

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

Call to Order: The July 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.

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.

Mr. Given spoke about the recent passing of Point Pleasant Volunteer Fire Company firefighter, Justin Kling. Mr. Given read a statement sending condolences to the Kling family, as well as the PPVFC members.

Public Comment:

Mr. Given reviewed the rules for public comment.

Resident Kelly McGowan stated that she is streaming the meeting. Ms. McGowan thanked the Board members who attended the funeral of Justin Kling.

Resident Liz Patrick thanked the Board for the recent Notice to Cure regarding Kingdom Provisions. Ms. Patrick criticized the former owners of the property for getting Township support and approvals under what she called false pretenses.

Resident Gene McColligan spoke about a project in another municipality as well as non-disclosure agreements.

Resident Terry Beitzl stated his opinion that the Shull Farm is a resource recovery center, not a farm.

Residents Rob Bradley and Loyd Bush Jr. echoed Mr. McColligan's statement about NDAs. Additionally, Mr. Bush also criticized the former property owners of Kingdom Provisions.

1. Presentations:

a. Retirement of Chris Kuchefski, Crossing Guard, Gayman Elementary School:

Chief Mettin read a statement thanking Mr. Kuchefski for his many years of service as crossing guard for Gayman Elementary School and then presented Mr. Kuchefski with a plaque recognizing his dedication to Plumstead Township.

2. Department & Advisory Board Reports:

a. Public Safety – Dave Mettin, Dir. of Public Safety:

Chief Mettin updated the Board on the interview/hiring process for the paid fire department, stating that the chosen candidates will be sworn in at the August 12th Board meeting. Chief Mettin then stated that a new police officer will be sworn in at the October Board meeting.

3. Hearings:

a. Adoption of Ordinance 2026-04 – Plumstead Township Fire & Rescue Department:

Mr. Oetinger gave an overview of the ordinance. Explained it is a prerequisite for swearing in the firefighters at the August meeting.

Mr. Given opened the public hearing at 7:21.

There was no public comment.

Mr. Given closed the public hearing at 7:21.

When asked by Mr. Bankos, Mr. Oetinger explained that the Volunteer Fire Companies were removed from the language of the ordinance because their organizations are not part of the formation of the Township department; however, the Township and the volunteer fire companies will be executing operational agreements.

Mr. Given thanked everyone involved in the formation process for their hard work and stated that it was a big day for Plumstead Township.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Hilferty, the board unanimously adopted Ordinance 2026-04, forming the Plumstead Township Fire & Rescue Department.

4. Engineer's Report:

a. Escrow Release, Tollgate Farm Subdivision Phase 2, Authorization Voucher #9:

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously approved the request and authorized the release of escrow funds in the amount of \$97,748.46, in accordance with the recommendation in the Wynn Associates letter dated June 30, 2026.

5. Solicitor's Report:

a. Ordinance 2026-03 – Outdoor Shooting Range Zoning Use:

Mr. Oetinger reminded the Board that this revision of the ordinance was reviewed by the Board, then sent to be reviewed by both the County and Township Planning Commissions and was now back with the Board to have them vote on authorization to advertise.

Resident Dan Grabianowski stated his objection to a shooting range zoning ordinance.

Mr. Bankos and Mr. Hilferty expressed their opposition to a shooting range zoning ordinance.

Ms. Moroney inquired about the enforcement of this ordinance. Mr. Oetinger stated that the Zoning Officer would be responsible for the enforcement.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Given, the board unanimously authorized the advertisement of Ordinance 2026-03, creating a Zoning Use for Outdoor Shooting Ranges.

b. Ordinance 2026-05 – Establishing Hours for Collection of Municipal Waste & Recyclables:

Mr. Oetinger explained that this stemmed from complaints received by the Township from residents. Mr. Oetinger explained that there would need to be exceptions for things like weather events and holidays.

Residents Loyd Bush Jr. and Dan Grabianowski expressed their opposition to the ordinance.

MOTION: Upon motion by Mr. Bankos, seconded by Mr. Lichtenstein, the board unanimously authorized the advertisement of Ordinance 2026-05, establishing hours for collection of municipal waste and recyclables.

c. Consideration of Proposed Organic Waste Reclamation Ordinance:

Mr. Oetinger gave a brief overview of the proposed ordinance, stating that this Land Use zoning ordinance would apply in situations where the Food Processing Residual operation is the primary use of the land with agriculture secondary

Residents Hank Goldberg and Liz Patrick thanked the Board for considering the proposed ordinance, then voiced their concerns regarding the Shull Farm on Groveland Road.

Resident Jim Morris expressed his frustration with the DEP's enforcement actions.

Resident Dave Mieser stated his opinion that composting should be included in the ordinance.

Resident Art Shull Sr. spoke to defend his family's farm and ensured that they are an agricultural farm.

