

**MINUTES OF PLUMSTEAD TOWNSHIP
BOARD OF SUPERVISORS
REGULAR SCHEDULED MEETING
SEPTEMBER 9, 2026**

Call to Order: The September 9, 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 announced that the Board met in executive session on August 26, 2026, following the Work Session meeting that evening.

1. Presentations:

a. Recognition of Plumstead Township Career Fire & Rescue Department:

Mr. Given introduced a representative from Congressman Brian Fitzpatrick's office who presented the Chief Wiegman and the Township with a congressional record that was read on the floor of the US Congress recognizing the formation of the Plumstead Township Career Fire & Rescue Department.

Mr. Given presented Chief Wiegman with a recognition citation from the Bucks County Commissioners, as well as a citation from Representative Shelby Labs, and a State flag that was flown over the PA Capitol Building in Harrisburg from Senator Steve Santarsiero. Mr. Given thanked Chief Wiegman for all his work.

b. Resolution 2026-14 - Recognition of Bishop Family Farm as the BCCD's Fred Groshens BC Farmer of the Year Award Winner:

Mr. Given stated that this agenda item was postponed due to the farmer being unable to attend.

c. Employee Service Award – Duane Freed – 25 Years of Service:

Mr. Given read a statement recognizing and thanking Mr. Freed for all his years of service to Plumstead Township.

Public Comment:

Mr. Given reviewed the rules for public comment.

Resident Kelly McGowan stated that she is streaming the meeting.

Resident Art Shull Jr. went over the history of their compost operation on his family's farm and their intent to be good neighbors.

Resident Judith Kuhn expressed her concerns over possible well contamination as a result of the proximity of the well on her property in relation to the Shull farm. Ms. Kuhn requested that the Township send the PADEP a letter regarding the Shull farm.

Resident Kathy Finnigan stated her concerns over the odors from the Shull farm.

Resident Deb Noone recognized and thanked Duane Freed for his years of service to the Township, including assisting the EAC when needed.

2. Department & Advisory Board Reports:

a. Public Safety:

Chief Mettin reviewed the emergency call logs, fire inspections, training sessions, police incident responses, citations issued and arrests made over the last month.

3. Hearings:

4. Engineer's Report:

a. Willard Minor Subdivision – 4573 Curly Hill Rd. – Preliminary/Final Plan: In attendance for the applicant was engineer, Ben Barland, and attorney, Ed Murphy.

Mr. Murphy explained that his client is seeking to create a second lot in addition to the existing home and accessory structures. Mr. Murphy stated that his client did not have any plans to construct any improvements on Lot 2 at the current time and the existing structures would stay as-is on Lot 1. Mr. Murphy stated that everything in the Wynn Associates letter can be considered Will Comply, however, he requested to have the Stormwater requirements, along with any required improvements, deferred until building permits for Lot 2 are submitted.

Mr. Fulmer gave a brief overview of the requested waivers, stating that he did not have any objection to the waiver requests.

Mr. Hilferty inquired about the possible driveway location in relation to the sightline of the intersection. Mr. Fulmer stated that one of his recommendations would be to have PennDOT issue a review letter of the driveway prior to plan recordation.

Ms. Moroney asked about the possible traffic circle at the 611/Curly Hill intersection interfering with this proposed subdivision. Mr. Fulmer stated that the applicant's property does not encroach into the possible location of the proposed traffic circle.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously granted the requested waivers outlined as 2A-2D in the Wynn Associates review letter dated August 12, 2026, subject to, a valid Highway Occupancy Permit issued by PennDOT for the proposed driveway access along Curly Hill Road being submitted to the Township; a capital contribution in lieu of required street improvements within the frontage of the being deposited by the applicant with the Township; the Stormwater requirements being met at the time of building permit applications being submitted; and a Declaration of Covenants, Conditions & Restrictions being executed by the applicant as prepared by the Township Solicitor.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Bankos, the Board unanimously granted Preliminary/Final approval of the Willard Minor Subdivision, subject to the conditions outlined in the Wynn Associates Review Letter dated 8/12/26.

b. Fred Beans Ford Pro Truck Shop – 857 Easton Rd. – Preliminary/Final Plan: In attendance for the applicant was attorney, Ed Wild, property owner, Fred Beans, and engineer, Anand Bhatt.

Mr. Fulmer introduced the application, reminding the Board that this was before them as a Sketch Plan.

