

**MINUTES OF PLUMSTEAD TOWNSHIP
BOARD OF SUPERVISORS
REGULAR SCHEDULED MEETING
OCTOBER 9, 2024**

1. Call to Order: The October 9, 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 7:02 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:	Stacey Mulholland
Township Solicitor:	William 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 announced that the Board met in executive session on October 9, 2024, to discuss a litigation matter. Mr. McComb also announced that there will be a bridge dedication on Saturday October 12 at Tollgate Road for David Wayne Comber.

Pennsylvania Rep. Shelby Labs was in attendance and gifted the Board of Supervisors with a framed copy of House Bill 887, which allows municipalities to take control of cemeteries that have been abandoned by closed churches. Ms. Mulholland explained that this has been something that Plumstead has fought to get this bill passed for about 15 years.

Rep. Labs also informed the Board that two bills the house has been working on involve Food Processing Residuals and the hauling of those FPRs. The bills will be back up for consideration in Harrisburg in two weeks.

3.1. Swearing-in of Officer Junior Rivas-Breton:

Chief Mettin made a presentation in which he introduced incoming Officer Junior Rivas-Breton and read a brief biography explaining his background and skills that are being brought to the Plumstead Township Police Department. Chief Mettin stated that this will be the first time since 2013 that Plumstead Police Department will have 17 members. Chief Mettin thanked the Board for allowing him to hire more officers to better serve the community.

Judge Gary Gambardella performed the swearing-in of Officer Junior Rivas-Breton with Officer Rivas-Breton's wife and daughter holding the Bible.

4. Public Comment:

Louis Tenaglia of 5456 Old Easton Road expressed his concern with truck traffic and speeding on Old Easton Road.

Pamela Farrior of 5673 Wismer Road expressed her concerns with traffic in Plumstead Township. Ms. Farrior also stated her complaints regarding a short-term rental property on Wismer Road.

5. Public Hearings:

5.1 Codification Omnibus Amendment 2024-02:

Mr. McComb opened the Public Hearing at 7:31pm.

Mr. Oetinger gave a brief explanation of the changes in the ordinances.

Shaelyn Tangney of 5600 Wismer Rd. inquired about elimination of the event venue use.

Mr. McComb closed the Public Hearing at 7:36.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously approved Ordinance 2024-02 adopting the Codification Omnibus Amendment.

5.2. Limited Winery Use Zoning Ordinance Amendment 2024-03:

Mr. McComb opened the Public Hearing at 7:37pm.

Mr. Oetinger gave a brief description of the proposed limited winery use.

Ms. Farrior inquired about how the limited winery use affects the short-term rentals.

Mr. McComb closed the Public Hearing at 7:40pm.

MOTION: Upon motion by Mr. Given, seconded by Mr. Bankos, the Board unanimously approved Ordinance 2024-03 adopting the Limited Winery Use Zoning Ordinance.

6. Old Business: There was no Old Business.

7. New Business:

7.1. O&M Escrow Agreement Waiver Request 6115 Swamp Rd – York:

Ms. Mulholland explained that the Yorks are requesting relief from the \$2,500 fee that is required for alternate septic systems.

Betty York of 6115 Swamp explained the background of her septic installation that took place two years ago and stated that having to put up a \$2,500 escrow will create a financial hardship on her and her husband.

Mr. Given believes this is the Township's problem and he stated that the Township should relieve the Yorks, as well as every other property owner who has already paid the escrow.

Mr. Hilferty stated that we still need to hold the property owners responsible if the systems fail, and he questioned how that can be done without collecting an escrow.

Mr. Oetinger stated that a lien on the house could be a possibility. The agreements executed between the Township and property owners would need to be modified to reflect the lien option.

Mr. Fulmer stated that the issue is not with the systems while they are new, it is years from now when another owner buys the property and doesn't know that it needs to be maintained.

Mr. Lichtenstein suggested that a payment plan be set up.

Mr. McComb asked if the Yorks can afford a payment plan. Ms. York said they could.

MOTION: Upon motion by Mr. McComb, seconded by Mr. Lichtenstein, the Board voted 4-1 to offer a payment plan between the property owner and the Township Manager, and if any money is still owed when the property is put up for sale, the balance is due at the time of sale. Mr. Given was opposed.

7.2. Ordinance Amendment for Commercial Swimming Pools:

Ms. Farrior asked where the commercial pools will be located. The Board told Ms. Farrior that there are no commercial pools planned in the Township.

MOTION: Upon motion by Mr. Bankos, seconded by Mr. Lichtenstein, the Board unanimously authorized the Township Solicitor to send to Township and Bucks County Planning Commissions for review and comment.

7.3. 5452 Preston Way - Stipulation and Order - Tax Assessment Appeal:

Ms. Mulholland stated that this was just an FYI for the Board.

7.4. Zoning Violation 4795 Old Easton Rd.:

MOTION: Upon motion by Mr. McComb, seconded by Mr. Hilferty, the Board unanimously authorized the Township Solicitor to file a citation against the property owner for not registering a tenant.

7.5. Public Sewer EDU Allocation Request - 4233 Stump Road:

Mr. Fulmer explained that the property owner wants to build an accessory dwelling on their property, which is permitted by right, but the BCHD has stated that an EDU allocation is required for this project.

MOTION: Upon motion by Mr. Bankos, seconded by Mr. McComb, the Board unanimously approved the allocation of 1 EDU for the Accessory Dwelling at 4233 Stump Road.

7.6. Public Sewer EDU Allocation Request - 3966 Sawmill Road:

MOTION: Upon motion by Mr. McComb, seconded by Mr. Given, the Board unanimously approved the allocation of 1 EDU for 3966 Sawmill Road.

