

**MINUTES OF PLUMSTEAD TOWNSHIP  
BOARD OF SUPERVISORS  
REGULAR SCHEDULED MEETING  
FEBRUARY 14, 2024**

**1. Call to Order:** The February 14, 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 7:00 p.m.

**ELECTED OFFICIALS PRESENT:**

James McComb	Chair
Daniel Hilferty	Vice Chair
Kenneth Lichtenstein	Member
Gregory Bankos	Assistant Secretary
Matt Given	Assistant Treasurer

**APPOINTED OFFICIALS PRESENT:**

Township Manager:	Angela P. Benner
Township Solicitor:	William Oetinger, 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 Township offices will be closed in observance of President's Day on Monday February 19, 2024. Mr. McComb additionally announced that February 18-24 is National Engineers Week, and Mr. McComb and the Board would like to thank all engineers, specifically, Township Engineer, Tim Fulmer and his staff at Wynn Associates.

Ms. Benner asked the Board for a motion to amend the agenda to include item 9.3 for consideration of acceptance of competition and dedication of the waterline and commencement of the 18-month maintenance period for Applebutter II, LLC project at TMP# 34-004-005-009.

**MOTION: Upon motion by Mr. Bankos, seconded by Mr. Hilferty, the Board unanimously voted to include Item 9.3 on the agenda.**

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

**5. Agricultural Security Area Application – TMP#'s 34-015-096, 34-015-088 & 34-015-092:**

**MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously accepted-in the Agricultural Security Area Application for TMP#'s 34-015-096, 34-015-088 & 34-015-092.**

**6. ZHB Application – 5695 Stump Road:** Ms. Benner gave a brief description of the application and the zoning variances being sought by the applicant. In attendance for the applicant was their attorney, Dan Lyons, who indicated that an additional variance will be added to the application, seeking relief for the use on a non-arterial road. Ms. Benner stated that the application will be heard at the March 20, 2024, ZHB meeting.

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

**authorized the Township Solicitor to oppose this application on behalf of the Township.**

**7. Board of Assessment Appeals:** Mr. Oetinger explained that while Central Bucks School District would be taking the lead on the appeals, the Board had the option of: intervening with an active role, intervening with a non-active role, or file a non-participation role. Mr. Given stated his desire to intervene with a non-active role.

**7.1. TMP# 34-050-018:**

**7.2. TMP# 34-037-033:**

**7.3. TMP# 34-015-091-020:**

**MOTION: Upon motion by Mr. McComb, seconded by Mr. Hilferty, the Board voted 4-1 to take a non-participation role. Mr. Given was opposed.**

**8. Parks & Recreation:**

**8.1. Plumstead Hawks Softball – Request for Gardenville Fields:** Ms. Benner gave a brief description of the request to use Gardenville Fields, explaining that Plumstead Softball would like the fields reserved 7 days per week, with exclusive field use for two years and Right of First Refusal for an additional two years. Ms. Benner stated that Plumstead Softball will pay 50% of the cost to convert the existing baseball fields into softball fields. Additionally, Ms. Benner stated that Gardenville Fields is in a Conservation Easement and as part of the Easement Agreement, a 400sqft. storage shed is permitted, but building a concession stand is not permitted.

In attendance for Plumstead Softball were Tom Volterano and Tracey Dicanto, who explained that their organization currently uses Talley Field on Deep Run Road in Bedminster Township as their home field through an agreement with Plumstead Baseball. However, both the baseball and softball organizations have grown too large for Talley Field and Plumstead Softball needs a new home field. Ms. Dicanto stated that each field will require 230 yards of mix to convert them into softball fields, which equates to \$12,600 per field.

Mr. Volterano and Ms. Dicanto answered the Board's various questions and concerns regarding field maintenance, timing of games, duration of lease agreement, as well as how they will educate the families in the softball organization regarding the Conservation Easement. Ms. Dicanto stated that they will work with the Township to allow for family/community uses on the fields when there are no games.

**MOTION: Upon motion by Mr. McComb, seconded by Mr. Lichtenstein, the Board unanimously authorized the Township Solicitor to draft a lease agreement that should be executed between the Township and Plumstead Hawks Softball.**

**8.2. Bucks County Senior Games Fee Waiver Request:**

**MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously voted to waive the rental fees for Bucks County associated with using the Tohickon Middle School for the Bucks County Senior Games.**

**8.3. Girls on the Run Fee Waiver Request:** The Board members expressed their concern that waiving the fees for one camp program will set a precedent for other camp programs to seek Fee Waivers.

**MOTION: Upon motion by Mr. Bankos, seconded by Mr. Hilferty, the Board voted 3-2 not to waive fees associated with holding a camp program at Township parks. Mr. Given and Mr. Lichtenstein were opposed.**

## **9. Land Development:**

### **9.1. TMP# 34-004-005-006 – Applebutter Rd. LD (Maxwell) – Final Plan Approval Request:**

**MOTION:** Upon motion by Mr. Hilferty, seconded by Mr. McComb, the Board unanimously granted Final Land Development Approval to TMP# 34-004-005-006, subject to compliance with the following: SSM Lighting Review dated December 6, 2023; Horner & Canter Associates Traffic Review dated December 6, 2023; and Wynn Associates Review Letter dated December 6, 2023, and amended on February 14, 2024, to allow a holding tank by permit issued by the Bucks County Health Department until such time public sewer becomes available.

### **9.2. Groveland Estates – Authorization to Execute Inspection Fee Escrow Agreement:**

**MOTION:** Upon motion by Mr. Hilferty, seconded by Mr. Given, the Board unanimously authorized the Execution of the Inspection Fee Escrow Agreement for Groveland Estates.