Mr. Wild explained that the proposed plan will include demolishing the existing building and adding a new shop. Mr. Wild explained that they relocated the proposed driveway, moving it from the current location to the right side of the property to provide more space between the driveway and the bridge on Easton Road. Mr. Wild explained that the new building will lessen some of the existing nonconformities by absorbing the driveway portion of the old concrete plan property, which is also owned by the applicant. This would allow the new shop to be constructed in a location that results in less side yard setback encroachment. Mr. Wild then explained that the trucks that are on the property to be serviced would be parked on the upper parcel (former concrete plant) through an easement which will provide parking access in perpetuity. Lastly, Mr. Wild stated that the applicant is open to placing a restricted covenant on the "Mock" property just to the north, to ensure that the property will not be developed.

Mr. Fulmer gave a brief overview of the Wynn Associates review letter, including the requested waivers. Mr. Wild stated that the comments could be considered Will Comply. Mr. Hilferty stated that regarding waiver 4E, the SALDO should be amended to make the required caliper of trees be increased to 3in from 2.5in.

Mr. Bankos drew attention to the Lighting Consultant review letter, with Mr. Wild stating that all comments in the letter can be considered Will Comply. Mr. Bankos then inquired about the EAC's comments on a wetland study. Mr. Wild stated that a wetland study is only required if there are hydric soils, and the property does not have hydric soils.

Mr. Given drew attention to the Light Consultant's comments regarding night lighting. Mr. Fulmer stated that the requirement is only applicable for overnight lighting. Mr. Beans stated that the lights will be on a timer and will turn off between 9pm-10pm.

Resident/EAC Chair Deb Noone spoke to express her concern over not requiring a wetland study, and the vehicles that are currently parked on the driveway of the upper parcel. Mr. Fulmer reiterated that the wetland study would only be required if hydric soils were present. Mr. Anand stated that this project would remove the driveway for that parcel and would eliminate the vehicles currently parked there.

MOTION: Upon motion by Mr. Bankos, seconded by Mr. Lichtenstein, the Board unanimously approved the requested waivers as outlined as 4A-4I in the Wynn Associates review letter dated July 29, 2026, subject to a deed restriction being executed on the “Mock” property to be recorded at time of building permit.

MOTION: Upon motion by Mr. Bankos, seconded by Mr. Hilferty, the Board unanimously granted Preliminary/Final approval of the Fred Beans Ford Pro Truck Shop, subject to the conditions outlined in the Wynn Associates Review Letter dated July 29, 2026, as well as the conditions outlined in review letters by the Township’s professional consultants.

c. Public Sewer EDU Request – 5572 Potters Ln.:

Mr. Fulmer explained that the existing on-lot system is failing, and as a result, the owners are requesting the allocation of 1 EDU to connect to the public sewer system. Mr. Fulmer also explained that while the property is located in the service area, there is no sewer line in front of the property, so the property owner would need to figure out an easement to access the sewer line in one of the surrounding neighborhoods.

Mr. Hilferty inquired about a timeline to get the EDU back considering the leg work involved. Mr. Oetinger suggested a 3-year time limit, at which time the applicant could re-request the allocation.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Given, the Board unanimously authorized the allocation of 1 EDU to serve 5572 Potters Lane with a renewal mandate at 3-years.

5. Solicitor’s Report:

a. Food Processing Residual Ordinance:

Mr. Oetinger explained that when the discussion for an ordinance started, the Township had the ability to institute an ordinance. However, the State has passed new regulations which prohibits local municipalities from establishing a Food Processing Residual ordinance. Mr. Oetinger stated that his recommendation is to not adopt an ordinance as it would put the Township at real risk of action by the State.

Residents Hank Goldberg, Liz Patrick, Bob Kuhn, and Deb Noone all expressed their concern over the Shull farm using waste from Kingdom Provisions. Ms. Noone stated her desire for the EAC to do water testing. Art Shull Jr. stated that he would not oppose water testing.

The Board members were mostly encouraged at the idea of the EAC performing water testing, but Mr. Hilferty cautioned about the legality of a volunteer resident group testing the Township’s water. Mr. Oetinger stated that a Township staff member would need to be trained and certified to perform the testing for the results to be held up in court.

No Board action needed.

Mr. Oetinger requested to have agenda item 5D moved up ahead of agenda item 5B.

MOTION: Upon motion by Mr. Given, seconded by Mr. Hilferty, the Board unanimously amended the agenda to place agenda item 5D as the next item on the agenda ahead of 5B.

d. Ordinance Updates for Impervious Surface (Zoning) and Applicant Disclosures (SALDO):

Mr. Oetinger reminded the Board that they requested an amendment be drafted to revise the impervious surface regulations. Mr. Oetinger also stated that the amendment includes an applicant disclosure which is intended to

get specific information regarding the use of the property.

