

**MINUTES OF PLUMSTEAD TOWNSHIP
BOARD OF SUPERVISORS
REGULAR SCHEDULED MEETING
APRIL 8, 2026**

Call to Order: The April 8, 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. Mr. Given stated that the moment of silence was in memory of Central Bucks East Student and Plumstead resident Sam Hanson; as well as former Plumstead Township Supervisor, Woody Kiel; both of whom passed away recently.

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 April 6, 2026, to discuss litigation and personnel matters; and that the April Work Session meeting has been canceled.

1. Presentations:

a. Administration of the Oaths of Office – District Judge Gary Gambardella:

i. Plumstead Township Fire Chief, William Wiegman III:

Chief Mettin gave a brief speech introducing Mr. Wiegman to the Township. Chief Mettin explained that not only will Mr. Wiegman lead the formation of the new Township fire department but will also serve as the Township Fire Marshal and will take care of fire inspections. Chief Mettin reviewed Mr. Wiegman's credentials and job history, stating his enthusiasm to have Mr. Wiegman join Plumstead Township.

Judge Gambardella swore in Mr. Wiegman while his wife and daughter held the bible for the ceremony.

ii. Plumsteadville Volunteer Fire Police Officers:

Chief Mettin introduced Erica Rafferty and Kelly McGowan as the two new Special Fire Police Officers to be sworn in with the Plumsteadville Volunteer Fire Company. Ms. Rafferty and Ms. McGowan were sworn in by Judge Gambardella.

b. VFW Law Enforcement Officer of the Year – Officer Ahmed Elkadousy – Presented by Jim McComb, Chair of the Veterans Committee:

Mr. McComb stated that the VFW Law Enforcement Officer of the Year represents someone who shows integrity, professionalism and excellence daily in their job. Mr. McComb praised Officer Elkadousy for his excellent work as a police officer and presented him with a special citation recognizing his hard work and professionalism.

2. Public Comment:

Resident Kelly McGowan stated that she was recording the meeting.

Resident Linda Lovett spoke about some problems she was having with her neighbors, specifically involving their dogs fighting her dog. Ms. Mulholland gave Ms. Lovett her contact information and told Ms. Lovett to reach out to her to discuss the issues further.

Resident Allison Kingsley expressed her concerns with the zoning relief that was granted by the Zoning Hearing Board to allow overflow parking within the riparian buffer area at Dharma Bums on River Road. Ms. Kingsley stated her fears about this decision setting a bad precedent for future development.

Resident Lurleen Worthington spoke out against Facebook posts from Senator Santarsiero that were shared on the Township Facebook page.

Resident Loyd Bush spoke to express his disappointment that the Township website's calendar showed that the Plumstead Democrats reserved the meeting room to hold a meeting. He attended the meeting but was asked to leave after the speaker's presentation due to not being a member of the organization.

Resident Shaelyn Tangney asked for an update on her neighbor's Short-Term Rental property. Mr. Oetinger stated that he previously sent her an email with an update but would resend the email.

3. Department & Advisory Board Reports:

a. Veterans Committee: In attendance was committee chair, Jim McComb, and members, John Murphy & Jim Cassidy.

Mr. McComb went through a presentation outlining the events that the Veterans Committee held in 2025 such as: Veterans Breakfast event, the ceremonies for Memorial Day and Veterans Day, as well as placing flags on grave sites. Mr. McComb stated that at the Veterans Day ceremony, the committee honored the branches of the military that are celebrating their 250th birthdays. Mr. McComb explained that the committee stated the Colonel Marlena Parker Inspirational Veteran award which recognizes service members who showed a very strong call to service. Mr. McComb stated that the committee has dedicated all the bridges in the Township to veterans, and they will now look towards other forms of remembrance such as Honor Boards.

b. Public Safety/Emergency Services – PVFC Quint Apparatus Presentation/Capital Fund Allocation Request: In attendance from PVFC were Marc Longo, Daniel Pfeiffer, Mark Banas, and Jake Yerkes.

