

**MINUTES OF PLUMSTEAD TOWNSHIP
BOARD OF SUPERVISORS
REGULAR SCHEDULED MEETING
JUNE 14, 2023**

1. **Call to Order:** The June 14, 2023, 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	Assistant Secretary
Peter Busillo	Member
Gregory Bankos	Assistant Treasurer

APPOINTED OFFICIALS PRESENT:

Township Manager:	Angela P. Benner
Township Solicitor:	William D. 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 stated the Board of Supervisors work session scheduled for Tuesday, June 27 and the Planning Commission work session scheduled for Thursday, June 22 have been cancelled.
4. **Public Comment:** There was no public comment at this time.
5. **ZHB Applications:**

5.1. Durham Road (TMP #34-015-032-001): Ms. Benner stated that the applicant is requesting a variance to permit the proposed single family detached dwelling improvements in the required front yard.

There was a consensus among the Board to stay neutral and leave the matter to the Zoning Hearing Board.

5.2. Fred Beans Nissan (TMP #34-008-011-002): Ms. Benner stated that the applicant is requesting a variance to permit the proposed "Nissan Badge" sign to be increased from 34.74 square ft. to 146.39 square ft. which is more than the permitted area for wall signage and to allow two "totem" freestanding signs where one is permitted.

There was a consensus among the Board to stay neutral and leave the matter to the Zoning Hearing Board.

5.3. 5510 Grandview Lane (TMP #34-044-043): Ms. Benner stated the applicant is proposing to place a roof over their existing deck and screen it in, therefore increasing the total allowable impervious surface.

There was a consensus among the Board to stay neutral and leave the matter to the Zoning Hearing Board.

5.4. 4095 Ferry Road (TMP #34-11-33 & #34-11-34): Ms. Benner stated that the applicant is requesting a special exception to allow for the expansion of the legal non-conforming H-4 contracting use and proposes to construct a 11,100 square ft. pole barn to be used as an expansion of the existing non-conforming H-4 contracting use to facilitate the indoor storage of equipment and material that is presently stored outdoors on the site. The applicants engineer, Scott Mill P.E., was in attendance and suggested that the applicant intends to remove or shelter approximately 40,000 square feet of outdoor storage from the property, approximately 10,000 square feet of which would be housed in the structure proposed. Ms. Benner presented the Board with conditions for the Board to consider requesting the ZHB place on any granted relief. Ms. Benner added that it is her understanding that applicant is in agreement with proposed conditions.

MOTION: Upon motion by Mr. Busillo, seconded by Mr. Lichtenstein, the Board unanimously elected to remain neutral, and authorized the Township Solicitor to send a letter to the Zoning Hearing Board, requesting the following conditions be considered, if relief is granted; that the construction shall result in reduction in the square footage of any outside storage area on the subject property, that the proposed building be limited to use as an accessory storage structure for an existing principal use or user of the outside storage area; that the applicant does not expand the number of tenancies on the property following construction of proposed structure, that the proposed structure be used for storage only and not any other processes or activities related to the uses on the property, that a use and occupancy permit be obtained for any changes in the uses and/or users of the existing spaces, and that the applicant submit a land development application, without prejudice to request waivers as may be determined or recommended by the Township Engineer. .

6. New Business

6.1. Request for EDU Allocation – 4844 Old Easton Road (TMP #34-013-026): Ms. Benner stated Mr. McDonough is requesting one (1) EDU be allocated to 4844 Old Easton as the property owner is proposing to convert an existing single family detached dwelling into a duplex dwelling. Ms. Benner added that the applicant already has one (1) EDU for the property and that BCWSA has confirmed that an additional EDU is required for a duplex dwelling. Mr. Hilferty thanked Mr. McDonough for the cleanup of the property that has been completed so far.

MOTION: Upon motion by Mr. McComb, seconded by Mr. Bankos, the Board unanimously allocated one (1) EDU to 4844 Old Easton Road subject to compliance with the Wynn Associates review letter dated June 9, 2023.

