memorial Day, and Veterans' Day. Mr. Hilferty invited the public to attend the Memorial Day remembrance ceremony at Veterans' Park in Plumsteadville.

Public Comment:

Mr. Oetinger addressed the members of the audience who were in attendance to speak about the Shull Farm/Kingdom Provisions. Mr. Oetinger explained the history of the inspections from the PADEP and the Township. Additionally, Mr. Oetinger explained what Best Management Practices meant and that the DEP oversees the application of Food Processing Residuals. Mr. Oetinger reminded the audience that the Board did not need to engage the speakers during public comment, they just need to listen to what people had to say.

Mr. Given reviewed the Public Comment Policy for the audience to remind them of the rules.

Resident Kelly McGowan stated that she was recording the meeting.

Residents Kathy Finnigan, Kelsey Tomlinson, Katie Mergner, Brian McGowan, Terry Beitzl, Bronwyn Gafgen, Kenneth Gafgen, Hank Goldberg, Loyd Bush Jr., Chuck Yarmark, spoke about the issues at the Shull Farm on Groveland Road. The residents cited strong odors, concerns over water pollution, concerns over home values, concerns over air quality and health, and concerns about the farm not utilizing Best Management Practices as their main issues.

Art Shull Jr. of the Shull Farm spoke about farming operations. Mr. Shull thanked the residents who have reached out to open communication. Mr. Shull stated that the farm has been in the family for over 200 years, which transitioned from a dairy farm to a crop farm. Mr. Shull stated that his father obtained all the required DEP approvals prior to partnering with Kingdom to begin using their product. However, due to the recent complaints, his father decided to stop the compost operation. Mr. Shull stated that the farm hired a third-party consultant to test the water in the Geddes Run, and those results showed no contamination. Mr. Shull stated that they are committed to being good neighbors and will research ways to compost without causing odors.

Resident Geraldine Klingler spoke regarding the need for a new noise ordinance to be passed, citing her neighbor using ultra-sonic rodent repellants and shooting her guns.

1. Presentations:

3. Department & Advisory Board Reports:

a. Public Works: In attendance was PW Director, Alan Bleam.

Mr. Bleam explained that he worked with traffic consultants from Pennoni Engineering to evaluate the intersection of Old Easton Rd. and Sawmill Road. Mr. Bleam also stated that he attended a training seminar by PennDOT on how to handle concerns about the roads. Mr. Bleam stated that he would like authorization to perform tree trimming, place road markings, and improve signage to help improve the Sawmill/Old Easton intersection. The cost of the improvements would be \$3,500-\$4,000. Mr. Bleam answered the Board's various questions regarding implementation and timing of the improvements.

MOTION: Upon motion by Mr. Given, seconded by Mr. Lichtenstein, the Board unanimously authorized the Public Works Department to purchase 16 – Speed Limit Signs, 6 – Stop Ahead Signs, 22 – Signposts, as well as 3 sets of Stop Bars & Road Markings, in the amount of \$3,507.18.

Mr. Bleam additionally provided the Board with an update on both the planning stages and loan status for the ongoing water extension projects. Mr. Bleam also updated the Board on PFAS testing. Mr. Bleam further stated that he was requesting authorization from the Board for a Hydraulic Analysis at a cost of \$8,100, and a Cost Effective Analysis at a cost of \$6,500. Mr. Bleam answered the Board's various questions regarding the need and costs for the studies. Mr. Bleam stated that the Cost Effective Analysis was needed to secure a loan from PennVest, and the Hydraulic Analysis was needed for Gilmore & Associates to complete the planning stages of the water connection projects.

MOTION: Upon motion by Mr. Bankos, seconded by Mr. Lichtenstein, the Board unanimously authorized the Cost Effective Analysis to be performed by HRG at a cost of \$6,500.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Bankos, the Board unanimously authorized the Hydraulic Analysis to be performed by Circular Water Solutions, LLC at a cost of \$8,100.

Mr. Bleam also provided the Board with an update on the paving projects in the Township.

b. Parks & Rec. Committee: In attendance was Parks Foreman, Duane Freed.