Resident Loyd Bush Jr. thanked the board for the disclosure amendment.

Mr. Given expressed concern that while the revision to the impervious surface requirements is meant to eliminate the steady stream of 5% variance requests, the ZHB will still grant 5% over the new limits. Mr. Oetinger stated that he had already spoken with the ZHB solicitor to let him know this is coming and that the expectation is to stop the 5% variance requests and approvals.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Bankos, the Board unanimously authorized the amendment to be sent to the Township and County Planning Commissions for review.

b. Authorization to Petition for Conservatorship – Blighted Property on Rebecca Fell Dr.:

Mr. Oetinger explained the Blighted Property Act and that it would allow the Township to take control of a property, cause the clean-up, and then sell the property if the debt from the clean-up can't be paid.

Mr. Given thanked Chief Mettin for utilizing the co-responder program.

MOTION: Upon motion by Mr. Hilferty, seconded by Ms. Moroney, the board unanimously authorized the Township Solicitor to petition for conservatorship under the Blighted Property Act for the property on Rebecca Fell Dr.

c. Resolution 2026-15 – Non-Disclosure Agreements:

Mr. Oetinger explained that this resolution would prohibit the Township from entering into non-disclosure agreements. Mr. Oetinger reminded the Board that this came from comments from the public and not from NDA requests being made.

Resident Kelly McGowan thanked the Board for the resolution.

Mr. Bankos explained the importance of prohibiting NDAs, and thanked Mr. Oetinger and Mr. Fulmer for their work with the Township.

MOTION: Upon motion by Mr. Given, seconded by Mr. Lichtenstein, the Board unanimously adopted Resolution 2026-15, prohibiting non-disclosure agreements in Township business.

6. Administrative Report:

a. Approval of the 2026 Non-Uniform Minimum Municipal Obligation (MMO):

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Given, the board unanimously approved the 2026 Non-Uniform Minimum Municipal Obligation in the amount of \$219,267.00.

b. Approval of the Uniform Minimum Municipal Obligation (MMO):

MOTION: Upon motion by Mr. Hilferty, seconded by Ms. Moroney, the board unanimously approved the 2026 Uniform Minimum Municipal Obligation in the amount of \$315,789.00.

c. Acceptance of the 2025 Annual Audited Financial Statement:

Mr. Bankos had Ms. Mulholland clarify some of the revenue and interest earning lines.

Mr. Given thanked Ms. Mulholland for her work.

MOTION: Upon motion by Ms. Moroney, seconded by Mr. Hilferty, the board unanimously accepted the 2025 Financial Statement as prepared by the Township's appointed auditor, Dunlap & Associates.

d. Resolution 2026-16 – Adoption of the Bucks County Hazard Mitigation Plan:

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Bankos, the board unanimously adopted Resolution 2026-16, adopting the Bucks County Hazard Mitigation Plan as the official plan for Plumstead Township.

e. Approval of the Bucks County Consortium Salt Bid:

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Hilferty, the Board unanimously approved the Bucks County Consortium Salt Bid fo

7. Consent Agenda:

a. Minutes: August 12, 2026:

b. Bills List: September 2, 2026, in the amount of \$242,625.88, subject to audit:

c. Fire Police Request – Quakertown, Nockamixon, Bedminster, and New Britain Community Events:

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

8. Other Business:

9. Public Comment:

Resident Pam Farrior inquired about the Wismer Rd. subdivision that was reviewed as a Sketch Plan in December 2025. Mr. Oetinger and Mr. Hicks stated that the applicant was still performing soil testing and has not submitted a Preliminary Plan yet.

10. Supervisors' Comments:

Mr. Lichtenstein thanked Ms. Mulholland and Chief Mettin for all their work in the Township. He also encouraged everyone to download the app. on their phones. Resident Bob Kuhn had a technical question about using the application. Mr. Given stated that he would assist Mr. Kuhn after the meeting.

Mr. Hilferty stated that his communication with the farmers was still ongoing, and the next meeting for the farmer group would take place on September 29th at 7pm at the Township Building. Ms. Mulholland stated that a new Agricultural page of the website has been started with a lot of educational information.

Ms. Moroney reminded everyone that Community Day is Saturday 9/12 at 3pm. Ms. Moroney encouraged the cooperation and communication between the residents and the Shull family.

Adjournment: Upon motion by Mr. Lichtenstein, seconded by Mr. Given, the meeting adjourned at 8:55p.m.

Respectfully Submitted,

Date Approved: 10/14/26

A handwritten signature in cursive script that reads "Steve Hicks". The signature is written in black ink and is positioned above a horizontal line.

Steve Hicks, Asst. Township Manager