

**MINUTES OF PLUMSTEAD TOWNSHIP
BOARD OF SUPERVISORS
REGULAR SCHEDULED MEETING
JANUARY 8, 2025**

1. Call to Order: The January 8, 2025, 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	Member
Matthew Given	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

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 recognized Sergeant Thomas Rutecki and Patrol Officer Stacie Arnosky for 20 years of service in Plumstead Township.

4. Public Comment:

Justin Phillips of 5821 Twin Silo Rd. inquired about the speed limit on Twin Silo Road and would it be possible to get speed limit postings on the road. The Plumstead Township Police Chief, David Mettin, explained that the current speed limit is 35mph and to do new postings, they would need to perform a speed study, but the study has both the possibility of increasing the limit as well as the possibility of decreasing the speed limit.

5. Old Business:

5.1. Public Hearing – Adoption of the Ordinance 2025-01 Commercial Swimming Pool Zoning Ordinance Amendment:

Mr. McComb opened the Public Hearing at 7:04 p.m.

Mr. Oetinger gave a brief overview of the amendment.

There was no public comment at this time.

Mr. McComb closed the Public Hearing at 7:05 p.m.

MOTION: Upon motion by Mr. Ken, seconded by Mr. Matt, the Board unanimously adopted Ordinance 2025-01, establishing the D7 Commercial Swimming Pool use as a Permitted Use in the C2, C3, and LI Zoning Districts.

6. New Business:

6.1. Co-Responder MOU:

Chief Mettin gave an overview of the Co-Responder program, stating that Co-Responders work on the social services aspects of police calls; and explained that many municipalities in Bucks County have already adopted this program. This would be a joint agreement, with the Co-Responder being shared by Doylestown Township, New Britain Township, and Plumstead Township. Chief Mettin explained that while all Plumstead officers are CIT trained, a Co-Responder will provide an additional resource to help people in need of help with such things as mental health crisis, drug/alcohol problems, domestic issues, and similar situations. Chief Mettin explained that grant funding from the County will cover the expenses for the first 2 years; after the second year, the agreement will expire, and the Township can evaluate whether they want to continue the program or not. Chief Mettin answered the Board members' various questions regarding items such as the availability/hours of the Co-Responder, the amount of calls that the Co-Responder would be assisting on, and how the effectiveness of the program will be measured.

Mr. McComb additionally had Chief Mettin explain the vetting process for the Co-Responder.

Mr. Hilferty stated his view that this is a health and human services issue, and the County should be running the program entirely.

Paul Pasicznyk of 4923 Silo Hill Rd. asked for more information about what types of calls the Co-Responder would be assisting with, and if this is a suicide line or someone you can just talk to. Chief Mettin explained that the Co-Responder would be assisting with both types of situations. Mr. McComb stated that the County has a number of hotlines on their website that can be useful too.

No action was required from the Board at this time.

6.2. Intermunicipal Agreement with Bedminster Twp for police enforcement on Applebutter Road:

Mr. Oetinger stated that Bedminster has already executed the agreement.

Mr. Hilferty expressed his desire to have a similar agreement with Buckingham for Landisville Road.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously authorized Plumstead Township to enter into an Intermunicipal Agreement with Bedminster Township for police enforcement on Applebutter Road.

6.3. Doylestown Pickleball Settlement:

Mr. Oetinger gave a brief overview of the details of the settlement.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Given, the Board unanimously voted to execute the Settlement Agreement with the Thomas Revocable Living Trust, the owner of record for 4425 Landisville Rd., Plumstead Township, PA.

6.4. Professional Services Agreement with PADOT:

Mr. Oetinger explained that this is a State required agreement as part of the PennDOT Maintenance Facility water connection.

MOTION: Upon motion by Mr. Bankos, seconded by Mr. Lichtenstein, the Board unanimously voted to waive the escrow and accept a “Not to Exceed” of \$20,000 to be paid by the Commonwealth for the professional services rendered by Plumstead Township.

6.5. Authorization to Advertise Ordinance #2025-02 – Supervisor Compensation:

MOTION: Upon motion by Mr. Bankos, seconded by Mr. Hilferty, the Board unanimously authorized the Solicitor to advertise the ordinance updating Supervisor compensation for new terms beginning in 2026, as provided for by Act 94 of the PA legislature, and signed into law by the Governor.

6.6. Resolution #2025-06 – Tax Collector Compensation:

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Bankos, the Board unanimously approved Resolution #2025-06, setting the Tax Collector compensation for the next term beginning in 2026.

6.7. Outstanding Sewage Facilities Operation and Maintenance Agreements Update:

Ms. Mulholland and Mr. Oetinger provided a brief update on the outstanding agreements, stating that currently only one property remains outstanding.

No action was required from the Board at this time.

6.8. Burko/Littlefield Lot Line Adjustment – Preliminary/Final Plan: In attendance for the applicant – Edward Murphy, Esq.

