

**MINUTES OF PLUMSTEAD TOWNSHIP
BOARD OF SUPERVISORS
REGULAR SCHEDULED MEETING
FEBRUARY 11, 2026**

Call to Order: The February 11, 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.

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:	Peter Nelson, Esq.
Township Engineer:	Timothy Fulmer, PE
Asst. Twp. Manager:	Steve Hicks

* Not Present

Moment of Silence & Pledge of Allegiance:

Alan Blead, Director of Public Works, spoke about the recent passing of Public Works Administrator, Pam Gravel. Mr. Blead stated that in addition to being a wonderful person, Ms. Gravel was extremely committed to her work at Plumstead Township. Mr. Blead stated that Ms. Gravel will be missed greatly.

Mr. Given led the Board and Audience in a moment of silence, followed by the Pledge of Allegiance.

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 February 9, 2026, to discuss personnel matters.

Public Comment:

Resident Kelly McGowan stated that she was recording the meeting.

Non-Resident Brenda Hoots expressed her concern over the Plumsteadville Cemetery on Kellers Church Rd. Ms. Hoots stated that she is the owner of a plot in the cemetery, however, she is still struggling to get the deed for the plot. Ms. Mulholland explained that the Township recently took over the cemetery as part of new State legislation. As such, the Township is currently working to organize the paperwork and that effort will take time.

Resident Loyd Bush Jr. stated that his company make vaults and headstones for cemeteries.

Resident Brian Pultrol expressed his concerns over the intersection of Sawmill Rd. and Old Easton Rd., citing speed and large trucks as his primary concern.

Resident Pam Farior expressed her concerns over ICE trying to build detention centers in Pennsylvania.

1. Presentations:

2. Hearings:

3. Engineer's Report:

Arcidiacono/Chittick Tract - 4965/5043 Valley Park – Major Subdivision – Preliminary Plan: In attendance were property owners John & Donna Arcidiacono, attorney Dan Lyons from Fox Rothschild, LLP, as well as Jessica May and Sam Costanzo from VanCleaf Engineering.

Mr. Fulmer reintroduced the Board to this project, reminding them that this was last before the Board in December. Mr. Fulmer stated that the applicant made revisions to the road improvement plan with hopes of getting approval. Additionally, the applicant submitted a revised waiver request letter. Mr. Lyons stated that the revisions to the road improvement plan shows that the applicant will mill and overlay half the width of the road to 14ft, while widening the road slightly and providing a stabilized shoulder. Mr. Lyons stated that instead of a full width overlay, the applicant would like to provide the Township with the fees needed to repair the drainage swale on the opposite side of Valley Park Road.

Mr. Fulmer reviewed the waivers outlined in the Wynn Associates review letter dated February 3, 2026.

Regarding Waiver A, Mr. Fulmer stated that the ordinance requires the entire width of the road to be overlaid, and the applicant is requesting to only do half of the width. Ms. Arcidiacono stated that widening the road any more than what is proposed will cause the historic farmhouse to be too close to the road. The Board members all expressed concern over the proposed road improvements, stating their collective desire to have the full width of the road to be overlaid, as per the Township ordinance.

Regarding Waiver B, Mr. Fulmer stated that the applicant is requesting that a grass path be used in front of the farmhouse, instead of the concrete sidewalk that is being proposed along the rest of the property. Mr. Fulmer stated that this property is not on the Master Trails Plan, so there are no planned future connections to the proposed sidewalk. Ms. Moroney expressed her concern over having sidewalks to nowhere in the Township.

Regarding Waiver C, Mr. Fulmer stated he had no objection to this request as the Township generally has not required lights to be installed along sidewalks. The Board members consented that lights are not required.

Regarding Waiver D, Ms. May explained that the applicant would like to use HDPE material for the required stormwater pipes, instead of reenforced concrete. Mr. Bleam stated that depending on the traffic, the Public Works Department uses HDPE pipes for certain jobs.

Regarding Waiver E, Mr. Fulmer stated that the applicant wishes to use 15" diameter piping where 18" is required. Mr. Fulmer stated that the applicant did not provide any flow/volume calculations to prove that 15" pipes are adequate.

