

**MINUTES OF PLUMSTEAD TOWNSHIP
BOARD OF SUPERVISORS
REGULAR SCHEDULED MEETING
JANUARY 14, 2026**

1. Call to Order: The January 14, 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.

ELECTED OFFICIALS PRESENT:

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| Matthew Given | Chair |
| Kenneth Lichtenstein | Vice Chair |
| Daniel Hilferty | Member |
| Gregory Bankos | Member |
| Jennifer Moroney | Member |

APPOINTED OFFICIALS PRESENT:

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|---------------------|------------------------|
| 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. Given led the Board and Audience in a moment of silence, followed by the Pledge of Allegiance.

3. Announcements:

Mr. Given announced that the Board met in Executive Session on January 9, 2026, and again on January 14, 2026, to discuss personnel matters. Mr. Given also announced that January 9th was National Law Enforcement Day, and he thanked the Plumstead Police Department for all their service to the community.

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

5. Old Business: There was no old business at this time.

6. New Business:

6.1. Wismer Rd. Major Subdivision – Sketch Plan: In attendance was Kristin Holmes of Holmes Cunningham Engineering.

Mr. Fulmer introduced the project stating that it consists of two parcels directly across from each other on Wismer Road. The lots total 49.78 acres and the developer is planning four lots on each parcel for a total of eight lots. Ms. Holmes explained that they are just looking for feedback from the Board regarding the design of the proposed subdivision as well as the proposed waivers that would be requested at the time of Preliminary Plan submission.

Regarding the Wynn Associates Review Letter, dated December 3, 2025, Ms. Holmes stated that discussion items 1,2,4-15 could all be deemed Will Comply. Regarding Item 3, Mr. Fulmer told the Board that the Township Planning Commission, at their December meeting, expressed concerns over the number of / orientation of

driveways taking access to Wismer Rd. Mr. Fulmer explained that the PC suggested exploring a shared, private driveway. Additionally, Mr. Fulmer explained that that the PC did not like how the proposed driveways are staggered and not directly across from each other. The Board members all agreed that the applicant should try to redesign the driveways to incorporate a shared lane, stating that due to safety concerns on Wismer Road, the fewer driveways would be better. Mr. Fulmer reminded the applicant that Wismer is a State road, so they will need approval from PennDOT for the driveways. Additionally, Mr. Hilferty expressed his desire to have a substantial vegetative buffer along Wismer Road to hide the houses from view.

Jeff Berger of Blueberry Ln.; Brian Livell of Wismer Rd.; and Pam Farrior of Wismer Rd. all spoke to express their concerns over the proposed subdivision as it related to safety concerns from the addition of eight driveways; stormwater management; and the possibility of adverse impacts on their wells. The residents also expressed concern over the speeding on Wismer Rd. and asked for more enforcement. Mr. Fulmer explained that when the applicant submits a Preliminary Plan, they will be required to submit a water resources impact study as well as soil testing. Additionally, Mr. Fulmer explained that the developer will need to execute a Well Depletion Agreement that will hold them responsible if any neighboring wells are negatively affected.

There was no action to be taken by the Board.

6.2. 5560 Pt. Pleasant Pk. Water & Sewer EDU Request: In attendance were property owners Jenn & David Wannemacher.

Mr. Fulmer explained that the property has an existing septic system, which is failing. As such, the property owner has requested to connect to public sewer. Ms. Mulholland stated that the property owners also requested an EDU to connect to the public water system. Mr. Fulmer stated that the Township currently has 55 public sewer EDUs left to allocate, however, the Township will be receiving an additional 50+/- EDUs that are not being used for the Clover Hill Crossing project on Silo Hill Road.

CONSENSUS: Upon General Consent, the Board approved 5560 Pt. Pleasant Pk. to connect to the Plumstead Township public water system, subject to compliance with the Township Code.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Bankos, the Board unanimously approved the allocation of 1 EDU to 5560 Point Pleasant Pike, subject to compliance with the Wynn Associates Review Letter dated January 6, 2026.

