

**MINUTES OF PLUMSTEAD TOWNSHIP
BOARD OF SUPERVISORS
REGULAR SCHEDULED MEETING
AUGUST 9, 2023**

1. Call to Order: The August 9, 2023, 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	Assistant Secretary
Peter Busillo	Member
Gregory Bankos	Assistant Treasurer

APPOINTED OFFICIALS PRESENT:

Township Manager:	Angela P. Benner
Township Solicitor:	William D. Oetinger, 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 stated the BOS work session scheduled for Tuesday August 22nd and the Planning Commission work session scheduled for Thursday August 24th have been cancelled.

Mr. McComb stated that the Board met in executive session prior to the meeting to discuss litigation matters.

Ms. Benner requested the Board amend the agenda to add the authorization to file a civil complaint and request for injunction of Plumstead Acquisitions and Kingdom Provisions.

MOTION: Upon motion by Mr. Bankos, seconded by Mr. Lichtenstein, the Board unanimously amended the agenda to add the authorization to file a civil complaint and request for injunction of Plumstead Acquisitions and Kingdom Provisions to the agenda.

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

5. Recognition of Susan Suber: Mr. McComb stated that the Board would like to formally recognize Susan Suber for her achievements and community involvement as a member of the Young Marines.

6. File of Civic Complaint and Injunction of Plumstead Acquisitions and Kingdom Provisions:

MOTION: Upon motion by Mr. Bankos, seconded by Mr. Lichtenstein, the Board unanimously authorized the Township Solicitor to file a civil complaint and request for injunction of Plumstead Acquisitions and Kingdom Provisions.

7. Land Development:

7.1. 6256 Kellers Church Road (DiaVac) – Consideration of Revised Final Land Development: Ms. Benner stated the property is proposed to be developed for a Manufacturing, Research, and Warehousing facility consisting of 41,600 SF two story proposed building, existing 4,470 SF two story building, 94 space parking lot and driveway access along Kellers Church Road.

MOTION: Upon motion by Mr. Bankos, seconded by Mr. McComb, the Board unanimously granted waivers 2.A. – 2.E. as stated on the Wynn Associates review letter dated August 1, 2023.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. McComb, the Board unanimously granted the revised final land approval for 6256 Kellers Church Road subject to compliance with the Wynn Associates review letter dated August 1, 2023, Gilmore & Associates review letter dated June 15, 2023, and Spotts, Stevens, & McCoy review letter dated June 9, 2023.

7.2. Urich – Godin Tract Subdivision – Consideration of Preliminary Plan Approval: Ms. Benner stated this project proposes the subdivision of 19.41 acres that are located along the northeast side of Silo Hill Road into 16 single family detached dwelling lots.

In attendance was the John Rathfron, Vice President of Land Development for Metropolitan Companies and Karl Janetka from Van Cleef Engineering Associates.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Bankos, the Board unanimously approved waivers A-J and L shown on the Wynn Associates review letter under #5 be approved subject to: Waiver A is conditioned upon showing selected existing features at the request of the Township and that Waiver J be conditioned upon the information being disclosed to potential lot owners prior to execution of an agreement of sale and the builder including tabulations of available/future impervious surface coverage for each lot on all plot plans and as-built plans for confirmation by the Township.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously granted preliminary approval the Urich Godin Tract subdivision subject to compliance with the Wynn Associates review letter dated July 13, 2023, and the Gilmore & Associates Water Resource Impact Review dated June 22, 2023.

7.3. Plumstead Shopping Center Phase 1 Development – Consideration of Acceptance of Completion of 18-Month Maintenance Period and Release of Financial Security:

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Bankos, the Board unanimously accepted completion of the Plumstead Shopping Center Phase 1 Land Development 18-month maintenance period and release of financial security conditioned upon payment of all Township consultant and administrative costs associated with this project, prior to return of escrow funds to the developer.

8. New Business

8.1. Plumstead Volunteer Fire Company – Request for Electronic Billboard: Mr. Benner stated that the Plumsteadville Volunteer Fire Company would like to move forward and have a billboard sign installed at their substation. Mr. Lichtenstein recused himself from the discussion.

In attendance was Mark Banas, president of the Plumsteadville Volunteer Fire Company. Mr. Banas summarized the fire companies' recent expenditures including the purchase of new trucks, radios and equipment needed for operation and stated he would like to provide a copy of the 2023 Annual Operating Budget with the

Board. Mr. Banas gave a short presentation from Interstate, the company proposing the assistance and funding of an on-premises digital sign. Mr. Banas added that Interstate would fund signage at the fire station at no cost as well as maintain the land around the sign.