6.2. Resolution #2023-18: Planning Module Approval for 5710 Meetinghouse Road: Ms. Benner stated the applicant proposes to construct a single-family detached dwelling on the 2.12-acre parcel located on Meetinghouse Road, which is lot 1 of the previously approved Davis minor subdivision. Ms. Benner stated that the minor subdivision was approved, subject to use of on-lot sewage disposal facilities, therefore PADEP requires updated sewage facilities planning approval for the allocation of one (1) EDU. Ms. Benner added that the Board previously allocated the EDU to this property.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Bankos, the Board unanimously approved Resolution #2023-18 approving the Planning Module for 5710 Meetinghouse Road and amending the Township's official sewage facilities plan.

6.3. Plumstead Shopping Center Phase I (Dunkin Donuts) Maintenance Period: Ms. Benner stated that there are still items outstanding on the punch lists issued by the Township Engineer and Arborist for Plumstead Shopping Center Phase I. Therefore, since the maintenance period is coming to an end, Ms. Benner requested the Board reject acceptance of the maintenance period until the work listed on the punch lists is completed.

creation of the league is great because it is composed of multiple fire companies and will contribute to building relationships.

MOTION: Upon motion by Mr. McComb, seconded by Mr. Lichtenstein, the Board unanimously waived the field use fee only, set by the Township's Fee Schedule for all Township Volunteer Fire Companies for use of fields in 2023 related to softball games.

7. Old Business

7.1. Comprehensive Plan Update: Ms. Benner stated that the comprehensive plan workshop sessions are scheduled for September 28 and October 26 and will be held at the Plumsteadville Fire Company Engine Bay. She stated the topics to be discussed at the September meeting as transportation, sustainability, planning or growth and communication and at the October meeting the topics to be discussed are land preservation, parks and recreation, Township services, and housing. Ms. Benner added that the Township will be working with the Bucks County Planning Commission to advertise for the meetings and public participation.

8. Consent Agenda

8.1. Bills List Dated May 23, 2023 in the amount of \$228,539.86, subject to Audit.

8.2. Bills List Dated June 14, 2023 in the amount of \$602,170.97, subject to Audit

8.3. Minutes of Meeting of May 10, 2023

8.4. Authorization to Execute Inspection Fee Escrow Agreement for Fred Beans VW

8.5. Authorization to Execute Sewage System Maintenance Agreement for TMP #34-003-001

8.6. Dublin Borough Request for Fire Police for DVFC Carnival July 14th – 15th and July 18th – 22nd

8.7. Tollgate Farm Subdivision Phase 2, Release #7 in the amount of \$70,005.11.

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

9. Board of Supervisors Comments:

Mr. Hilferty stated the Veterans committee is doing a great job hosting events and stated that the next event will be held on July 15.

Mr. Lichtenstein stated that he wanted to acknowledge Mr. McComb's wife's efforts in creating a cover for the sign at the last bridge dedication event and wanted to recognize BCATO for their efforts in opposing HB299.

Mr. McComb reminded the other Board members that when they are liaisons to committees, that it is their duty to keep the Board and Committees on task with the assigned duties. He also suggested the committees present to the Board of Supervisors at a meeting twice a year to update the board on their efforts and progress.

Mr. McComb requested the Board amend the agenda to authorize the Township Manager to send a signed letter opposing HB299 to the Governor and State Representatives office.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously amended the agenda to add a request to oppose HB299.

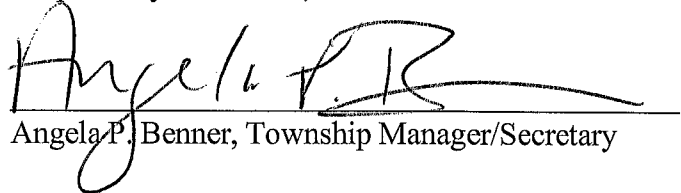
MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Hilferty, the Board unanimously authorized the Township Manager to send a signed letter opposing HB299 to the Governor and State Senator's office.

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

11. Adjournment: Upon motion by Mr. Lichtenstein, seconded by Mr. Bankos, the meeting was adjourned at 7:53 p.m.

Respectfully Submitted,

Date Approved: 7/12/23


Angela P. Benner, Township Manager/Secretary