MINUTES OF PLUMSTEAD TOWNSHIP
BOARD OF SUPERVISORS
REGULAR SCHEDULED MEETING
SEPTEMBER 10, 2025

1. Call to Order: The September 10, 2025, 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 7:00 p.m.

ELECTED OFFICIALS PRESENT:

James McComb	Chair
Daniel Hilferty	Vice Chair
Kenneth Lichtenstein	Member
Gregory Bankos	Member
Matthew Given	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

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 August 13, 2025, after the Board meeting, and again on September 10, 2025, both times for personnel matters.

4. Public Comment:

Mr. McComb explained the rules for Public Comment to the audience.

Wendy Eaton of 6142 German Rd. spoke to express her concerns over excessive speeding and traffic issues on German Road. Ms. Mulholland stated that she will discuss this matter with the Chief of Police and the Director of Public Works. Mr. Given inquired about speed bumps, and Ms. Mulholland stated that speed bumps cause an issue for snow plowing.

Don George of 3971 Captain Molly Circle asked the Board various questions regarding the use of the Township seal for campaign purposes, and if the Board members are sworn to any oath. Mr. McComb stated that the Board members are sworn to an oath of conduct.

Shaelyn Tangney of 5600 Wismer Road asked for an update on the proposed noise ordinance. Mr. McComb stated that it will be on the October meeting agenda.

Mr. McComb and Mr. Oetinger gave an explanation to the audience regarding the Smart Feed Tech. Zoning Hearing Board application that was on the agenda; and explained that the Planning Commission meetings for the

Land Development portion of the project would be the appropriate forum to have their concerns addressed.

Rob Bradley of 5927 Anne Drive spoke to seek clarification on the rules of public comment. Mr. Oetinger stated again that the Planning Commission meetings and subsequent Board meetings involving the Land Development portion of the project would be the best place to have his questions answered.

5. Presentations:

5.1. Board of Supervisors Recognition of Bill Worthington – 35 Years of Service with Plumstead:

Mr. McComb read a brief statement recognizing Bill Worthington for 35 years of service with Plumstead Township. Alan Bleam, Director of Public Works, gave a brief speech about Mr. Worthington, praising his leadership and loyalty. Ms. Mulholland praised Mr. Worthington's humility.

5.2. Pennoni Engineering Traffic Study SR611 (Easton Rd.), Curly Hill Rd., and Haring Rd.: In attendance from Pennoni Engineering were Matt Johnston and Abhishek "AJ" Joshi.

Mr. Johnston introduced himself and Mr. Joshi to the Board and explained that Pennoni Engineering was hired to study the intersection of Curly Hill, Haring, and 611; and to come up with a solution to make the intersection safer. Mr. Johnston presented two potential solutions for the intersection. The first option involved the installation of traffic stop lights. The second option was to construct a traffic circle on RT. 611.

Mr. Joshi explained the methods used for data collection at the intersection and stated that 19,000 vehicles travel through the intersection on Easton Rd., at an average speed of 48mph. Mr. Joshi gave the Board a description of the crash analysis data, stating that the most common crashes are angle crashes, most commonly caused by drivers mistiming the gaps in traffic. Mr. Joshi explained that the Roundabout design will have a lower maintenance cost in the long term, naturally slows traffic, can easily handle a 5-point intersection, and can result in less delays during off-peak traffic hours. The downside of Roundabouts is the upfront costs, and the need for Right-Of-Way access from properties around the intersection. Mr. Joshi stated that a Roundabout would cost between five and six million dollars.

Mr. Joshi stated that the Traffic Signal option would use a smaller footprint, would utilize traffic arrows to do phased control of the traffic, and would be able to have a flexible schedule programmed into the system. The downside of traffic signals would be increased delays, increased maintenance costs, possible truck restrictions on Curly Hill Rd., and when crashes do occur at traffic signal intersections, they tend to be more severe. Additionally, Mr. Joshi stated that there would need to be 7 traffic lights, at a cost of about $500,000. Mr. Joshi also explained that the traffic signal design would eliminate the existing turning lane that allows vehicles to turn right from Curly Hill Rd. onto Rt. 611 Northbound, and as a result, there may need to be turning restrictions at the intersection.