Mr. Longo explained that PVFC had been approved for a grant to purchase a new quint fire apparatus. Mr. Longo explained that they have narrowed the search down to two apparatuses to choose from, however, the grant will not cover the full expense, so PVFC is requesting that the Township provide PVFC with the balance of the funding. Mr. Longo stated that the new apparatus would be made available for use by the soon-to-be-formed Township Fire Department.

Mr. Pfeiffer explained that a quint can serve as a pump, water tank, firehose, aerial device and a ground ladder unit; and that it is more maneuverable than a traditional ladder truck. Mr. Pfeiffer explained that the new apparatus will have a 35ft ladder, which is taller than any of their existing ladders, and will allow the firefighters better access to roofs and tall windows.

Mr. Yerkes gave an in-depth look at the technical aspects of the two options, explaining the differences in price, availability, and size. Mr. Yerkes stated that the Pierce quint unit would cost \$1,412,167, and the balance for the Township would be \$369,664. The Rosenbauer quint unit would cost \$1,376,523, with a remaining balance after the grant of \$269,023. Mr. Yerkes stated that the cost covers an empty truck, without any tools; but the PVFC is confident that they have enough equipment to stock the truck. Mr. Banas stated that the PVFC would like the Pierce unit, stating that it could be delivered in January, and there is a service center within 20 minutes of Plumsteadville to make maintenance easier. Ms. Mulholland reminded the Board of the PVFC capital expense fund, stating that the Township allocated \$100,000 per year for 2025, 2026 & 2027.

Ms. Moroney had Mr. Pfeiffer explain the specific training that will take place within the fire company to ensure that everyone is able to operate the unit. Mr. Lichtenstein had Mr. Yerkes explain the warranties on the unit and to verify that PVFC has the equipment needed to stock the truck. Mr. Given asked Mr. Banas to reiterate the fact that the Township's paid fire crew will be able to use the unit. Mr. Banas stated that as long as an agreement for insurance and maintenance is established, then the Township fire department will be able to use the truck instead of buying their own. Mr. Bankos and Mr. Hilferty expressed concerns over the timing of the request, stating that the PVFC had the option to buy a quint unit previously and did not choose to buy that type of apparatus. Mr. Banas and Mr. Longo stated that due to the grant, no loan is needed to get the quint apparatus, so, financially it makes sense now. Mr. Hilferty stated his desire to have an agreement drafted between the Township and PVFC to outline the responsibility of maintenance and use of the apparatus. Mr. Bankos stated that if tax-payer money is going to be used, the Township should get some kind of ownership or right to first refusal in case PVFC decides to sell the apparatus. Mr. Oetinger stated that an agreement can feature the right to first refusal, but due to the grant being State funded, the Township can not have an ownership stake.

MOTION: Upon motion by Mr. Given, seconded by Mr. Lichtenstein, the board unanimously authorized a funding expenditure in the amount of \$369,664 with at least \$300,000 from the 2025, 2026, and 2027 Fire & EMS Capital Fund, and not to exceed \$375,000, subject to the execution of a contract for equipment sharing.

4. Hearings:

5. Engineer's Report:

a. Arcidiacono (Chittick Tract) – 4965 & 5943 Valley Park Road – Major Subdivision: In attendance for the applicant was Dan Lyons, Esq.

Mr. Fulmer introduced the project, reminding the Board that the applicant has been before the Board twice now to seek approval. The Board acted on the waivers and deferrals at the last meeting. Mr. Fulmer explained that the major change with the revised plan was the street improvement plan.

