

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

1. Call to Order: The October 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 7:02 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 announced that several Township employees have been verbally confronted by people in opposition of the Bright Feed Land Development project while they are out of the office living their normal lives, and he stated that those confrontations are unacceptable.

Mr. Oetinger stated that he has advised the Board not to comment on Bright Feed at these meetings until the application is before the Board. Mr. Oetinger stated that it is in the best interest of the Township and the Board to not take a position without the applicant present.

Mr. McComb announced that the Board met in Executive Session on October 8, 2025, on litigation issues.

4. Public Comment:

Mr. McComb went over the rules for the Public Comment portion of public meetings.

Bob Mergner of 4940 Applebutter Rd.; Gene McColligan of 4983 E. Rolling Glen Dr.; Rob Bradley of 5927 Anne Dr.; Dan Miller of 5452 Geddes Way; Steve Thiers of 6116 Schlentz Hill Rd.; Mick McDonald of 5451 Geddes Way; Jeanne Northrop of 5638 Township Line Rd.; Kim Tillotson of 5201 Geddes Way; Jim Gillick of 4805 Cheshire Rd.; Sue McDonald of 5451 Geddes Way; Tom Hunter of 5987 Potters Ln.; Elaine Eib of 7416 Ferry Rd.; Dave Halter of 5867 Belmont Manor Dr.; Hector Morisi of 5736 Township Line Rd.; Terry Guld of 5748 Stump Rd.; Donna Dougherty of 6106 Autumn Ct.; Andrew Marcum of 5758 Township Line Rd.; Viktoriya Morisi of 5736 Township Line Rd.; Chuck Schaeffer of 5234 Geddes Way; Kate Mergner of 4940 Applebutter

Rd.; Melanie Bliss of 5749 Belmont Manor Dr.; Holly Madison of 7326 Shad Ln.; Loyd Bush Jr. of 5227 Stump Rd.; and Kelly McGowan of 5163 Stump Rd. all spoke in opposition of the Bright Feed project at 6124 Potters Lane. The residents' concerns were regarding the potential environmental impacts of this project, the need for environmental impact studies, air quality, and the zoning of the property.

Don George of 3971 Captain Molly Circle expressed his concerns over the water quality being provided by the Doylestown Township Water Authority to the Patriot's Ridge development. Mr. George stated that the developments being served by the North Wales Water Authority have better quality drinking water.

5. Old Business:

5.1. Noise Ordinance Review & Authorization to Advertise:

Mr. McComb gave a brief re-introduction to the proposed noise ordinance and explained that he listened to the comments from the previous draft and created a revised version. Mr. Oetinger went through all the changes that were made from the previous draft, explaining that the list of exemptions had been revised to include a sunrise to sunset provision for lawncare.

Mr. Bankos stated that while the revised draft is much better than the previous version, there is still room for improvement by cleaning up the wording, specifically for Exemption 2. Mr. Bankos also stated that he felt there should be some clarification on how this can be used to protect the residents against commercial noise.

Mr. Lichtenstein stated his concern over the wording in the violation section which stated that a violation can result in jail time. Mr. Oetinger explained that the Board wanted this ordinance as a summary offense, not a zoning issue, and summary offenses have a maximum penalty of jail time. Mr. Hilferty agreed that it should be a summary offense but stated his concerns over how this will impact trash service in the Township. Mr. Given agreed that the revised version is better but believed it still needs another revision. Mr. Given expressed concerns over this ordinance being used in neighbor vs. neighbor issues. Additionally, Mr. Given would like to see an ordinance using DB meters. Mr. McComb stated that DB meters are only truly effective indoors.

Shaelyn Tangney of 5600 Wismer Rd. stated her concerns about parties and wedding being exempt during the daytime hours.

Mick McDonald of 5451 Geddes Way stated his desire to have an ordinance prevent trash service before 6am.

Allison Kingsley of 4936 Curly Hill Rd. stated that she agreed with Mr. Given that this ordinance can be used to escalate neighbor feuds.

Loyd Bush Jr. of 5227 Stump Rd. stated that the fine isn't sufficient for large companies like Airgas. Mr. Oetinger explained that residential and nonresidential properties will be held to the same standards.

MOTION: Upon motion by Mr. McComb, seconded by Mr. Hilferty, the Board unanimously authorized the advertisement for adoption of the noise ordinance.

6. New Business:

6.1. 4970 Ryan Rd. Easement Inquiry: In attendance was property owner Kenny Bauer.

Mr. Bauer explained that his electric utilities go across Township Open Space land on utility poles. Mr. Bauer stated that he is requesting that a formal easement agreement be drafted to allow him or any future owner of the property to have work done to the utility poles, when needed, without trespassing on Township property. Mr. Fulmer stated that the width of the easement needed would need to be measured, and then an easement document

would need to be drafted.

Don George of 3971 Capt. Molly Cir. suggested that the easement document not be limited to electric utilities.

MOTION: Upon motion by Mr. Bankos, seconded by Mr. Lichtenstein, the Board unanimously authorized the Township Solicitor to draft an easement agreement, allowing a 20ft. wide access lane for the maintenance of the utility poles.

6.2. Resolution 2025-16 - Landisville Rd. Maintenance & Enforcement Intergovernmental Cooperation Agreement with Buckingham Township:

Ms. Mulholland gave a brief explanation stating that Plumstead funds the maintenance 50/50, but Buckingham does 2/3 of the work on the road. This agreement makes maintenance and enforcement 50/50 between the two municipalities.

