

**MINUTES OF PLUMSTEAD TOWNSHIP  
BOARD OF SUPERVISORS  
REGULAR SCHEDULED MEETING  
MAY 8, 2024**

**1. Call to Order:** The May 8, 2024, 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	Assistant Secretary
Matthew Given	Assistant Treasurer

**APPOINTED OFFICIALS PRESENT:**

Township Manager:	Angela P. Benner
Township Solicitor:	Jonathan Reiss, 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 announced that the Board of Supervisors Work Session meeting, scheduled for May 28, 2024, has been canceled; the Township offices will be closed on Monday, May 27<sup>th</sup>, in observance of Memorial Day; Pennsylvania House Bill #410 passed unanimously on May 8, 2024, designating the week of May 12-18 as National Police Week. Additionally, Mr. McComb wished a happy birthday to Judge Gary Gambardella.

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

**5. Swearing in of Officer Makenzie Rae McGowan:** Chief Mettin gave a brief introduction to the audience of Officer McGowan. Judge Gambardella performed the swearing-in of Officer McGowan with Officer McGowan's mother holding the bible for the ceremony.

**6. Public Hearing on Agricultural Security Area Application (Twin Silo Farms) – Resolution #2024-07:** Mr. McComb opened the Public Hearing at 7:09pm

Board Comment: Mr. Bankos inquired about the Ag. Advisory Committee recommendation letter. Ms. Benner stated that the committee did not have enough information at that time to rule in favor of the application, however, since that time, the Township has received the required documentation.

Public Comment: Jane Retif of 4613 Strouse Lane expressed concern regarding the use of the property and the potential noise and pollution that could be caused by certain uses.

Housley Carr of 5550 Twin Silo Road expressed his support for the application, stating that any step toward preserving the property in order to maintain the character of the neighborhood would be a good thing.

Thomas Henwood of 5805 Twin Silo Road expressed his support for the application, stating that keeping the

area rural and maintaining an agricultural characteristic is important.

Amy Tait, the applicant, stated that while they are exploring all options for potential uses of the property, inclusion within the ASA is a prerequisite to seek funding for preservation.

Mr. McComb closed the Public Hearing at 7:14pm.

**MOTION:** Upon motion by Mr. Lichtenstein, seconded by Mr. Bankos, the Board unanimously approved Resolution #2024-07, adopting and approving the Plumstead Township Agricultural Security Area proposal addition and modification to include parcel #'s 34-015-096, 34-015-088, 34-015-092.

## **7. Land Development:**

### **7.1. Consideration of Accepting Completion of 18-Month Maintenance Period – Airgas LD:**

**MOTION:** Upon motion by Mr. Bankos, seconded by Mr. Lichtenstein, the Board unanimously extended the 18-month maintenance period for the Air-Gas USA Land Development project to June 12, 2024.

### **7.2. Consideration of Accepting Completion of 18-Month Maintenance Period – Fred Beans Lincoln LD:**

**MOTION:** Upon motion by Mr. Given, seconded by Mr. Bankos, the Board unanimously accepted completion of the 18-month maintenance period for the Fred Beans Lincoln Land Development project subject to compliance with the Wynn Associates review letter, dated April 25, 2024.

## **8. Bid Awards for Consideration:**

### **8.1. Ultra-Thin Bonded Wearing Course to Asphalt Maintenance Solutions in the amount of \$218,266.64:**

**MOTION:** Upon motion by Mr. Bankos, seconded by Mr. Lichtenstein, the Board unanimously awarded the 2024 Ultra-Thin Bonded Wearing Course to Asphalt Maintenance Solutions in the amount of \$218,266.64.

### **8.2. Unleaded Regular Gasoline & Diesel to Suburban Heating Oil - \$3.626/gal Gas & \$3.2462/gal Diesel**

**MOTION:** Upon motion by Mr. Lichtenstein, seconded by Mr. McComb, the Board unanimously awarded the Gasoline and Diesel Bid to Suburban Heating Oil at \$3.626/gallon for Gasoline and \$3.2462/gallon for Diesel Fuel.