Mr. Freed explained that to better accommodate the Romans Football team at Landis Park, he consulted the Township Engineer on the property and they created a plan to spread asphalt millings, and move some of the Public Works materials that are kept at the park to create about 40 new parking spaces for the football families. Mr. Freed answered questions from Ms. Moroney and Mr. Hilferty regarding whether the additional parking spaces would include handicap spaces, and if the expansion of the parking area with millings create an issue with impervious surface runoff, stating that there would not be a new handicap space added; and that he would need to consult the Township Engineer regarding the impervious surface calculations. Additionally, Mr. Freed stated that the project will include fencing at a cost of about \$2,500.

Mr. Given expressed his desire to communicate with the public regarding the parking lot expansion, and the return of the Romans Football team.

MOTION: Upon motion by Mr. Given, seconded by Mr. Lichtenstein, the Board unanimously authorized the Public Works Department to move forward with the parking lot expansion project at Landis Park, subject to review and approval by the Township Engineer.

Mr. Freed reviewed the recent egg hunt, as well as the summer concert & movie series. Mr. Freed stated that all bands' fees are being paid by sponsors. Mr. Freed also provided an update on the summer camps that take place at Hanusey Park; as well as an update with the new payment software system.

The Board members all thanked Mr. Freed and the Parks committee for their hard work on the Parks events.

Mr. Freed stated that the Parks Committee would like to work with the Board to revise or create a resolution stating that all parks, open space, and playground areas are smoke-free; including adding signs to those areas. The Board members supported adding signs but expressed concern regarding the unintended consequences.

CONSENSUS: Upon General Consent, the Board members authorized the Parks Committee to continue to explore the smoke-free initiative, including consulting with the Township Solicitor.

c. Public Safety/Emergency Services: In attendance was Public Safety Director / Police Chief, Dave Mettin.

Chief Mettin gave the Board a rundown of Fire Inspections, calls responded to by the Fire Marshal, as well as a breakdown of traffic citation issued by the Police Department. When asked by Mr. Hilferty, Chief Mettin explained the process of traffic citations and the costs associated with issuing traffic citations. Chief Mettin then went over the call reports for the volunteer fire companies. Chief Mettin also stated that the Police Department is looking to hire a new police officer, and the fire department will be taking applications for four firefighters. Chief Mettin answered the Board's various questions regarding call volume and responses.

3. Hearings:

4. Engineer's Report:

5. Solicitor's Report:

a. Resolution 2026-08 – Township Committee Duties & Obligations:

Mr. Bankos expressed concern over the resolution that creates a burden on the committee members, who are volunteers.

CONSENSUS: Upon General Consent, the Board agreed that the resolution was not needed.

b. Ordinance 2026-02 – Data Center Zoning Use:

Mr. Oetinger gave a brief explanation of the ordinance and stated that it had been reviewed by the Township and County Planning Commissions.

Resident Rob Bradley had Mr. Oetinger provide more clarity on the process of Conditional Use applications.

Resident Kathy Finnigan expressed her concern over the electric use of a data center and asked if the ordinance addressed this issue. Mr. Oetinger explained that part of the application requires the applicant to get approval for electric use and from electric and water providers.

Resident Loyd Bush Jr. thanked the Board for creating the Zoning Use to establish regulations.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously authorized the advertisement of Ordinance 2026-02, creating a Data Center Zoning Use.

c. Ordinance 2026-03 – Indoor/Outdoor Shooting Range Zoning Use:

Mr. Oetinger gave a brief description of the ordinance and the revisions that have been made to it. Mr. Oetinger stated that the revisions were based on the Planning Commission's

Resident Pam Farrior asked to clarify that the revisions made include reducing the required lot size from 5ac. to 3ac. Mr. Oetinger confirmed that the requirement was taken from 5 acres to 3 acres.

Resident Kate O'Hare asked about the ordinance having an effect of existing shooting ranges. Mr. Oetinger stated that they would be considered legal nonconformities.

Mr. Hilferty stated that he would like Indoor Ranges to be removed from this ordinance, as they are controlled within building codes.

CONSENSUS: Upon General Consent, the Board removed Indoor Ranges from being included in the proposed ordinance.

Ms. Moroney inquired about why the acreage was reduced. Mr. Oetinger stated that the Planning Commission members felt that if the backstop requirements were being met, 3 acres would be sufficient to shoot on.

Mr. Bankos expressed his desire to make the zoning permit for a shooting range to be free of all fees.