MOTION: Upon motion by Mr. Given, seconded by Mr. Bankos, the Board unanimously authorized the execution of the Intergovernmental Cooperation Agreement with Buckingham Township for the maintenance and enforcement of Landisville Rd. & Ridgeview Dr.

6.3. Zoning Hearing Board Application – 5462 Windtree Dr.:

Mr. McComb explained that the applicant is seeking a variance for 35% impervious surface on a property where zoning only allows 25% and the Board must decide whether to stay neutral or oppose the application.

Mr. Given stated his desire to stay neutral and let the Zoning Hearing Board make the decision.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. McComb, the Board voted 3-2 to send the Township Solicitor to oppose the application. Mr. Lichtenstein and Mr. Given were opposed.

6.4. Plumstead Materials – PA DEP NPDES Permit Renewal:

MOTION: Upon motion by Mr. McComb, seconded by Mr. Lichtenstein, the Board unanimously authorized the Township officials to review the permit renewal including contacting the quarry.

6.5. Hankin Lot Line Adjustment: In attendance was property owner, Maureen Lynn Klein.

Mr. Fulmer gave a brief introduction to the plans and then went over his comments in the Wynn Associates review letter. Mr. Fulmer stated that the applicant is seeking a waiver of the required street improvements. Mr. Fulmer stated that the Planning Commission recommended approval of both the plan and the waiver.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Given, the Board unanimously approved the Lot Line Adjustment plan and requested waiver, subject to the conditions outlined in the Wynn Associates Review Letter dated August 29, 2025.

6.6. Annual Bucks County Consortium Road Salt Bid:

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Given, the Board unanimously accepted the Morton Salt, Inc. bid at \$61.86/ton delivered, and \$61.00/ton undelivered.

6.7. Resolution 2025-17 – Central Bucks School District Teacher, Karen Smith:

Mr. McComb explained that Karen Smith is a math teacher but also hosts an extracurricular club called Operation

Eternal Gratitude. They send care packages and take part in veterans' ceremonies. As a thank-you from the Township, Mr. McComb would like to pass the resolution to thank her for her continued efforts supporting veterans.

Mr. Lichtenstein stated that this was a great idea to recognize Ms. Smith.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. McComb, the Board unanimously adopted Resolution 2025-17 recognizing CBSD teacher, Karen Smith, for supporting Plumstead Township Veterans.

6.8. Resolution 2025-18 – Veterans Appreciation Day:

Mr. McComb read the resolution recognizing November 8, 2025, as Veterans Appreciation Day.

Mr. Lichtenstein stated his support for this and said it was a great idea.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Bankos, the Board unanimously adopted Resolution 2025-18 recognizing November 8, 2025, as Veterans Appreciation Day.

7. Consent Agenda:

7.1. Minutes of September 10, 2025:

7.2. Bills list dated October 8, 2025, in the amount of \$341,525.94.

7.3. Fire Police Request – Upper Bucks Tech. School Career Expo:

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

9. Public Comment:

Shaelyn Tangey of 5600 Wismer Rd. stated her continued concerns over the Airbnb at Rocking Horse Acres. Ms. Tangey also stated her desire to know what the Board's stance is on Bright Feed prior to the election.

Don George of 3971 Capt. Molly Cir. reemphasized his concerns over the water quality being provided by Doylestown Township Water Authority. Mr. George also expressed concerns over the Township seal being used in campaign materials.

Kelly McGowan of 5163 Stump Rd. and Bob Mergner of 4940 Applebutter Rd. both spoke to reemphasize their opposition to Bright Feed, and that their group has not been confronting employees.

10. Board of Supervisors Comments:

Mr. McComb read a statement of admonishment regarding Mr. Lichtenstein's use of the two volunteer fire companies in his political campaign, stating that he is putting the 501C3 status of the fire companies at risk. Mr. McComb stated that all references to the fire companies must be taken down; then Mr. Lichtenstein should issue an apology statement; then Mr. Lichtenstein should issue a written letter to the Board stating that he and his campaign will not break the rules again. Mr. McComb then stated that he would like the Township Solicitor to issue a letter warning people about the risk of nonprofit 501C3 organizations being used in political ads.

CONSENSUS: Upon General Consent of Mr. McComb, Mr. Hilferty, and Mr. Bankos, the Board

agreed to have the Township Solicitor issue a letter of warning to the nonprofits in the Township. Mr. Given and Mr. Lichtenstein did not consent.

Mr. Lichtenstein stated that he and his campaign team consulted attorneys on their materials and emphasized that none of the fire companies were endorsing him as a candidate. Mr. Lichtenstein stated that he believed this was a politically motivated admonishment, and while he will investigate this matter with his team, he does not admit any wrongdoing.

Mr. Bankos stated that he would like to remind the Board members of the code of conduct for Board members regarding committees. Mr. Bankos then stated that Ms. Mulholland issued a letter informing the Board members to leave the nonprofits out of the campaigns, but that letter was ignored by Mr. Lichtenstein when Mr. Lichtenstein's team posted a video featuring the Plumsteadville Volunteer Fire Company's equipment and logo.

Mr. Given stated that he believed the admonishment is meant as a public ambush of one Board member. Mr. Given stated that an admonishment from a Board member who is also a campaign opponent of Mr. Lichtenstein is a conflict of interest.

Mr. Hilferty stated that any ad showing the fire company's logo or equipment is unacceptable and must be taken down as it puts the fire companies in danger of having their nonprofit status removed.

11. Adjournment: Upon motion by Mr. Lichtenstein, seconded by Mr. McComb, the meeting adjourned at 9:42p.m.

Respectfully Submitted,

Date Approved: 11/12/25



Steve Hicks, Asst. Township Manager