### **8.3. Milling & Paving of Cross Keys Dr. & Airport Blvd. to Harris Blacktopping in the amount of \$136,689.50:**

**MOTION:** Upon motion by Mr. Bankos, seconded by Mr. McComb, the Board unanimously awarded the Milling & Paving of Cross Keys Dr. & Airport Blvd. to Harris Blacktopping in the amount of \$136,689.50.

### **8.4. FB Modified Paving – Old Easton Road to Asphalt Maintenance Solutions in the amount of \$298,223.40:**

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

awarded the FB Modified Paving of Old Easton Road to Asphalt Maintenance Solutions in the amount of \$298,223.40.

**8.5. Traffic Signal Upgrade – Easton Road & Cross Keys to Carr & Duff in the amount of \$259,215.00:**

**MOTION:** Upon motion by Mr. McComb, seconded by Mr. Lichtenstein, the Board unanimously rejected the traffic signal upgrade bid from Carr & Duff due to the high cost of the project.

**8.6. Carriage Hill/Patriots Ridge Water Interconnection to Doli Construction in the amount of \$533,154:**

**MOTION:** Upon motion by Mr. Bankos, seconded by Mr. Lichtenstein, the Board unanimously awarded the Carriage Hill/Patriots Ridge Water Interconnection project to Doli Construction in the amount of \$533,154.

**9. Old Business:**

**9.1. Water Rate Study – Consideration of Rate Increase & Authorization of Summer Hill Interconnect Design:** Mr. Given expressed concern that 5% is not sufficient. Ms. Benner explained that HRG will rerun the calculations after the Township begins the Summer Hill Interconnection project and the Board will be able to reevaluate the rates at that time.

**MOTION:** Upon motion by Mr. Lichtenstein, seconded by Mr. McComb, the Board unanimously voted to implement Option #2 of the Water Rate Study, increasing the water rates by 5% effective with the July 1, 2024, water billing, increasing by an additional 5% in January 2026 and then another additional 5% in January 2028.

**MOTION:** Upon motion by Mr. Given, seconded by Mr. Lichtenstein, the Board unanimously authorized Township Staff to work with the Township's Water Engineer on the design of the Summer Hill/Summer Meadow Interconnection Project, subject to the Board of Supervisors making the final determination on the route the interconnection will take.

**9.2. AT&T Cell Tower Lease Renewal:** Mr. Bankos expressed his disapproval of the lease offer.

**MOTION:** Upon motion by Mr. McComb, seconded by Mr. Lichtenstein, the Board voted 3-1 to authorize the execution of the First Amendment to License Agreement with AT&T with a 15% term renewal escalator and starting monthly rent amount of \$3,844.96 effective Nov. 1, 2026. Mr. Bankos was opposed.

**9.3. T-Mobile Cell Tower Lease Renewal:**

**MOTION:** Upon motion by Mr. Given, seconded by Mr. McComb, the Board voted 3-1 to authorize the execution of the First Amendment to License Agreement with T-Mobile with a 15% term renewal escalator and starting monthly rent amount of \$3,844.96 effective Nov. 1, 2026. Mr. Bankos was opposed.

**9.4. PVFC Request for Assistance with Legal Fees Associated with USDA Loan:**

**AMENDMENT:** Upon motion by Mr. Given, seconded by Mr. Lichtenstein, the Board voted 3-1 to reject the amendment to the motion to change the limit from \$5,000 to \$7,500. Mr. Bankos, Mr. McComb, and Mr. Lichtenstein were opposed.

**MOTION:** Upon motion by Mr. Lichtenstein, seconded by Mr. McComb, the Board unanimously authorized reimbursement to the Plumsteadville Volunteer Fire Company for legal fees

associated with their USDA loan needed for the RACP project, not to exceed \$5,000.

## 10. New Business:

### 10.1. Consideration of Committee Appointments:

- A. Lurleen Worthington to the EAC
- B. Deb Noone to the EAC
- C. Jay Burgman to the Police Pension Committee
- D. Tom Alvare to LPEAC

Ms. Benner explained that the openings for the Police Pension Committee and the LPEAC were not advertised to the public as of this time.

**MOTION:** Upon motion by Mr. McComb, seconded by Mr. Bankos, the Board unanimously appointed Lurleen Worthington & Deb Noone to the EAC, but will defer the appointment of the Police Pension Committee and LPEAC until such time as they are advertised.