6.3. Zoning Hearing Board Application – CMH Homes – TMP 34-004-019: In attendance Tyler Freed from Mease Engineering and Scott Kennedy from CMH Homes.

Mr. Oetinger explained that for a variance request, there must be a physical feature that causes hardship and prevents the use of the property.

Mr. Freed explained that his client is proposing to install a 2,200sf premanufactured home, a detached garage, and a driveway. Mr. Freed explained that due to natural resources on the property that cause a wetland margin and riparian buffer, there is no way for a building envelope to exist within the current Township ordinances. As such, they are seeking relief from both the front and rear setback requirements, as well as a variance to build within the wetland margin and riparian buffer.

Mr. Hilferty expressed concern over the size of the house, and asked that a stipulation be placed on this property to prevent any further development in the form of pools, patios, etc.

Mr. Freed stated that the proposed house will be served through on-site well and public sewer. Mr. Freed stated that his client purchased a sewer EDU through the CBS-II program. Mr. Fulmer stated that the property is located in an area of the Township where the BCSWA is currently not allowing property owners to connect to public

sewer due to infrastructure maintenance that needs to be performed. Mr. Fulmer stated that the required maintenance from the County currently does not have a timeline and warned Mr. Freed that his client's project could be on hold for a couple of years. Mr. Fulmer suggested discussing the possibility of utilizing a temporary holding tank with the DEP. Mr. Freed stated that the DEP had already stated they will not permit a temporary holding tank for a residential property.

Mr. Freed and his client stepped out to have a discussion. Upon returning from the discussion, Mr. Freed stated that he will be issuing a formal letter requesting that the ZHB application be postponed until such time that he can consult with the BCSWA and DEP regarding the sewer issues.

Lloyd Bush Jr. of Stump Rd. stated his belief that the previous property owner sold this property to the current owner under false pretenses.

6.4. Committee Resignation Notice & Appointments:

6.4.a. Resignation Notice:

Mr. Bankos and Mr. Lichtenstein thanked Andy Thomas for his service to the community and wished him good luck with his future endeavors.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Bankos, the Board unanimously accepted the resignation of EAC member Andy Thomas.

6.4.b. Committee Appointments – HAC, LPEAC, Vacancy Chair:

Mr. Lichtenstein stated that Michael May is a historian and will be a great fit for the HAC. Mr. Lichtenstein also stated that Liz Patrick has been coming to the LPEAC meetings even without being a member, just to participate as a resident and that Tom Alvare has experience with the LPEAC from his time as a Supervisor.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Given, the Board unanimously appointed Michael May as a member of the HAC.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Given, the Board voted 4-1 to appoint Tom Alvare and Liz Patrick as members of the LPEAC. Mr. Hilferty opposed.

MOTION: Upon motion by Ms. Moroney, seconded by Mr. Given, the Board voted 4-1 to appoint Anne Merrero as Vacancy Chair. Mr. Hilferty opposed.

6.4.c. Auditor Appointments:

Mr. Oetinger explained that the job of the auditor would be to set the salary of a Board member if the member was also employed by the Township.

No motion made, this position will remain vacant.

6.4.d. Consideration of Appointment to the Police Pension Committee:

Mr. Bankos stated that if a person wishes to volunteer for a committee, they should make sure they can attend the meetings.

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

unanimously appointed Ms. Moroney to the Police Pension Committee.

6.5. Ordinance No. 2026-01 – Cable Franchise Agreement Between Plumstead & Verizon:

Mr. Given opened the public hearing at 8:14pm.

There was no public comment.

Mr. Given closed the public hearing at 8:14pm.

Ms. Moroney inquired about auditing the fees. Ms. Mulholland stated that the fees are included as part of the annual audit.