Mr. Fulmer explained that property a owner mistakenly encroached on their neighbor’s property, and to resolve the issue, the two neighbors have agreed to do a Lot Line Adjustment to cure the encroachment issues.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously granted the approval of the Preliminary/Final plans for the subject lot line adjustment, subject to compliance with the Wynn Associates Engineering Review letter dated 11/11/24, noting the approval of the waivers referenced in Comment 7 of the review letter.

6.9. Urich/Godin Tract – Major Subdivision – Final Plan: In attendance for Urich/Godin – John Rathfon and Daniel Lyons, Esq.

Mr. Fulmer stated that since the Board granted Preliminary Plan approval, the only change has been the route of the Public Sewer connection, and went over the comments in the Wynn Associates review letter.

Mr. Rathfon stated that everything in the Wynn Associates review letter is considered Will Comply. Mr. Rathfon additionally answered questions from the Board regarding the return of public sewer EDUs to the Township, and the open space portion of the plan. Mr. Rathfon additionally stated that they would like approval to remove the fencing along Lots 7 & 8, and replace it with landscaping, similar to what they did with Holly Ridge.

Paul Pasicznyk of 4923 Silo Hill Rd. questioned Mr. Rathfon regarding the possible encroachment of

development improvements on his family's property. Mr. Rathfon assured Mr. Pasicznyk that this project is not encroaching on his property.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. McComb, the Board unanimously granted Final Plan approval for the Ulrich/Godin Major Subdivision, subject to compliance with the Wynn Associates Engineering Review letter dated 12/10/24, noting the following: as offered by applicant the EDU return of 62 EDUs will occur in the following manner, 54 at recordation and 8 at the time Public Sewer system is accepted by the BCWSA and dedicated as a public sewer system; the Township will accept a capital contribution for \$2,078 per dwelling unit, for a total of \$33,248 for 16 dwelling units, in lieu of recreation land dedication, noting that the plan will still show an informal play-field in the HOA open space; the Township will permit modification of the plan to change the landscaping and fencing on lots 7 & 8 similar to the modifications made in Holly Ridge, subject to review by the Township Arborist and Township Engineer; and the architectural designs will be implemented in a similar fashion as Holly Ridge so there are no 2 identical styles next to each other.

6.10. Park and Recreation Committee Ordinance Amendment:

Ms. Mulholland and Mr. Oetinger explained that the Park and Recreation Committee has had issues obtaining quorum during meetings, but there are people who are interested in helping with the Parks events. Mr. Oetinger recommended changing the number of committee members from 7 to 5, with up to 5 alternates, and change the amount of meetings from 9 to "as needed".

CONSENSUS: Upon General Consensus, the Board unanimously authorized the Township Solicitor to draft an ordinance amendment to reduce the required P&R Committee members from 7 to 5, with up to 5 alternates; and to reduce the number of required meetings from 9 to "as needed".

6.11. Primepoint Power of Attorney Request:

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Bankos, the Board unanimously authorized the Township Manager to execute the limited Power of Attorney agreement with Primepoint.

7. Consent Agenda:

7.1. Bills List dated January 8, 2025, in the amount of \$388,258.44, and addendum from the December 11, 2025, Bills List, in the amount of \$11,500, subject to audit:

7.2. Minutes of Meeting of December 11, 2024:

CONSENSUS: Upon General Consensus, the Board unanimously approved the Consent Agenda.

7. Public Comment:

Shaelyn Tangney of 5600 Wismer Rd. wanted an update on the AirBnB at 5652 Wismer Road. Mr. Hicks stated that the property owner is actively coming into compliance and cooperating with the Township following the Zoning enforcement action.

8. Board of Supervisors Comments:

Mr. Bankos expressed his concern over the news that the Upper Bucks EMS unit is ceasing their nighttime service. Mr. Bankos stated his desire to have a document drafted that explains how the Board handles committee

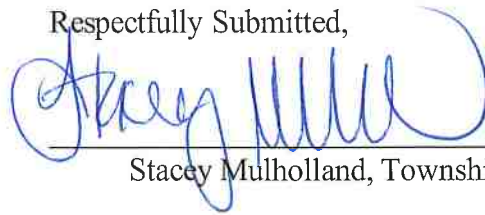
appointments. Mr. Bankos additionally asked for an update on the Comprehensive Plan. Mr. Hicks stated that the next presentation by the BCPC will be during the January Planning Commission Work Session meeting on January 23rd at 7:00p.m. and that the Comp. Plan is still on track to be completed this year.

Mr. Lichtenstein gave a brief overview of the upcoming meeting schedule for BCATO.

Mr. McComb reminded the Board members that in the future, if a member needs to leave the room, ask for a recess first.

9. Adjournment: Upon General Consensus, the Board unanimously adjourned the meeting at 8:33p.m.

Respectfully Submitted,



Stacey Mulholland, Township Manager

Date Approved: 2/12/25