

**MINUTES OF PLUMSTEAD TOWNSHIP
BOARD OF SUPERVISORS
REGULAR SCHEDULED MEETING
JUNE 11, 2025**

1. Call to Order: The June 11, 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 7:01 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 June 11, 2025, to discuss personnel and litigation matters.

Mr. Hilferty announced that June 14th is the 250th anniversary of the U.S. Army; October 10th and November 10th are the Navy and Marines respective 250th anniversaries. Mr. Hilferty also announced that Flag Day was on June 14th.

4. Public Comment:

Shaelyn Tangney of 5600 Wismer Road wanted an update on 5652 Wismer Road. Mr. Oetinger stated that he met with Shaelyn in the days right after the wedding to discuss the issue and reminded Ms. Tangney of the proposed agreement that was discussed in their meeting regarding the conditions of operation for the property.

5. Old Business:

5.1 Urich/Godin Tract – Development Name Proposal: In attendance for Foxlane Homes was Joseph Morrissey.

Mr. Morrissey explained that Foxlane staff came up with a few possible names for the development and provided that list to the Board. Mr. Morrissey stated that they would like the name to be Sconset Walk. The Board rejected Sconset Walk due to it being named after a town in New England, with little to no connection to Plumstead

Township. One of the other proposed names was Clover Hill Crossing, which is in honor of the original name for Danboro, Clover Hill.

CONSENSUS: Upon General Consent, the Board approved the development name of Clover Hill Crossing.

5.2. Acceptance of completion of the Adams Minor Subdivision at 4099 Curly Hill Rd.:

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously accepted project completion and authorized the release of financial security, subject to professional and administrative fees.

5.3. Kingdom Provisions Settlement Agreement:

Mr. Oetinger gave a brief overview of the Conservation Easement violation and the resulting lawsuit that followed and then gave a description of the settlement agreement conditions.

Jennifer Moroney of 4552 Old Oak Road inquired about how the Township will prevent the violations from reoccurring. Mr. Oetinger explained that the settlement agreement is a court order and if it is violated, the property owners will be in contempt of a court order.

MOTION: Upon motion by Mr. Bankos, seconded by Mr. Hilferty, the Board unanimously authorized the execution of the settlement agreement with Kingdom Equity Partners, LLC and Kingdom Provisions, LLC.

5.4. Draft Noise Ordinance:

Mr. Oetinger gave a brief overview of the revisions that have been made since the last meeting. The Board stated that they did not have the most up-to-date version of the draft in their packet.

Joleen Klingler of 6150 Schlentz Hill Road stated that her neighbor has a rodent defense device that makes noise that she doesn't like.

Shaelyn Tangney of 5600 Wismer Road expressed her displeasure with the length of the review process.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. McComb, the Board unanimously voted to postpone this topic until a August.

6. New Business:

6.1. LPEAC Property Reviews: In attendance for the LPEAC were Jim Stark and Chance Worthington

Mr. Worthington began by talking about a property on Harrison Street that was offered to the Township for a donation. Mr. Worthington stated that the owner would like the Township to cover closing costs, appraisal fees, and taxes; and would like the property appraised at \$250,000. Mr. Worthington explained that the Township would incur \$50,000-\$60,000 in overall costs to obtain this property. Mr. Worthington stated that the property is too small to be built on, and could only be useful for the Township if the Township wanted to connect Harrison Street to Hanusey Park, which the neighbors on Harrison stated to the LPEAC that they would not be in favor of a park connection on their dead-end road. Additionally, Mr. Worthington stated that the property scored very poorly on the LPEAC's score chart, 20 out of 100. Despite all of that, Mr. Worthington stated that the LPEAC recommends that the Township obtain the property.

The Board questioned the LPEAC's reasoning for recommending this lot for preservation when it has no redeeming qualities.

Pamela Farrior of 5673 Wismer Road stated that the Township should not be spending money on a property that isn't useful to anyone.

Mr. McComb asked if any of the Board members would like to make a motion to accept the property for land preservation. There was no motion made, so the agenda item died.

Mr. Worthington then gave a brief overview of 4252 Dillon Road, reminding the Board that an appraisal was authorized by the Board and performed in 2024.

The Board members stated that they are interested in preserving this property but will need to meet in Executive Session to go over the available funding and what the Township will be willing to offer.