Mr. Fulmer called attention to the Wynn Associates review letter, dated 3/31/26, stating that a new waiver has been added to request Preliminary/Final approval, not just Preliminary approval. Mr. Fulmer stated that the only

deferral left to be discussed is that no building can be occupied prior to the street improvements are made. The applicant would like to wait until the third building permit is submitted to do the street improvements. Mr. Fulmer also drew attention to Item 10 of the letter where he explained that the draft disclosure statements should include language regarding the quarry and the potential impact of buying a home next to the quarry. Mr. Lyons stated that everything in the review letter can be deemed Will Comply, except for the newly requested waiver and deferral. Mr. Hilferty stated his opposition to granting Preliminary & Final approval.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Given, the Board voted 3-2 to grant the street improvement deferral, and the Preliminary/Final waiver, and granted Preliminary/Final approval for the Arcidiacono Major Subdivision on Valley Park Road, subject to the conditions outlined in the Wynn Associates review letter, dated March 31, 2026. Mr. Hilferty and Mr. Bankos opposed.

Following the vote, members of the audience expressed that they did not understand the vote that took place, and they would like to speak about the project.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Bankos, the Board unanimously voted to reconsider the previous vote of approval, and to re-open the discussion on the project.

Resident Marion Callahan expressed her concerns over safety by adding a new subdivision to Valley Park Road, and had Mr. Fulmer re-explain the street improvement requirements.

Resident Laura McKee inquired about the potential impacts to surrounding wells that the project could have. Mr. Fulmer explained that the Township's Hydrogeologist performed a review of the Hydrogeological Report to verify that the project met the Township's requirements. Additionally, Mr. Fulmer explained that the Township requires a Well Depletion Agreement, which holds the developer responsible for adversely impacting a neighboring well.

Resident Dave Holt expressed concern over the number of driveways that are being proposed to take access on Valley Park Road.

Mr. Bankos and Mr. Hilferty reiterated their concerns over safety on the street, as well as building homes so close to the quarry.

MOTION: Upon motion by Mr. Given, seconded by Mr. Lichtenstein, the Board voted 3-2 to grant the street improvement deferral allowing the applicant to do the required street improvements when the third building permit application is submitted; to grant the waiver for the approval to be considered Preliminary/Final; and to grant Preliminary/Final approval of the Arcidiacono Major Subdivision on Valley Park Road, subject to the conditions outlined in the Wynn Associates review letter, dated March 31, 2026. Mr. Bankos and Mr. Hilferty opposed.

b. EDU Allocation Request – 5182 Pt. Pleasant Pike:

Mr. Fulmer went over the request for an EDU stating that the pending owner would like to serve the single-family home. Mr. Fulmer stated that the existing septic system is failing.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously authorized the allocation of 1 EDU to serve a single-family home at 5182 Pt. Pleasant Pike.

6. Solicitor's Report:

a. Fred Beans Truck Shop Sketch Plan / Zoning Hearing Board Application: In attendance was attorney, Ed

Wild Esq., applicant, Fred Beans, and engineer, Anand Bhatt.

Mr. Oetinger explained that the Board would take action on the ZHB application only, the applicant also requested feedback on the proposed project.

Mr. Wild presented the project to the Board, stating that the applicant would like to turn the existing Bergey Tire & Auto property, and turn it into a Ford Truck Pro-Shop. Mr. Wild explained that the project would consist of demolishing the existing auto shop and building a new 24-bay commercial truck shop. Additionally, there will be a lot line change to expand the property lines to take some land from the former quarry lot, which is now owned by the Beans organization. Mr. Wild stated that the existing building predates the zoning requirements, and as such, is nonconforming to the property setback requirements. The new building and the lot line change would eliminate some of the zoning nonconformities on the property, however, the applicant will need variances for parking, as there are not enough spaces to accommodate the parking requirements. Alternatively, Mr. Wild explained that part of the project would be to have a designated parking area on the former quarry lot, which would accommodate 45 trucks. Mr. Wild stated that the Beans organization would execute an easement agreement to allow the truck shop employees and vehicles to access the quarry property. Mr. Wild stated that the parking easement would allow the trucks to be out of view from the public when looking at the property from Easton Road.