Mr. Hilferty and Mr. Bankos stated their desire to meet with local farmers to get their opinions prior to sending it to the Planning Commissions. Ms. Moroney agreed that both sides should be heard from. Following a brief discussion regarding how to proceed, the Board agreed to have the proposed ordinance discussion be tabled to allow the farmers and the neighbors to review it. Additionally, the Board members agreed to have the proposed ordinance posted on the Township website.

MOTION: A motion was made by Mr. Lichtenstein, seconded by Mr. Given, to authorize the

Township Solicitor to send the proposed ordinance to the Bucks County and Township Planning Commissions for review.

Mr. Lichtenstein and Mr. Given rescinded their motion and second.

CONSENSUS: Upon General Consent, the Board agreed to table this for a month to allow the residents to look at it to provide feedback.

6. Administrative Report:

a. Resolution 2026-11-Police Records Disposal:

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Bankos, the board unanimously adopted Resolution 2026-11 authorizing the disposal of Township records specified in Exhibit A in accordance with the Municipal Records Manual.

b. Sawmill Road/Old Easton Road Intersection Improvement Quote:

Mr. Bleam explained that Public Works proposed a concrete barrier remedy to help with tractor trailers turning at the intersection of Old Easton and Sawmill Road consisting of 9 pieces of jersey barrier. Mr. Bleam stated that a metal guardrail was once installed but kept getting run over. Mr. Bleam stated that the barrier will not affect stormwater runoff, and that the project is within the existing budget.

MOTION: Upon motion by Mr. Given, seconded by Mr. Hilferty, the board unanimously authorized the purchase of a concrete barrier at the southwest point of the intersection of Old Easton Rd. and Sawmill Rd. in the amount of \$9,400, not to exceed \$10,000.

c. Fee Waiver Request – Plumsteadville Volunteer Fire Company

Mr. Hilferty stated that the fees for the volunteer fire companies should be permanently waived. All members agreed.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Bankos, the board unanimously permanently waived the fees for the Volunteer Fire Companies to use the playing fields at Hanusey Park.

d. GoGov Application Update:

Ms. Mulholland explained that the app is live and has over 100 downloads already. Ms. Mulholland explained the marketing campaign involved with it.

Mr. Given, Mr. Lichtenstein, and Ms. Moroney thanked Ms. Mulholland for her efforts.

e. ZHB Application – Jarczyk-Altomare – 4648 Curly Hill Rd.:

Mr. Oetinger suggested that the applicant talk to the Zoning Officer before the Board proceeded with the agenda item.

CONSENSUS: Upon General Consent, the agenda item was tabled to allow time for the applicant to have a meeting with the Zoning Officer.

f. ZHB Application – Moyer – 3956 Miriam Dr.:

Mr. Hilferty stated his desire to have the zoning ordinance amended to increase the permitted impervious surface coverage to prevent so many variance requests for impervious surface overages within 5% of the permitted amount.

MOTION: Upon motion by Mr. Given, seconded by Mr. Lichtenstein, the Board unanimously voted to remain neutral.

CONSENSUS: Upon General Consent, the Board authorized the Township Solicitor to draft an ordinance amendment to increase the permitted impervious surface coverage.

g. Approval of Municibid Sale Items:

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Hilferty, the Board unanimously authorized the sale of the Public Works items listed on Municibid and sold by Public Works.

h. Letter of Support for Police Department Grant Application:

Chief Mettin went over the equipment that the police department is hoping to acquire through this grant such as drones and license plate reader cameras.

Mr. Bankos stated that there should be a discussion in the future regarding the use of drones by the Township as it relates to privacy.

Mr. Lichtenstein and Mr. Given thanked Chief Mettin and his officers for their service.

MOTION: Upon motion by Mr. Given, seconded by Mr. Lichtenstein, the Board unanimously authorized the letter of support for the Police Department Byrne grant application.

7. Consent Agenda:

a. Minutes: June 10, 2026:

b. Bills List: June 24, 2026, in the amount of \$258,066.70; July 6, 2026, in the amount of \$551,148.84.; and Addendum in the amount of \$63,226.21, subject to audit:

c. Fire Police Request – Hatboro Borough:

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

8. Other Business:

9. Public Comment:

Residents Dave Meiser, Jim Morris, Kelly McGowan, and Loyd Bush Jr. all reiterated their concerns over the Shull Farm and the proposed FPR ordinance.

Resident Maureen Crawford thanked the Township for launching the GoGov app.

Resident Dan Crooke thanked the Board for taking the farmers into consideration and then spoke highly of the Shull family.

10. Supervisors' Comments:

Mr. Bankos, Mr. Hilferty, and Mr. Given expressed their opposition towards NDAs.

Mr. Lichtenstein and Mr. Given thanked the audience for attending. Additionally, Ms. Moroney and Mr. Given thanked the Township staff for their hard work.

Adjournment: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the meeting adjourned at 8:45p.m.

Respectfully Submitted,

Date Approved: 08/13/26



Steve Hicks, Asst. Township Manager