

**MINUTES OF PLUMSTEAD TOWNSHIP
PLANNING COMMISSION
REGULAR SCHEDULED MEETING
APRIL 16, 2026**

1. Call to Order: The April 16, 2026, 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	Member
Chance Worthington	Member
Brendan Callahan	Member
Jason Lang	Member
Daniel Grabianowski	Member

APPOINTED OFFICIALS:

Erik Allgood, Esq.	Township Solicitor
Timothy Fulmer, PE	Township Engineer
Steve Hicks	Asst. Township Manager / Dir. of Planning & Zoning

* 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. Fred Beans Ford Truck Pro-Shop – 857 Easton Rd. – Sketch Plan: In attendance for the applicant were Engineer, Anand Bhatt, and attorney, Ed Wild, Esq.

Mr. Wild introduced Anand Bhatt and then introduced the Commission to the project. Mr. Wild explained that the project involves two parcels; the current Bergey Tire & Auto property, and the former quarry property that surrounds the Bergey property on two sides. Mr. Wild stated that the proposed plan involves a lot line change to take the existing driveway to the former quarry lot and combine that area with the existing Bergey property. Additionally, the existing auto shop would be demolished and replaced with a new building to be the home of a Ford Truck Pro-Shop. Mr. Wild explained that replacing the existing building would alleviate some of the existing setback nonconformities on the property. Mr. Wild further explained that to meet the parking requirements, an easement would be executed between the two parcels to allow the truck shop to access the former quarry lot and utilize a specified area of the property as truck parking for 48 trucks. Mr. Wild also stated that on April 15, 2026, the Zoning Hearing Board granted the necessary variances to allow the truck parking to take place on the former quarry lot, in addition to variances for impervious surface coverage, buffer yard, and handicapped parking requirements.

The Commission members expressed concern over the proposed easement between the two properties. Mr. Bhatt stated that the easement is needed for both functionality and legality to meet the requirements. Mr. Wild stated that the easement would be created to the satisfaction of the Township Solicitor, and serves as a way to ensure that no matter what happens to the former quarry lot in the future, the truck shop would always have the required parking spaces. Mr. Bhatt explained that the properties are split-zoned, so combining the lots would create further zoning hurdles. Mr. Wild answered the Commission's various questions regarding the operations of the proposed

shop, stating that the shop would be open during normal business hours Monday through Saturday; the trucks being serviced would be 20'-28' commercially used box trucks; and that unlike normal dealerships and service shops, there would not be any customer waiting area as the trucks would on the property for more than a day. Mr. Wild also stated that the former quarry lot would have access from Cross Keys Drive and would no longer have access to or from Rt. 611, except for the trucks at the pro-shop. Mr. Wild also stated that his client would be willing to preserve the next property over, known as the Mock Property, since it is primarily made up of wetlands and is not developable.

Resident Dave Farnoush questioned why the applicant chose Plumstead to build the pro-shop. Mr. Wild stated that the primary reasons were due to the close proximity to the Ford dealership, and because the property is already zoned as a G23 Automotive Service Center Use.

4. Approval of Minutes:

4.1. Meeting of March 19, 2026:

Mr. Talbot stated that the second sentence of the second paragraph of section 3.1 should be revised from "...the Township Fire Marshal would have oversight..." to say "...the Township Fire Marshal would have approval authority and oversight...". The Commission members agreed with the revision.

MOTION: Upon motion by Mr. Callahan, seconded by Mr. Grabianowski, the Commission unanimously approved the minutes of the March 19, 2026, meeting, subject to the revisions being made to section 3.1. Mr. Lang abstained.

4.2. Meeting of March 26, 2026:

MOTION: Upon motion by Mr. Worthington, seconded by Mr. Lang, the Commission unanimously approved the minutes of the March 26, 2026, meeting.

5. Public Comment:

6. Adjournment: Upon motion by Mr. Talbot, seconded by Mr. Callahan, the meeting was adjourned at 8:19p.m.

Respectfully Submitted,

Date Approved: 5/21/26



Steve Hicks, Assistant Township Manager