

**MINUTES OF PLUMSTEAD TOWNSHIP  
PLANNING COMMISSION  
REGULAR SCHEDULED MEETING  
MAY 15, 2025**

**1. Call to Order:** The May 15, 2025, regular scheduled meeting of the Plumstead Township Planning Commission was held at Plumstead Township Municipal Building, 5186 Stump Road, Pipersville, PA. Chairman, Gary Talbot, called the meeting to order at 7:00 p.m.

**APPOINTED COMMISSIONERS:**

Gary Talbot	Chair
Chance Worthington	Vice Chair
Brendan Callahan	Secretary
Jerry Farra	Member
Jason Lang	Member

**APPOINTED OFFICIALS:**

Erik Allgood, Esq.	Township Solicitor
Timothy Fulmer, PE	Township Engineer
Steve Hicks	Asst. Township Manager / Zoning Officer

\* Not Present

**2. Pledge of Allegiance:** Mr. Talbot led the Commission and audience in a moment of silence and the Pledge of Allegiance.

**3. Land Development:**

**3.1. Adamek Winery Expansion Land Development – Preliminary Plan – 3612 Stump Rd.:** In attendance for Adamek were Heath Machamer of HNT, LLC Engineering and property owner Rich Adamek.

Mr. Machamer and the PC members discussed the Township Buffer Yard requirements and the ability to use existing vegetation to meet the buffer requirements. Regarding the size of the expansion, Mr. Machamer stated that the proposed building will be 4,000sqft., which exceeds the current zoning limit, but 1,000sqft. of that is for storage. Mr. Machamer inquired about the parking regulations for this property. Mr. Fulmer explained that they must comply with the parking regulations for both the winery and the residential uses, but reminded Mr. Machamer that not all of the parking needs to be constructed; some can be put into reserved parking. Mr. Talbot noted that there are some outstanding items from the Lighting Review that need to be addressed in the next plan revision.

**MOTION:** Upon motion by Mr. Farra, seconded by Mr. Worthington, the Planning Commission tabled this discussion to allow the applicant to make the necessary revisions subject to the Wynn Associates review letter, dated May 2, 2025.

**3.2. Macdonell-Trachtenberg – Lot Line Change – 4901 River Rd. & 4935 River Rd.:** In attendance were property owners Jeff Macdonell and Steven Trachtenberg.

Mr. Macdonell and Mr. Trachtenberg explained that the purpose of this lot line change would be to allow customers of Dharma Bums tavern to use the area as overflow parking, however, they plan to leave it as grass. Mr. Fulmer noted that the plans show an approximate location of the septic tank, but the plans need to be revised to show an exact location. Mr. Fulmer also noted that the area is located within a riparian buffer and cannot be built on without relief from the Zoning Hearing Board. Mr. Talbot and Mr. Fulmer inquired about what would happen if Mr. Macdonell's existing septic system failed, given the proposed reduction in property size. Mr. Macdonell stated that there is enough room for a sand mound, if needed. Mr. Talbot and Mr. Fulmer suggested that they consult the DEP and do a Perk Test to see if the location could work.

Thomas and Barbara Moyer of 4889 River Road were in attendance and stated that their only concern is regarding a future owner of the tavern if Mr. Trachtenberg ever sells. They stated that the current tavern and clientele are nice and respectful, but if the tavern is sold in the future and changes to a rowdier demographic, they would be concerned with having the parking area so close to their home.

**MOTION: Upon motion by Mr. Lang, seconded by Mr. Callahan, the Planning Commission tabled this discussion to allow the applicant to do more research and make the necessary revisions.**

**4. Comprehensive Plan Update – Presented by the Bucks County Planning Commission:** In attendance for the BCPC were Jerney Stoff and Bryn-Erin Kerr. In attendance from the Plumstead Township Board of Supervisors were Jim McComb, Ken Lichtenstein, Dan Hilferty, and Greg Bankos.

Mr. Stoff and Ms. Kerr distributed the copies of the Comprehensive Plan rough draft to the PC members and Board members. Mr. Stoff stated that this draft is not a finished document and will be revised as needed. Mr. Stoff then gave a brief presentation in which he outlined the chapters, topics, themes, and structure of the Comprehensive Plan.

Mr. Stoff stated that the BCPC will come back to a PC meeting in July to review the draft document after everyone has had a chance to read it and make notes.

**5. Approval of Minutes:**

**5.1. Meeting of December 19, 2024:**

**MOTION: Upon motion by Mr. Farra, seconded by Mr. Callahan, the Commission unanimously approved the Planning Commission minutes of the December 19, 2024, meeting. Mr. Lang abstained.**

**5.2. Meeting of January 23, 2025:**

**MOTION: Upon motion by Mr. Worthington, seconded by Mr. Farra, the Commission unanimously approved the Planning Commission minutes of the January 23, 2025, meeting. Mr. Callahan and Mr. Lang abstained.**

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

Mr. Farra announced that this meeting would be his last meeting as a Planning Commission member as he and his wife are retiring and moving to a different County. The PC members all congratulated Mr. Farra on his retirement and thanked him for his service to Plumstead Township.

**7. Adjournment:** Upon motion by Mr. Farra, seconded by Mr. Callahan, the meeting was adjourned at 8:27p.m.

Respectfully Submitted,

Date Approved: 07/17/25



Steve Hicks, Assistant Township Manager