Mr. Johnston explained that the next steps in the process are to enter discussions with PennDOT about the project due to Rt. 611 being a State road. There will also need to be conversations with the State politicians as well as the Bucks County Planning Commission to seek funding assistance with the project. Mr. Johnston, when asked by Mr. Given, stated that his recommendation is the Roundabout option due to it being the safer option, however, it depends on the funding available. Mr. Hilferty inquired about the timeline for each project. Mr. Johnston stated that a Roundabout would take about 9 years to complete, and the Traffic Signal option would take about 3 years to complete. Mr. Lichtenstein inquired about the possibility of financial assistance on this project. Mr. Johnston stated that the intersection is on the radar of PennDOT and the County, but he could not speak about the funding availability. Mr. Bankos and Mr. McComb expressed their concerns regarding the traffic flow at peak hours through a Roundabout.

Loyd Bush of 5227 Stump Rd. asked about the possibility of turning Haring Rd. into a one-way street. The Board pointed out that Haring is a heavily trafficked road and could not be converted for one-way use.

Mike Lapsley of 5484 Haring Rd. stated his opposition to any plan that takes land away from his property.

Jason Lapsley of 5484 Haring Rd. stated his opposition to any plan that takes land away from his property and inquired about the use of relays to control the flow of traffic.

Rob Bradley of 5927 Anne Dr. stated his opposition to a Roundabout design.

Tom Plummer of 4432 Curly Hill Rd. suggested that the speed on Rt. 611 be slowed to 35mph. Mr. Joshi stated that the speed isn't the danger as much as the angle of the turns.

Bruce Hellerick of 5500 Easton Rd. stated that Flemington, NJ and Montgomeryville, PA both have 5-point intersections, and those intersections should be studied.

6. Old Business:

6.1. Smart Feed Tech – 6124 Potters Ln. – Zoning Hearing Board Application: In attendance for Smart Feed Tech were John VanLuvanee (Eastburn and Gray) and Kristin Holmes (Holmes Cunningham Engineering)

Mr. VanLuvanee clarified that his client, Smart Feed Tech. is doing business as Bright Feed, and stated that Bright Feed is the preferred name as it relates to this project.

Mr. VanLuvanee explained that his client had the proposed plans redesigned to eliminate the need for a variance from the height requirement. As such, the applicant's Zoning Hearing Board application has been changed to only request a variance from the parking ordinance. Mr. VanLuvanee explained that the property currently has 42 parking spaces, but the ordinance would require over 100 parking spaces be constructed. Mr. VanLuvanee explained that the facility would have a maximum of 8 employees per shift, so there is no need to build all the parking spaces. Mr. Oetinger explained to the Board that if a Land Development applicant seeks to reserve more than 40% of the required parking, they need a variance from the Zoning Hearing Board.

Mr. McComb explained to the audience that the public comment on this agenda item should only be directed towards the requested parking variance.

Alan Ally of 6121 Potters Ln. inquired about the traffic impact study for this project. Mr. Fulmer stated that the traffic study is something that should be discussed at the Planning Commission meeting as part of the Land Development portion of the project.

Loyd Bush of 5227 Stump Rd. expressed his concerns over the odor and noise issues that have occurred at other Bright Feed facilities.

Joseph Hevener of 5361 Stump Rd. asked what would happen if the company does produce odor and noise pollution. Mr. Oetinger stated that those issues would be nuisance violations.

> **MOTION: Upon motion by Mr. Bankos, seconded by Mr. Lichtenstein, the Board unanimously rescinded their motion made in August to send the solicitor to the ZHB to oppose the variance request.**

> **CONSENSUS: Upon General Consent, the Board agreed to stay neutral on the parking variance request.**

6.2. Sink Birdies, LLC – 4939 Swamp Rd. - Adjudication:

Mr. Oetinger gave a brief overview of the application, and a description of the adjudication.

> **MOTION: Upon motion by Mr. McComb, seconded by Mr. Hilferty, the Board unanimously approved the Conditional Use Application for Sink Birdies LLC, 4939 Swamp Rd., subject to the conditions set forth in the adjudication dated September 10, 2025.**

6.3. Agricultural Security Area Application – 3741 Ferry Rd.: In attendance was property owner, Joesph Bello.

Mr. McComb opened the public hearing at 8:21pm.

There was no public comment.

Mr. McComb closed the public hearing at 8:21pm

> **MOTION: Upon motion by Mr. Given, seconded by Mr. Hilferty, the Board unanimously approved resolution 2025-14 approving the application to include 3741 Ferry Rd. in the Township Agricultural Security Area.**

6.4. Macdonell to Lazy River Road, LLC – Lot Line Adjustment – 4901 & 4935 River Rd.: In attendance from Lazy River Road, LLC was Steven Trachtenberg

Mr. Fulmer gave a brief overview of the project, stating that Mr. Trachtenberg is seeking to acquire a portion of 4901 River Road's back yard. Mr. Fulmer stated that the plans show that the entire portion of 4901 River Rd. that Mr. Trachtenberg seeks to acquire is entirely in the riparian buffer zone.