Resident Danielle Arnstein spoke against waiving the permit fees for this ordinance.

MOTION: Upon motion by Mr. Bankos, seconded by Mr. Hilferty, the Board voted 2-3 to waive the permit fees for Shooting Ranges. Mr. Given, Mr. Lichtenstein, & Ms. Moroney were opposed. Motion failed.

Loyd Bush Jr. stated that he has a shooting range on his family's property in the LI zoning district and asked about the status of his range. Mr. Oetinger stated that his range would be considered a nonconformity.

MOTION: Upon motion by Mr. Bankos, seconded by Mr. Hilferty, the Board voted 4-1 to include the LI zoning district in the ordinance as an area where the Shooting Range Use is permitted. Mr.

Lichtenstein opposed.

MOTION: Upon motion by Mr. Given, seconded by Mr. Hilferty, the Board unanimously to accept the changes recommended by the Planning Commission, and to send the ordinance back to the Planning Commissions.

AMENDED MOTION: Upon motion by Mr. Given, seconded by Mr. Hilferty, the Board unanimously amended the previous motion to include the revisions voted on by the Board.

d. Ordinance 2026-04 – Plumstead Township Fire & Rescue Dept.:

Mr. Oetinger stated that he needs to verify with the Fire Chief whether Dublin VFC or EMS providers should be included in the document.

Upon motion by Mr. Hilferty, seconded by Mr. Bankos, the Board unanimously authorized the advertisement of Ordinance 2026-04, creating a career Fire & Rescue Department, subject to possible changes to include Dublin VFC and EMS providers.

6. Administrative Report:

a. ZHB Application – Ferry Rd. – TMP: 34-020-016:

Mr. Oetinger gave a brief description of application and explained the role of the Zoning Hearing Board.

Residents Elaine Eib, Kate O’Hare, Danielle Arnstein, Andrew Pertes,

Ms. Moroney thanked the residents who came to voice their concerns.

Mr. Hilferty expressed his desire to oppose this application due to the large scope of the variances to disturb natural resources.

Mr. Lichtenstein stated that he understood the concerns raised by the residents.

Mr. Bankos expressed his desire to oppose the application.

Mr. Given stated his desire to send a letter of opposition instead of sending the solicitor to the hearing.

When asked by Mr. Lichtenstein, Mr. Oetinger explained that the benefit to sending him to oppose the hearing would be to build the record of opposition to be used in a possible appeal.

MOTION: Upon motion by Mr. Lichtenstein to stay neutral, seconded by Mr. Given, the Board unanimously voted against remaining neutral. All members opposed.

Mr. Bankos stated that he is not concerned about the Zoning Hearing Board members becoming upset about the Board sending the Solicitor to oppose the application.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Bankos, the Board unanimously authorized the Township Solicitor to attend the ZHB hearing to oppose the application.

b. ZHB Application – Groveland Rd. – TMP 34-004-112:

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously

voted to remain neutral.

c. Township Public Works Municibid Sale Items:

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously authorized the sale of Public Works equipment on Municibid.

d. Resolution 2026-09 – Annual Records Disposal – Public Works:

MOTION: Upon motion by Mr. Given, seconded by Mr. Bankos, the Board unanimously adopted Resolution 2026-09.

e. Recommendation for Payment #4 for MTF Grant – Old Easton Rd. Sidewalk Project:

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Bankos, the Board unanimously authorized Payment No. 4 of \$44,913.41 to NJS Concrete for work completed to date as per the Gilmore Associates letter dated May 6, 2026.

f. Bid Award – Ultrathin Bonded Wearing Course:

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Bankos, the Board unanimously accepted and awarded the bid contract to Asphalt Maintenance Solutions LLC for Ultrathin Wearing Course for \$323,836.79.

g. Bid Award – Diesel Fuel & Premium Octane Unleaded Fuel:

MOTION: Upon motion by Mr. Bankos, seconded by Mr. Given, the Board unanimously accepted and awarded the bid contract to Suburban Heating Oil Partners for low-sulfur diesel fuel for the posted amount of \$3.9668 per gallon and premium unleaded for the posted amount of \$3.6299.

h. Historic Advisory Committee – Meeting Date Change Request:

MOTION: Upon motion by Mr. Given, seconded by Mr. Lichtenstein, the Board unanimously authorized the Township Manager to readvertise the Historical Advisory Committee meetings for the 2nd Thursday of the month at 6 PM.

i. EAC – Letter of Support Request:

Deb Noone of the EAC spoke to explain that this project would include educational posters and maps to help residents understand the Tohickon Watershed.

