

**MINUTES OF PLUMSTEAD TOWNSHIP  
PLANNING COMMISSION  
WORK SESSION MEETING  
MARCH 26, 2026**

**1. Call to Order:** The March 26, 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. Comprehensive Plan Review – Bucks County Planning Commission:** In attendance from the BCPC were Jeremy Stoff. From the Board of Supervisors – Ken Lichtenstein

Mr. Stoff gave an overview presentation, explaining what a Comprehensive Plan is, and why it is important to have one. Mr. Stoff explained that while it is not a policy maker, it is a policy guide to make sure decisions are made consistently. Mr. Stoff explains that the Comp. Plan is not a capital budget, project list, or a regulatory document.

Mr. Stoff went over the overall planning process which began with data analysis starting in 2022. Mr. Stoff stated that for the most part, all the Board of Supervisor comments have been incorporated in the March 2026 revision.

Mr. Stoff went over the themes for the plan. Mr. Stoff stated that following this review, there will be comments from the surrounding municipalities and public during the 45-day window that we are in the middle of, and this will go up for adoption in May 2026.

Mr. Talbot pointed out some typos and spelling errors within the Comprehensive Plan. Mr. Talbot stated that on Page 57, the plan references the park in Point Pleasant, which the Township doesn't own; it is a County park. Mr. Stoff stated that they will reword that paragraph to state that the Township will advocate for improvements at the park to the County.

Mr. Talbot questioned the references in the plan to regional cooperation and what that means. Mr. Stoff explained that the cooperation would be for items like trails and watershed management, not for zoning or Land Development.

Mr. Worthington requested that a map of scenic roads be added to the map section of the Comprehensive Plan, possible within the Road & Transit Map. Mr. Talbot praised the format of the plan, stating that it was a big improvement over the previous Comprehensive Plan. Mr. Grabianowski inquired about the resident survey, with Mr. Stoff explaining the survey conducted by ETC and how the demographics were targeted. Mr. Callahan and Mr. Lang thanked the BCPC for their hard work.

Supervisor Ken Lichtenstein asked about how the public could make comments on the plan. Mr. Stoff stated that residents may contact the Township directly, or the Comprehensive Plan website has a link to submit comments.

**MOTION: Upon motion by Mr. Callahan, seconded by Mr. Worthington, the Commission unanimously recommended approval of the Comprehensive Plan, subject to the comments submitted during the 45-day review period.**

**4. Public Comment:**

There was no public comment at this time.

**5. Adjournment:** Upon motion by Mr. Worthington, seconded by Mr. Grabianowski, the meeting was adjourned at 7:26p.m.

Respectfully Submitted,

Date Approved: 4/16/26



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Steve Hicks, Assistant Township Manager