MOTION: Upon motion by Mr. Bankos, seconded by Mr. Hilferty, the Board unanimously adopted Ordinance No. 2026-01 authorizing the execution of a cable franchise agreement between Plumstead Township and Verizon.

6.6. Draft Ordinance – AI Data Centers:

Mr. Oetinger explained that the intent of the ordinance is not to welcome a use or prohibit a use; but to prepare the Township for the chance that a developer comes in with an application. Mr. Oetinger stated that the Township cannot outright ban development; however, the Township can create ordinances to regulate such development activities. Mr. Oetinger stated that the decision by the Board is just the first step in a long process to approve the ordinance.

Bob Mergner of Applebutter Rd. expressed his concerns over the noise that data centers create. Mr. Mergner asked if a copy of the proposed ordinance will be available on the website. Mr. Oetinger stated that the draft is already on the website.

Pam Farrior of Wismer Rd. reviewed an article from a Lancaster newspaper regarding data centers.

Kate Mergner of Applebutter Rd. thanked the Board for being proactive towards data centers.

Mr. Lichtenstein stated that the BCATO Executive Board discussed the need for such ordinances at their last meeting.

Mr. Given inquired about how the noise testing would be done. Mr. Oetinger stated that during the Land Development process, an applicant would need to submit a sound study for the Township to have reviewed by a consultant.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Hilferty, the Board unanimously authorized the review of the AI Data Center ordinance by the Plumstead Township Planning Commission and the Bucks County Planning Commission at their next available meeting.

6.7. Consideration of Appointment of Scott Fleischer as Full-Time Fire Marshal/Fire Chief, Plumstead Township Fire & Rescue Department:

This Agenda item was temporarily tabled to a future meeting.

6.8. Recommendation for Payment No. 1 – Old Easton Rd./Rt. 611 Sidewalk Project:

Pam Farrior of Wismer Rd. stated that she likes the lights along the sidewalk.

Mr. Hilferty stated that the lights will need to be maintained to continue looking good. Mr. Bankos stated that the lights should be decorated and banners with sponsors could help offset the cost. Mr. Lichtenstein and Mr. Given both stated their pleasure with the project.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously authorized Payment No. 1 in the amount of \$192,815.15 to NJS Concrete for work completed to date as per the Gilmore Associates letter dated January 5, 2026.

6.9. Fire Police Request - Plumsteadville Volunteer Fire Company Annual Blaze of Glory 5K:

Ms. Mulholland stated that the course has been redesigned to try and avoid the traffic issues that took place in 2025.

Rob Bradley of Anne Dr. stated that he was affected by the traffic issues last year and they can't be repeated.

CONSENSUS: Upon General Consent, the Board approved the Fire Police request for the PVFC Annual Blaze of Glory 5K.

6.10. Alternate Agenda Format:

Mr. Given stated that after observing meetings from the surrounding municipalities via online streaming, he would like to propose a new agenda format in a more broken-down format instead of just old and new business. Additionally, Mr. Given stated that he would like quarterly reports from the committees during the regular business meetings. Ms. Moroney and Mr. Lichtenstein stated that they are open to hearing from the committees more frequently, and that a new look to the agenda would be welcomed.

Mr. Hilferty stated that a time limit would need to be instituted to prevent the committee reports from taking up too much of the meeting nights. Mr. Bankos stated that he would like public safety updates in addition to the committee updates but would like the committee meetings to occur during work session meetings. Additionally, Mr. Bankos stated that he prefers an agenda in the current format.

Ms. Mulholland gave a brief overview of a draft agenda that she came up with and is proposing to use for the February meeting.

Lurleen Worthington of Loux Dr. expressed her desire to have meeting packets available online for the public to view.

CONSENSUS: Upon General Consent, the Board agreed to use Ms. Mulholland's agenda format for the February Board meeting, and to begin quarterly reports from the committees at the regular Board meetings.