7.7. Lantern Ridge Escrow Release Request:

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Bankos, the Board unanimously approved the release of the Lantern Ridge escrow funds in the amount of \$257,836.27.

7.8. 5280 Old Easton Rd Completion Status:

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Bankos, the Board unanimously approved the completion of the Land Development project at 5280 Old Easton Rd. and authorized the commencement of the 18-month maintenance period, subject to the conditions outlined in the Wynn Associates letter dated September 30, 2024.

7.9. Salt Bid Winter 2024- 2025:

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously authorized the Township Manager to accept the Consortium's Morton Salt Bid at \$60.95 per ton delivered and \$60.00 per ton undelivered.

7.10. Payroll Service Quote:

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Given, the Board unanimously authorized the Township Manager to execute a contract with Prime Point for payroll services.

7.11. Resolution 2024-23 - Recognizing Solicitor Jonathan Reiss for his service to Plumstead Township:

Mr. McComb recognized Mr. Reiss for his service to Plumstead Township.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously approved Resolution 2024-23, recognizing Jonathan Reiss for his service as the Plumstead Township Solicitor.

7.12. Resolution 2024-24 - Veterans Appreciation Day:

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Bankos, the Board unanimously approved Resolution 2024-24, establishing November 9, 2024, as Veterans Appreciation Day.

7.13. American Legion Resolution:

Mr. McComb stated that he has nominated Sgt. Thomas Rutecki for the American Legion Law Enforcement Officer of the Year.

MOTION: Upon motion by Mr. Given, seconded by Mr. Lichtenstein, the Board unanimously endorsed the nomination of Sgt. Thomas Rutecki for the American Legion Law Enforcement Officer of the Year Award.

7.14. VFW Resolution:

Mr. McComb stated that he has nominated Sgt. Thomas Rutecki for the VFW Law Enforcement Officer of the Year.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Bankos, the Board unanimously endorsed the nomination of Sgt. Thomas Rutecki for the VFW Law Enforcement Officer of the Year Award.

7.15. EAC Appointments:

MOTION: Upon motion by Mr. Bankos, seconded by Mr. Hilferty, the Board unanimously voted to appoint Alison Kingsley and Robert Kopf to the EAC.

7.16. Applebutter Road Cooperative Police Enforcement:

Mr. Oetinger explained that this would give joint jurisdiction to both Plumstead and Bedminster Police Departments on any section of Applebutter Road to perform traffic stops.

The Board suggested that the agreement should not just be for Applebutter but should be for all Township boundary roads.

CONSENSUS: Upon General Consensus, the Board unanimously authorized the Township Solicitor draft an agreement with surrounding municipalities for all Township boundary roads.

7.17. Leaf Blower Regulations:

Mr. Bankos stated that he would like an ordinance to only allow gasoline powered leaf blowers to be operated from 8am-6pm daily and punishable with a \$50 fine.

Mr. Oetinger explained the potential enforcement issues with this type of regulation.

Ms. Farior inquired about how this affects the sound ordinance for the short-term rental that she mentioned earlier. The Board stated that this had nothing to do with that matter.

Ms. Tangney stated her objections to the proposed regulations because people get home from work in the summer and there is still about 3 hours of daylight to do lawn work.

MOTION: Upon motion by Mr. Bankos, seconded by Mr. McComb, the Board unanimously authorized the Township Solicitor to look into similar ordinances in other municipalities and report back to the Board.

7.18. Airgas 18-Month Completion Period Update:

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. McComb, the Board unanimously extended the 18-month completion period to the December 11, 2024, Board meeting.

8. Consent Agenda:

8.1. Bills List Dated October 9, 2024, in the amount of \$566,056.86, subject to Audit:

8.2. Volunteer Fire Relief Association's \$137,086.95 payment:

Ms. Mulholland explained that this was included in the October 9, 2024, bills list.

8.3. Minutes of Meeting of September 24, 2024:

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

9. Public Comment:

Ms. Tangney voiced her concerns regarding the short-term rental on Wismer Road.

Ms. Farris expressed her concerns over farm animals/livestock getting loose from the farms in the Township.

10. Board of Supervisors Comments:

Mr. Bankos stated that he would like the Board to discuss installing speed bumps on Township roads.

Mr. Lichtenstein gave each Board member a reusable bag that the EAC had made to distribute at Township events. Mr. Lichtenstein explained that he got a tour of the 911 center in Ivyland with BCATO; he explained that BCATO offers an internship program; PSATS is conducting a tabletop exercise on October 10, 2024; and he thanked Chief Mettin for his effort in handling with the vandalism of political signs.

Mr. Hilferty stated that Curly Hill Rd. is being paved, and all the recent repaving jobs have turned out very well.

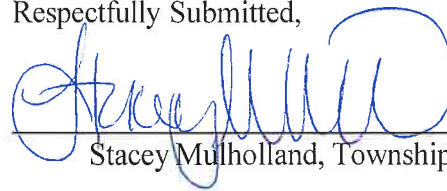
Mr. McComb asked Ms. Mulholland to provide an update regarding the resident who spoke at the September meeting who wanted his water bill lowered, and the Tinicum supervisor letter about River Road. Ms. Mulholland stated that she would provide an update in the coming days. Mr. McComb also verified that the fire/ems capital fund will be discussed at the work session meeting on October 30, 2024.

13. Adjournment: Upon General Consensus, the meeting was unanimously adjourned at 8:42p.m.

Date Approved:

 10/30/2024

Respectfully Submitted,



Stacey Mulholland, Township Manager