CONSENSUS: Upon General Consent, the Board authorized the Letter of Support requested by the EAC for the Tohickon Watershed project spearheaded by the Watershed Coalition of the Lehigh Valley.

j. Communication Application:

Ms. Mulholland reminded the Board that they reviewed this proposal at the April meeting but deferred the vote until May to allow all Board members adequate time to review the application.

Mr. Lichtenstein expressed his support for the application as it will make communication between the Township and residents even better.

Mr. Bankos expressed concerns over whether the residents will go out of their way to download the application to justify to cost of the application. Mr. Bankos stated that many of the residents don't even follow the Township on Facebook. Mr. Bankos stated that he believes the answer is to produce newsletters more frequently. Mr. Bankos expressed concerns that residents have not signed up for the email blasts or Facebook, so why would they download the application. Mr. Hilferty expressed similar concerns as Mr. Bankos, stating that he has concerns about how many residents will use the application to justify the cost.

Ms. Moroney expressed support for the application as another avenue for residents to access information and communicate with the residents. Mr. Given shared Ms. Moroney's support for the application as a better way to create community engagement.

MOTION: Upon motion by Mr. Given, seconded by Mr. Lichtenstein, the Board voted 4-1 to authorize the Township Manager to enter into a contract with GoGov for a Township Application at a cost of \$6,280. Mr. Bankos was opposed.

7. Consent Agenda:

a. Minutes: April 8, 2026:

b. Bills List: May 6, 2026, \$202,659.27; Addendum – May 6, 2026, \$978.00, subject to audit:

c. Fire Police Request – Fairmount Fire Company, Perkasio, Quakertown, and Sellersville:

Mr. Bankos requested to pull the bills list dated May 6, 2026, in the amount of \$202,659.27 out of the Consent Agenda.

CONSENSUS: Upon General Consent, the Board approved the consent agenda, subject to audit, with the exception of the Bills List dated May 6, 2026, in the amount of \$202,659.27, which was pulled out by Mr. Bankos.

Mr. Bankos questioned the charge from the Bucks County Planning Commission as he thought we had already reached the maximum amount of money that was not to be exceeded. Ms. Mulholland stated that in 2022, the Board authorized an additional amount of money to the Comprehensive Plan.

CONSENSUS: Upon General Consent, the Board approved the consent agenda item of a Bills List dated May 6, 2026, in the amount of \$202,659.27, subject to audit.

8. Other Business:

a. PSATS Annual Education Conference Update:

CONSENSUS: Upon General Consent, the Board agreed to table this agenda item to a future meeting.

9. Supervisors' Comments:

Mr. Bankos expressed his concerns over fellow Supervisors taking an active role in committee meetings. Mr. Bankos stated that he created a resolution to address this problem and would like the resolution to be on June's agenda. Mr. Given asked if this would be supplemental to the agreement they previously made. Mr. Bankos stated that he would like it to be made official through a resolution.

Mr. Lichtenstein stated that PSATS and BCATO have been working together to establish new ways to communicate with the residents.

Mr. Hilferty expressed his desire to establish a farmer committee to allow local farmers to provide input into farm related matters such as the FPR application at the Shull Farm.

Ms. Moroney thanked the audience who attended the meeting to give their opinion; then reassured the audience that the Board is committed to working for the betterment of the community.

Mr. Given spoke about a recent garage fire, and the quick response from the Plumsteadville Volunteer Fire Company. Mr. Given stated that the volunteers stayed on scene until about 2am. Mr. Given thanked the volunteers for all their hard work.

10. Public Comment:

Resident Pam Farrior asked for an update on the proposed Land Development project on Wismer Road. Mr. Oetinger stated that the applicant struggled to get the ground to perk for the desired number of septic systems. Mr. Oetinger stated that the applicant has not resubmitted the plans, and there is a chance that the sale of the property was contingent on the ground perking for septic.

12. Adjournment: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the meeting adjourned at 10:44p.m.

Respectfully Submitted,

Date Approved: 6/10/26



Steve Hicks, Asst. Township Manager