Mr. Hilferty stated that the zoning ordinance was recently amended prohibiting electronic signs in the Township and stated he would be in favor of sending the Township solicitor in opposition of the request to the zoning hearing board.

The Board reached a consensus that they would be opposed to an electronic billboard. The Board acknowledged the fire companies need of financial support.

8.2. Resolution #2023-21: Day of Honor for Frank Hilde: Mr. McComb stated that the bridge dedication ceremony will take place on September 9, 2023, for Frank Elton Hilde and is requesting the Board adopt a resolution establishing that day as a day of honor for Frank Elton Hilde.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Bankos, the Board unanimously approved Resolution #2023-21 establishing September 9, 2023, as a day of honor for Frank Elton Hilde.

8.3. Plumstead Historical Society – Sign Request: Ms. Benner stated that the Plumstead Historical Society is looking to have a sign installed at their newly acquired building and is asking the Board to provide a one-time donation in the amount of \$1,000 to cover the cost of the sign and to waive permit fees associated with the sign installation, as Ms. Benner would be handling the permit for them.

MOTION: Upon motion by Mr. Bankos, seconded by Mr. Lichtenstein, the Board unanimously authorized a one-time donation to the Plumstead Historical Society in the amount of \$1,000 to be used for their sign and waiver of fees associated with the sign permit.

8.4. Township 300th Anniversary: Ms. Benner stated that the Township previously discussed celebrating the Township's birthday and suggested the Plumstead Historical Society take the lead as they have a lot of knowledge about the history of the Township and would be a great source to educate the community in celebration.

Mr. Bankos stated that he would like to see the Park and Recreation committee involved in incorporating educational and celebratory representation at summer events.

There was a consensus among the Board to have the Historical Society gather ideas and costs to present to the Board.

8.5. Board Liaisons to Township Committees: Mr. McComb stated that he doesn't think there is a need for board liaisons and stated that the committee chairs and secretaries should report to the Board of Supervisors. Mr. McComb added that any Board member or resident, can attend meetings.

Mr. Lichtenstein stated that having a liaison helps keep the committees on track.

The Board came to a consensus that liaisons are not necessary. Ms. Benner stated that she has invited the committees to attend the October work session to talk about what has been accomplished during the year and what they would like to work on in 2024.

8.6. Non-Uniform Vacation Policy: Ms. Benner stated that non-Uniform employees do not get any vacation days when they start and suggested that new employees receive 1 week of vacation their first year.

MOTION: Upon motion by Mr. Bankos, seconded by Mr. McComb, the Board unanimously amended the Non-Uniform Vacation Policy to allow new employees to start with 5 weekdays of vacation and to receive 10 weekdays of vacation beginning the 2nd year of employment.

9. Consent Agenda

9.1. Bills List Dated July 25, 2023 in the amount of \$299,940.69, subject to Audit

9.2. Bills List Dated August 9, 2023 in the amount of \$418,887.74, subject to Audit

9.3. Minutes of Meeting of July 12, 2023

9.4. Sellersville Borough Request for Fire Police for Sellersville Gallery of the Arts Sept. 17th

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

10. Board of Supervisors Comments:

Mr. Hilferty commented on the road work that has been completed throughout the Township and stated that PECO has completed the upgrade to their electrical systems on Route 413.

Mr. McComb stated that the Bridge dedication for Private Edward Berger Keller that took place on July 15 was well attended and asked for the Board and residents to come out for the upcoming dedication for Frank Elton Hilde at the bridge on Old Easton Road, near Penn Engineering, on September 9 as extended family will be attending.

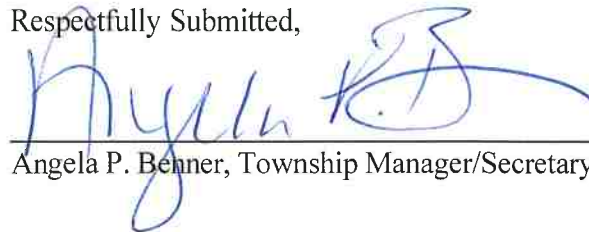
11. Public Comment: There was no public comment at this time.

12. Adjournment: Upon motion by Mr. Lichtenstein, seconded by Mr. Hilferty, the meeting was adjourned at 8:30 p.m.

Date Approved: _____

9/13/23

Respectfully Submitted,



Angela P. Benner, Township Manager/Secretary