Regarding Waiver F, Mr. Fulmer stated that the Township requires a wingwall style pipe ends, and the applicant is requesting to use a flared design, which, Mr. Fulmer explained, is the same as a wingwall and the requested waiver is not necessary.

Regarding Deferral A, Ms. May stated that the applicant requested to defer submitting the required escrow for all improvements until the third building permit is submitted. Mr. Fulmer stated that the Township has never deferred an escrow except for a phased development. Mr. Fulmer expressed concern that if the project stalled out after two homes were built, the Township would never receive the escrow, and the required improvements would never get done.

Regarding Deferral B, Ms. May stated that the applicant would like to build the sidewalk lot by lot as the lots are developed, instead of completing the sidewalk in one continuous job. Ms. May stated that the reason for this is due to the applicant not knowing where the driveways will be located on each lot.

Residents Bruce Curtis, Dave & Marion Samkavitz, Lauren McKee and Mark Stice spoke against widening Valley Park Rd. and requiring other street improvements. They were concerned about losing the rural feel of Valley Park Rd., as well as liability issues from having sidewalks on their land.

MOTION: Upon motion by Mr. Bankos, seconded by Mr. Hilferty, the Board unanimously denied Waiver A as outlined in the Wynn Associates review letter dated February 3, 2026.

MOTION: Upon motion by Mr. Given, seconded by Mr. Lichtenstein, the Board voted 3-2 to rescind the previous vote made at the December Board meeting, and approved Waiver B as outlined in the Wynn Associates review letter dated February 3, 2026. Mr. Bankos and Mr. Hilferty were opposed.

AMENDMENT: Upon motion by Mr. Hilferty, seconded by Mr. Given, the Board unanimously amended the Waiver B approval to include the condition that fees in lieu of attached to the sidewalk construction must be submitted to the Township, in an amount that is to be determined at the time of Final Plan submission.

Mr. Fulmer explained that since the Board voted not to require sidewalks, Waiver C no longer applied and no action was needed.

CONSENSUS: Upon general consent, the Board deferred voting on Waivers D & E until the Final Plan submission.

Mr. Fulmer noted that Waiver F is no longer needed, and no action was required from the Board.

CONSENSUS: Upon general consent, the Board deferred voting on Deferral A until the Final Plan submission.

Mr. Fulmer noted that Deferral B was no longer required due to the Board waiving the sidewalk requirements, and no action was needed from the Board.

MOTION: A motion was made by Mr. Lichtenstein, seconded by Mr. Bankos to grant Preliminary Plan approval subject to the comments in the Wynn Associates review letters dated October 8, 2025 & February 3, 2026. All five Board members voted “nay”, and the motion did not carry.

4. Solicitor’s Report:

a. Zoning Hearing Board Application - Hey Dude Partners, LLC - Keller's Church Road:

Mr. Nelson introduced the application, stating that a previous owner asked for these variances but let them expire.

Now the new owners are asking for the same variances, however, the plans now call for a larger building.

CONSENSUS: Upon general consent, the Board agreed to stay neutral.

b. Zoning Hearing Board Application – Whittenberger - 4600 Tollgate Road:

Mr. Nelson explained that the applicant is seeking variances to build a driveway gate and gatehouse.

CONSENSUS: Upon general consent, the Board agreed to stay neutral.

5. Administrative Report:

a. Public Water Request, Plumstead Shopping Center:

CONSENSUS: Upon general consent, the Board approved the connection to the public water system for Plumstead Shopping Center.

b. TD Signatories for 2026:

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the board unanimously authorized the execution of the TD Bank Resolution updating the Board of Supervisors' authorized signatures.

c. Univest Signatories for 2026:

MOTION: Upon motion by Ms. Moroney, seconded by Mr. Hilferty, the board unanimously authorized the execution of the Univest Bank Resolution updating the Board of Supervisors' authorized signatures.

d. Environmental Advisory Committee (EAC) Appointment:

MOTION: Upon motion by Mr. Given, seconded by Mr. Lichtenstein, the board unanimously appointed Erika Kelley to the Environmental Advisory Committee.

e. LPEAC Request for legal disclaimer:

Mr. Given stated that this agenda item was tabled to be discussed at a future meeting.