Mr. Trachtenberg stated that the existing parking area for his business, Dharma Bums, is in the riparian buffer; and the area that is proposed to be acquired was once used as parking for Applejack's, which was the business name prior to Mr. Trachtenberg's ownership. Mr. Trachtenberg stated that he would like to use the area as an unimproved overflow parking area.

Mr. Hilferty expressed his opposition to all uses in the riparian buffers.

Mr. Given, Mr. Lichtenstein, and Mr. Bankos all stated their desire to leave the decision up to the Zoning Hearing Board.

Mr. Fulmer explained the waivers that were requested, including street improvements and concrete monuments.

> **MOTION: Upon motion by Mr. McComb, seconded by Mr. Given, the Board voted 4-1 to approve the Lot Line Adjustment, subject to the Wynn Associates Letter dated June 10, 2025. Mr. Hilferty was opposed.**

7. New Business:

7.1. JJ Investments – 4095 Ferry Rd. – Execution of Land Development Agreement and Declaration of Covenants:

> **MOTION: Upon motion by Mr. McComb, seconded by Mr. Lichtenstein, the Board unanimously authorized the execution of the Land Development Agreement and Declaration of Covenants.**

7.2. Landisville Road Maintenance and Enforcement Intergovernmental Cooperation Agreement with Buckingham Township:

> **MOTION: Upon motion by Mr. McComb, seconded by Mr. Hilferty, the Board unanimously postponed this agenda item to the October regular meeting.**

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

> **MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Bankos, the Board unanimously approved the 2026 MMO for the Township's Non-Uniform Pension Plan to be incorporated into the 2026 Budget.**

7.4. Approval of the 2026 Uniform Minimum Municipal Obligation (MMO):

> **MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Bankos, the Board unanimously approved the 2026 MMO for the Township's Uniform Pension Plan to be incorporated into the 2026 Budget.**

7.5. Veterans Committee Appointment:

Mr. McComb explained that Harry Lindemuth applied to be on the Veterans Committee. Mr. McComb stated that Mr. Lindemuth has been working with the committee for over a year.

Mr. Lichtenstein expressed his gratitude that there are so many volunteers who are willing to help the Veterans Committee.

> **MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously appointed Harry Lindenmuth to the Plumstead Township Veterans Committee.**

7.6. Request for Approval by NWWA to Exercise Eminent Domain Authority for 4782 River Rd.:

Mr. Oetinger explained that the North Wales Water Authority will be obtaining 4782 River Road through friendly condemnation, and part of the process is a formal approval from the Township Board of Supervisors through a resolution.

> **MOTION: Upon motion by Mr. Given, seconded by Mr. Hilferty, the Board unanimously authorized the resolution for the NWWA to exercise eminent domain authority for 4782 River Rd.**

7.7. Manager Mulholland Nomination to the Delaware Regional Water Resources Advisory Committee:

Ms. Mulholland explained she was recommended to be on the DRWRAC, however, the committee requires a nomination from the Board of Supervisors.

> **MOTION: Upon motion by Mr. McComb, seconded by Mr. Lichtenstein, the Board unanimously nominated Stacey Mulholland to the Delaware Regional Water Resources Advisory Committee.**

8. Consent Agenda:

8.1. Minutes of August 13, 2025:

8.2. Bills list dated September 10, 2025, in the amount of $194,458.77 and addendum dated September 10, 2025, in the amount of $195,424.80, subject to audit:

8.3. Request for Fire Police for New Britain Township Fall Festival:

8.4. Request for Fire Police for Quakertown Halloween Parade:

> **MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. McComb, the Board unanimously approved the Consent Agenda.**

9. Public Comment:

There was no public comment at this time.

10. Board of Supervisors Comments:

Mr. Given thanked everyone involved in the planning of Community Day.

Mr. Hilferty recognized Chief Mettin who was featured in an article in the PSATS Township News newsletter.

Mr. McComb stated that the PSATS committee for municipalities with populations over 10,000 are looking for issues to discuss at their next meeting. Mr. Lichtenstein stated that he is on the committee, and will be in attendance, so he asked the other Supervisors to give him their issues for the meeting. Mr. McComb stated that the proposed noise ordinance will be on the October agenda. Mr. McComb also reminded the Board members not to hit "reply all" when responding to emails.

11. Adjournment: Upon motion by Mr. Lichtenstein, seconded by Mr. McComb, the meeting adjourned at 8:54p.m.

Respectfully Submitted,

Date Approved: 10/8/25

Steve Hicks

Steve Hicks, Asst. Township Manager