Mr. Bankos and Mr. Hilferty stated that based on computer renderings that were shown by Mr. Wild, there will most likely be more variances that will need to be requested in the future for the proposed signage. Mr. Wild acknowledged those comments and stated that those issues will be addressed at a future time.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Hilferty, the board unanimously voted to remain neutral on the ZHB application.

b. Execution of Legal Documents – Groveland Estates Subdivision:

Mr. Oetinger explained that the subdivision was approved a few years ago, but the ownership changed and now the new owners are finalizing the legal documents.

MOTION: Upon motion by Mr. Bankos, seconded by Mr. Hilferty, the board unanimously authorized the execution of all development documents for the Groveland Estates Subdivision.

7. Administrative Report:

a. Curly Hill Road Trail Connector Update:

Ms. Mulholland stated that the Public Works Department spoke with the property owners whose properties will be involved in the trail and they were all receptive to the idea of a trail. Ms. Mulholland stated that the Township will have the area surveyed, with construction beginning in 2027. Mr. Hilferty stated that this trail will create a 7-mile continuous trail.

b. Communication Application:

Ms. Mulholland explained that the Township is always looking for ways to improve communication to residents. Last year, staff met with TextMyGov, and Ms. Mulholland met with them again recently, but their cost was \$15,000 initially and \$10,000 annually. Ms. Mulholland stated that the Township's financial software, Edmunds, has a portal, but it works off a utility software that the Township doesn't currently use. Ms. Mulholland stated that she then arranged a demo and meeting with GoGov for their service. Ms. Mulholland stated that GoGov can create an app, send out notifications, geofencing, text messaging, voice messaging. This app will eliminate Constant Contact and other services which would save the Township up to \$6,000 annually.

Ms. Moroney and Mr. Lichtenstein expressed their support for the Township using the services of GoGov, stating that it would be helpful with communication.

Mr. Hilferty expressed his frustration with how the process of researching the companies was handled. Mr. Hilferty stated that only two of the five Board members took part in the demonstrations and felt it was inappropriate to not invite all five members.

Mr. Bankos expressed concerns over a financial decision being based on a short demonstration. Mr. Bankos questioned the quoted price, stating that he believed the true cost would end up being closer to \$10,000. Mr. Bankos also expressed concern over the purpose of using a communication app. He stated that the app relies on people downloading the app or signing up for notifications; then questioned why people would sign up for the app or notifications if they aren't signing up for the current email blasts or checking the Facebook page.

Mr. Given stated his belief that communication between the Township and the residents must be improved, however, Mr. Given suggested that the motion be deferred until May to allow all Board members to explore the application demonstrations.

MOTION: A motion had been made by Mr. Given, seconded by Mr. Lichtenstein to authorize the Township Manager to enter into a contract with GoGov to create an app for the Township for \$6,280.00. The motion and the seconded motion were withdrawn by Mr. Given and Mr. Lichtenstein.

CONSENSUS: Upon General Consent, the Board agreed to defer this agenda item one month to the May 13th Board meeting.

c. PBA Support Request – 501(c)(3) Status:

Ms. Mulholland stated that the Police Benevolent Association would like the Board to authorize the Solicitor to help them obtain 501(c)(3) status, which would be beneficial for things like the annual Shop with a Cop program. Mr. Oetinger explained that a labor organization cannot be a 501(c)(3), so the nonprofit would need to be created using a different method.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Given, the board unanimously authorized the Township Solicitor to assist the PBA in achieving non-profit status, not to exceed \$2,000.

d. PA House Bill 1291 – Public Notice Reform:

Ms. Mulholland explained that public notices are required to be printed in newspapers, despite the decline in the newspaper industry. She stated that Plumstead Township spent \$16,000 on legal ads in newspapers in 2025. Ms. Mulholland stated that the proposed PA House Bill will not be beneficial to the municipalities, and as such, she drafted a letter to Rep. Labs opposing the bill and would like authorization to issue the letter. Mr. Bankos suggested the County get involved in this as well. Mr. Given and Mr. Lichtenstein stated that BCATO is working to address this issue currently.

CONSENSUS: Upon General Consent, the Board authorized the Township Manager to send the letter regarding PA House Bill 1291 to Rep. Labs.