### **9.3. Competition and Dedication of the Waterline and Commencement of the 18-Month Maintenance Period for Applebutter II, LLC:**

**MOTION:** Upon motion by Mr. McComb, seconded by Mr. Bankos, the Board unanimously accepted the competition and dedication of the waterline and commencement of the 18-month maintenance period for Applebutter II, LLC project at TMP# 34-004-005-009.

**10. MS4 Update:** Mr. Fulmer explained that Wynn Associates has recently completed monitoring of all regulated outfalls (discharge locations to surface waters of the Commonwealth) within the Township. The purpose of this is to identify possible illicit discharges within the Township owned storm sewer system. This task is required to be completed once every five years, per PADEP. In accordance with the approved Pollution Reduction Plan (PRP), Wynn Associates has prepared the final two design plans to enable completion of various stormwater projects to comply with requirements of PADEP for pollution reduction. The two remaining basin modification projects are located on private property, which will require property owner permission to complete the work. The Township has previously completed seven other basin modification projects (all on basins owned by the Township). The Township has until January 31, 2026, to complete the remaining two projects to satisfy the requirements of the PRP. Wynn Associates has prepared a compliance binder for documentation purposes, which contains all requirements of the NPDES permit in the event of a PADEP audit. A public works training seminar has been scheduled for February 16, 2024, to satisfy NPDES requirements for MS4 training of Township employees on topics including maintenance of BMPs and pollution control/cleanup techniques. Wynn Associates has prepared a power point presentation that will be shared with key members of the Public Works Department at that time. An application for renewal of the Township's NPDES Permit must be completed before July 31, 2025. Wynn Associates will assist the Township Administrative staff in filing the annual MS4 Report with PADEP by the end of September 2024.

Mr. McComb solicited public comment on anything related to stormwater. There was no public comment.

## **11. Old Business:**

### **11.1. T-Mobile Lease Agreement – Amendment #1:**

**MOTION:** Upon motion by Mr. McComb, seconded by Mr. Given, the Board unanimously authorized the execution of the 1<sup>st</sup> Amendment to the T-Mobile Lease Agreement with the Township that provides for five (5) five-year renewal options instead of four (4) five-year renewal options.

**11.2. Execution of Police Contract for 2024-2027:** Mr. Given thanked Ms. Benner for her hard work in getting the contract negotiated.

**MOTION:** Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously authorized the execution of the Collective Bargaining Agreement for the term of 4 years, 2024-2027.

**12. New Business:**

**12.1. Resolution #2024-06: Destruction of Records:**

**MOTION:** Upon motion by Mr. Hilferty, seconded by Mr. McComb, the Board unanimously approved Resolution #2024-06, authorizing destruction of records as set forth in the PA Municipal Records Manual.

**12.2. Consideration of Award of Green Sand Filter Bid:**

**MOTION:** Upon motion by Mr. Bankos, seconded by Mr. Lichtenstein, the Board unanimously voted to award the Green Sand Filter Bid to Derstine Company, LLC in the amount of \$204,000, subject to review by the Township Solicitor.

**13. Consent Agenda**

**13.1. Bills List Dated January 22, 2024, in the amount of \$600,168.84, subject to Audit.**

**13.2. Bills List Dated January 10, 2024, in the amount of \$631,194.84, subject to Audit.**

**13.3. Minutes of Meeting of January 10, 2024.**

**13.4. Lantern Ridge Escrow Release #2 in the amount of \$264,237.30.**

**13.5. Tague Lumber Land Development Escrow Release #1 in the amount of \$239,328.99.**

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

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

**15. Board of Supervisors Comments:** Mr. Given wanted to clarify that in addition to Chief Mettin from the Plumstead Police Department, Chief Longo from the Plumsteadville Volunteer Fire Company was in attendance for this meeting.

Mr. Lichtenstein thanked Ms. Benner for her work in the police negotiations.

Mr. Bankos stated that he attended a Buckingham Township Planning Commission meeting in February and expressed concern over how a land development project that is located near the Township line will affect roads and traffic in Plumstead Township. Mr. Bankos expressed his desire to see the Traffic Review from Buckingham.

Mr. McComb stated that Chief Mettin was named American Legion Law Enforcement Officer of the Year, and that Susan Suber has been named Division 1 Young Marine of the Year. Mr. McComb also stated that a proposed bill regarding a cemetery maintenance bond requirement has reached both the State Senate and State House. Senate Bill 887 has passed, and House Bill 1641 has been tabled. Mr. McComb explained that PSATS

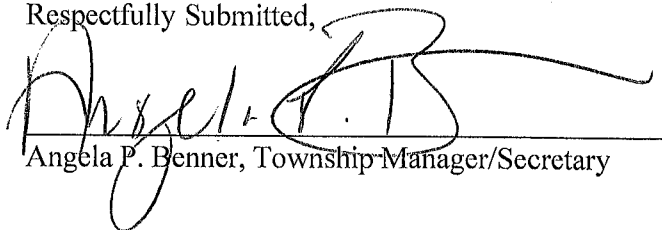
has a committee for all townships with a population of 10,000 people or more, and Mr. McComb will be attending a meeting for that committee. He asked the other supervisors to provide him with any questions they have and would like to be asked at the meeting. Lastly, Mr. McComb stated that the Plumsteadville Volunteer Fire Company is having their annual banquet on April 7, 2024, and has invited a Supervisor to attend. Mr. Given stated that he will represent the Board at the banquet.

**16. Adjournment:** Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the meeting was adjourned at 8:28 p.m.

Respectfully Submitted,

Date Approved:

3/13/24

  
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Angela P. Benner, Township Manager/Secretary