f. 2026 Senior Games Fee Waiver Request:

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Given, the board unanimously voted to waive the fees of \$104.00 with the reservation of the fields at Tohickon Middle School, for the Bucks County 2026 Senior Games.

g. Engaging Traffic Consultant for Intersections:

Ms. Mulholland reminded the Board about the presentation by Pennoni regarding the Curly Hill/Haring/611 intersection, as well as the intersection at Sawmill & Old Easton. Ms. Mulholland explained that the Police Chief had several enforcement units on the site, and installed speed boards. Mr. Blead stated that any changes to the roads would need to follow PennDOT's guidelines, and they do not include speed tables. Mr. Blead explained that Sawmill is a collector road as designated. Ms. Mulholland explained that new signs will be placed at the Wawa on 611 in Doylestown to help guide the truck traffic. Ms. Mulholland requested authorization to have

Pennoni Engineering investigate solutions for Sawmill & Old Easton Rd. Additionally, Ms. Mulholland requested further guidance regarding the 611/Curly Hill/Haring Rd. intersection.

Resident Brian Pultrol stated that the Sawmill Rd./Old Easton Rd. intersection has been on ongoing safety issue.

CONSENSUS: Upon general consent, the Board agreed to pursue installing traffic lights at Rt. 611/Curly Hill Rd./Haring Rd. instead of a traffic circle.

CONSENSUS: Upon general consent, the Board requested a cost estimate for Pennoni Engineering to do a traffic/safety study on Sawmill Rd./Old Easton Rd.

h. Veterans Committee Resignation:

Mr. Bankos thanked Mr. Gottshall for his service. The other Board members agreed with Mr. Bankos' statement.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Given, the board unanimously accepted Aaron Gottshall's resignation from the Veterans Committee.

6. Department and Advisory Committee Reports:

a. Public Safety – Presented by Police Chief / Public Safety Director, David Mettin:

Chief Mettin updated the Board on the status of the hiring process for a new Fire Chief as part of the Township's plan to establish a paid daytime fire unit. Chief Mettin then reviewed the current call volume for the volunteer fire companies. Chief Mettin also provided an update on the duties being performed by the Township Fire Marshal.

Chief Mettin stated that the Plumstead Township Police Department took ownership of a new police van to help aid officers in transferring inmates. Additionally, the police department was fully approved for a grant that will provide the PTPD with all new radios to allow the officers to have the most up to date technology in communications. Chief Mettin reviewed the call volume and patrol numbers for the month of January, as well as the incident/ticket/arrest reports.

Chief Mettin ended by thanking the Public Works Department for their hard work keeping the roads clear during the recent snowstorms. Chief Mettin stated that the effort from the PW crew made the police and emergency services jobs a little easier during the storms.

Mr. Hilferty expressed his enthusiasm for the Pretzel with Police event on February 17th; and expressed safety concerns over potential flooding in the Delaware River due to the ice melting. Chief Mettin stated that he is monitoring the river's thawing process.

Mr. Given thanked the police and emergency crews for their service; and expressed his pleasure with the PTPD receiving the radio grant.

7. Consent Agenda:

a. Minutes: January 14, 2026:

b. Bills List: January 28, 2026, \$501,685.98, February 4, 2026, \$159,130.88, subject to audit:

Mr. Hilferty inquired about a charge from Gilmore & Associates. Mr. Bleam stated that the charge was associated with the Patriot's Ridge/Summer Hill water connection project that is being planned for this summer.

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

8. Other Business:

9. Supervisors' Comments:

Mr. Lichtenstein thanked Mr. Bleam and the Public Works Department for their hard work during the snowstorms. Mr. Lichtenstein also thanked Erika Kelley for volunteering to join the EAC and expressed his pleasure with how many residents have volunteered for committees.

Ms. Moroney thanked the Public Works Department for their work during the storms.

Mr. Given thanked Ms. Mulholland, Mr. Hicks, and the Township staff for their work during the Board's transition post-election.

10. Adjournment: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the meeting adjourned at 9:10p.m.

Respectfully Submitted,

Date Approved: 03/11/26



Steve Hicks, Asst. Township Manager