### 10.2. Resolution #2024-08: Establishing Rules & Regulations for Public Meetings:

**MOTION:** Upon motion by Mr. McComb, seconded by Mr. Bankos, the Board unanimously approved Resolution #2024-08 establishing rules & regulations for public meetings.

### 10.3. Resolution #2024-09: Inclusion of Moment of Silence & Pledge of Allegiance at Public Meetings:

**MOTION:** Upon motion by Mr. McComb, seconded by Mr. Bankos, the Board unanimously approved Resolution #2024-09 requiring that a Moment of Silence and the Pledge of Allegiance be required at all Township public meetings.

**10.4. Warehouse Proposal in Buckingham Township:** Ms. Benner gave a brief description to the Board of the comments and conditions that were discussed by the Buckingham Planning Commission at their meeting on May 1, 2024.

Prior to allowing the public to comment, Mr. McComb reiterated the rules and regulations for public meetings, as approved by Resolution #2024-08.

Marie Progin of 4507 Landisville Road expressed her concern about how the proposed Land Development project will affect stormwater runoff, specifically relating to the wells on properties, as well as the added traffic on the roads.

Rhonda Tettermer of 4157 Landisville Road expressed her concern over stormwater management and the impact this project would have on the roads.

Robert Tettermer of 4157 Landisville Road expressed his concern over the stormwater runoff and the flooding of roads.

Holly Sanders of 4181 Landisville Road stated that she shared the same concerns as her neighbors regarding stormwater and roads.

Larry Woodson of 3949 Landisville Road expressed his concern over the traffic and road safety, stating that the roads were not designed for truck traffic.

Mr. Fulmer gave a brief explanation about the stormwater management regulations in Pennsylvania.

**CONSENSUS:** Upon General Consensus, the Board authorized the Township Solicitor to draft a letter to send to Buckingham Township's Board of Supervisors outlining the concerns of Plumstead Township residents regarding road improvements, water quality, stormwater management, road safety, including Plumstead Township on reviews and providing clarification about the proposed traffic pattern.

**11. Consent Agenda**

- 11.1. Bills List Dated May 1, 2024, in the amount of \$492,893.97, subject to Audit.**
- 11.2. Minutes of Meeting of April 23, 2024.**
- 11.3. Service Award for Bob Lawn's 25 years of service and Wes Denato's 10 years of service.**
- 11.4. Authorization to Execute Land Development Documents and Record Plan for the Approved Benner Minor Subdivision.**

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

**11. Public Comment:** Holly Sanders of 4181 Landisville Road inquired about regulating truck traffic and the enforcement of those regulations.

Larry Woodson of 3949 Landisville Road expressed concern about the traffic signage on roads surrounding the proposed Buckingham Warehouse project.

**12. Board of Supervisors Comments:** Mr. Lichtenstein reminded everyone that BCATO will be holding an emergency services event on June 8<sup>th</sup> at the Northampton Fire Department.

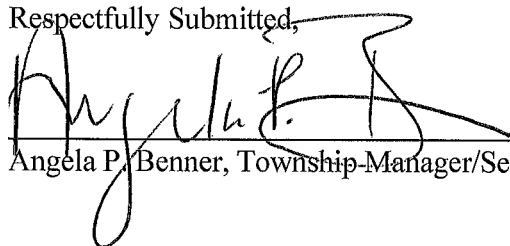
Mr. Given stated that he attended the PVFC Banquet and thanked Chief Longo for inviting him and his wife.

Mr. McComb stated that all five Supervisors attended the dedication ceremony of Station 20, hosted by the PVFC. Mr. McComb also announced that the Memorial Day celebration would be held on May 25<sup>th</sup>, at 9:00am, at Veterans Park and that there will be a bridge dedication ceremony in honor of a veteran on June 15<sup>th</sup>, at 10:00am, at the bridge by the Water Wheel Tavern.

**13. Adjournment:** Upon General Consensus, the meeting was adjourned at 8:34 p.m.

Date Approved: 6/12/24

Respectfully Submitted,

  
Angela P. Benner, Township-Manager/Secretary