8. Consent Agenda:

a. Minutes: March 11, 2026:

b. Bills List: Addendum March 11, 2026, \$20,416.00; March 25, 2026, \$261,295.48; Addendum March 26, 2026, \$1,494.08; April 8, 2026, \$160,803.00, subject to audit:

c. Fire Police Request:

i. Quakertown Borough Memorial Day Parade:

ii. Haycock Township – Triathlons on May 17, 2026, and August 2, 2026:

iii. New Britain Township July 4th Parade.

Mr. Hilferty requested to take out the bills list dated March 25, 2026.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Hilferty, the Board unanimously approved the Consent Agenda, excluding the bills list dated March 25, 2026.

Mr. Hilferty questioned the line item for the Doylestown Fire Company in the amount of \$1,500. Mr. Oetinger stated that is property tax relief for volunteer firefighters; in this case there are Plumstead residents serving the Doylestown Fire Company, so the fire company receives the tax relief to distribute to the firefighters in question.

Mr. Bankos stated that the Board should review the policy of paying firefighters who serve with other departments.

MOTION: Upon motion by Mr. Bankos, seconded by Mr. Lichtenstein, the Board unanimously approved the bills list dated March 25, 2026, in the amount of \$261,295.48, subject to audit.

9. Unfinished Business:

a. Public Comment Policy:

Mr. Given explained that he wanted to establish an official policy for public comment periods. Mr. Given stated that in his proposed policy, people will need to sign-in with the Asst. Manager prior to making public comment to provide their name, address, and a signature acknowledging the rules of public comment. Additionally, any township resident or taxpayer may make public comment; public comment during a motion must be limited to the topic at hand; general public comment must be limited to non-agenda items; any period of public comment will be limited to 30 minutes, time may be extended at the discretion of the BOS Chair; individuals will be allotted three minutes for public comment, time may be extended at the discretion of the BOS Chair; individuals may not give their time to another person; all public comments must be directed to the BOS Chair; the BOS Chair, or members of the BOS, may respond to questions but are not required to do so; and individuals giving public comment are expected to conduct themselves with civility and decorum. Speakers during public comment and members of the audience must refrain from disruptive behavior or other actions which interfere with the orderly conduct of the meeting will not be tolerated and may result in being requested to leave the meeting or escorted from the meeting.

CONSENSUS: Upon General Consent, the Board approved the Public Comment Policy.

10. New Business:

11. Supervisors' Comments:

Mr. Hilferty read a statement speaking out against the Board's settlement agreement with Dharma Bums to allow

overflow parking in the riparian buffer. Mr. Hilferty stated that the business held a political rally with Supervisors in attendance and stated that it gave a bad appearance.

Mr. Lichtenstein recognized the Public Works Department, Parks & Rec., and the volunteers for putting on a great egg hunt for the children. Mr. Lichtenstein spoke about the upcoming PSATS conference that he would be attending.

Mr. Bankos praised everyone involved with the egg hunt event, stating that 10,000 eggs were spread in the park for the kids to enjoy. Mr. Bankos additionally stated that he would like the Veterans' Committee to explore installing banners on the lanterns in Plumsteadville.

Mr. Given stated that Mr. Hilferty was referring to a Zoning Hearing Board application that the Board of Supervisors voted to send the Township Solicitor to oppose. Despite the opposition, the ZHB granted approval with nine conditions. Mr. Given emphasized that the vote to execute the agreement in March was not about opposing the application, it was about whether to take the Zoning Hearing Board to court; essentially Plumstead would have entered litigation against Plumstead. Mr. Given stated that the litigation process would have cost the Township at least \$20,000. Mr. Given agreed, however, that the timing of the political event in relation to the execution of the agreement did not give the best appearance.

12. Adjournment: Upon motion by Mr. Lichtenstein, seconded by Mr. Given, the meeting adjourned at 10:47p.m.

Respectfully Submitted,

Date Approved: 5/13/26



Steve Hicks, Asst. Township Manager