6.11. Park & Recreation – Park Bench Donation Program:

Ms. Mulholland explained that the Park & Recreation department has been working on a park bench donation program that would allow residents to donate a bench in one of the Township parks in memory of a loved one. Ms. Mulholland stated that a donation would cover the cost of the bench, and the Public Works department would handle the concrete pad and bench installation. Ms. Mulholland stated that she is just providing an update, and there is no action needed by the Board.

Mr. Bankos stated that a resident attended the last EAC meeting and offered to make benches out of granite to eliminate maintenance issues.

Loyd Bush Jr. of Stump Rd. stated that he is one of the owners of Pioneer Vault company in Plumstead and was the resident who attended the EAC meeting. Mr. Bush stated that his company can provide polished granite benches for \$1,000 each. Mr. Bush offered to donate the first couple of benches to get the program started.

6.12. Consideration for Fire Company Volunteer Stipend Increase:

Mr. Given explained that the volunteer firefighters receive a \$500 stipend annually, however, with the tax increase for paid firefighters, it is proposed to increase the volunteer stipend by \$145 to offset the tax increase. When asked by Mr. Bankos, Mr. Given state that the budget impact of the stipend increase would be less than \$6,000. Mr. Lichtenstein and Ms. Moroney both expressed their support for the stipend increase.

Robin Glenn of Wismer Rd. stated that he is a member of the Point Pleasant Volunteer Fire Company, and he thanked the Board for offsetting the tax increase.

MOTION: Upon motion by Mr. Given, seconded by Mr. Lichtenstein, the Board unanimously approved a stipend increase for volunteer firefighters in the amount of \$145, to bring the total annual stipend to \$645.

7. Consent Agenda:

7.1. Minutes of December 10, 2025, Regular Meeting, and January 5, 2026, Reorganization Meeting:

7.2. Bills list dated December 24, 2025, in the amount of \$233,397.50, and January 14, 2026, in the amount of \$195,501.57, and Bills List Addendum dated January 14, 2026, in the amount of \$2,549.00, subject to audit:

CONSENSUS: By General Consent, the Board approved the Consent Agenda.

8. Public Comment:

Kelly McGowan of Stump Rd. stated that she is selling raffle tickets for large flag blankets that she crocheted, and the proceeds will go towards the volunteer fire companies. Mr. Given reminded Ms. McGowan that she must announce when she is filming/streaming the meetings.

9. Board of Supervisors Comments:

Ms. Moroney expressed her desire to have more documents available to the public.

Mr. Lichtenstein stated that he would like to review the founding documents for the committees to make sure those documents are still relevant to the needs of the Township in 2026. Mr. Lichtenstein stated that BCATO and PSATS are working to make small videos to help educate the public on various topics.

Mr. Bankos stated that he would like more meeting information provided on the website. Mr. Bankos also asked that any Board member who is attending the PSATS conference not stay at the on-site hotels due to the cost. Additionally, Mr. Bankos stated that he would like to enter into joint zoning agreements with the surrounding municipalities. Finally, Mr. Bankos stated that he would like Ms. Moroney to start signing Township checks so she can see firsthand where the expenses go.

Mr. Given stated his desire to have a Land Use/Zoning FAQ page added to the Township website. Mr. Oetinger stated that he can produce a list of FAQs. Mr. Given also stated that he would like to explore streaming options for the Board meetings.

Additionally, Mr. Given stated that he would like to hold a work session in February with representatives from both the Township and County Planning Commissions to discuss the Comprehensive Plan. The Board members all agreed to have Mr. Hicks speak with the BCPC to postpone the scheduled meeting with the Township PC on 1/22, and to schedule a Board work session meeting for February 25th.

10. Adjournment: Upon motion by Mr. Lichtenstein, seconded by Ms. Moroney, the meeting adjourned at 9:04p.m.

Respectfully Submitted,

Date Approved: 2/11/26

A handwritten signature in black ink that reads "Steve Hicks". The signature is written in a cursive, flowing style.

Steve Hicks, Asst. Township Manager