6.2. LPEAC Documents and Forms Approval: In attendance for the LPEAC were Jim Stark and Chance Worthington

The Board members went over their expectations for the LPEAC in the Land Preservation process, stating that the LPEAC should not be contacting landowners, the landowners should be applying to the Township. Additionally, the Board members stated that where the Board of Supervisors is listed on their process flow charts, it should be changed to show that the LPEAC and landowners should be in communication with the Township Manager primarily. Mr. Bankos wished to clarify that the Board had increased the preservation fund over the last few years, and the fund currently sits at around \$500,000.

6.3. Application for Land Preservation – 6496 Blueberry Ln.:

Mr. Hilferty expressed concerns over the fact that the property is made up of two parcels and requested more information regarding what sections of the property are to be preserved and what the purpose of preservation is for the property.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Given, the Board voted 4-1 to authorize the LPEAC to conduct a review of 6496 Blueberry Ln. Mr. Hilferty was opposed.

6.4. Agricultural Security Area Application – 3741 Ferry Rd.

MOTION: Upon motion by Mr. McComb, seconded by Mr. Bankos, the Board unanimously accepted-in the application and began the review period per the ASA Handbook.

6.5. Committee Appointments – EAC, HAC, LPEAC, Park & Rec. and Veterans:

Mr. McComb stated that the Board will need to have a review done of the HAC as attendance and overall purpose of the committee is lacking. Mr. McComb stated that the Parks & Rec. committee had an applicant, but they still need to be interviewed by Parks Director, Duane Freed. Mr. McComb stated that the Board is prepared to make an appointment for the EAC.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Bankos, the Board unanimously appointed Andrea Glang to the EAC.

6.6. Planning Commission Resignation – Jerry Farra:

The Board members thanked Mr. Farra for his service to Plumstead Township and requested a resolution be

created to recognize Mr. Farra for his service.

MOTION: Upon motion by Mr. Bankos seconded by Mr. Lichtenstein, the Board unanimously accepted the letter of resignation from Planning Commission member Jerry Farra, and authorized the advertisement of the vacancy.

6.7. Electric Provider Plan Agreement:

Ms. Mulholland and Mr. Hicks explained to the Board that the Township's current electric service provider contract is up at the end of the year. They stated that they spoke with multiple agencies and found that the current provider, Mantis Innovation, offered the best price through Shell Energy for 48 months. Mr. Hicks explained that the overall cost for energy in Pennsylvania is increasing for everyone based on capacity rate increases and infrastructure costs.

Pamela Farrior of 5673 Wismer Road stated that the Township should consider installing solar panels on barns.

MOTION: Upon motion by Mr. McComb, seconded by Mr. Bankos, the Board unanimously authorized the execution of the Electric Provider Agreement with Mantis Innovation for \$.07103KW/Hour for 48 months.

6.8. Univest Loan Documents:

Ms. Mulholland explained that this loan is for the previously approved Public Works utility vehicle.

Mr. Oetinger stated that he would like to review the documents a little further.

Mr. Given inquired about what the Township is budgeting for. Ms. Mulholland stated that the Township is budgeting for the annual loan payment.

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Lichtenstein, the Board unanimously authorized the execution of the agreement with Univest Bank for a loan of \$439,296 for 5 years at an interest rate of 5.35%, subject to approval from the Township Solicitor.

6.9. Approval of Fire Police Requests – Sellersville, Milford, Quakertown, Lansdale, Perkasie, New Britain, and Dublin:

MOTION: Upon motion by Mr. Hilferty, seconded by Mr. Given, the Board unanimously authorized Plumsteadville Volunteer Fire Company Fire Police to participate in the events requested by Sellersville, Milford, Quakertown, Lansdale, Perkasie, New Britain, and Dublin.

6.10. Resolution 2025-11 Direct EMS Payments:

Ms. Mulholland stated that PA House Bill 1152 will help the EMS providers get paid in a more efficient manner.

Mr. Bankos and Mr. Given both offered their support of this bill and Mr. Given encouraged residents to call their State elected officials to show support.

MOTION: Upon motion by Mr. Given, seconded by Mr. Lichtenstein, the Board unanimously approved Resolution 2025-10 advocating support for PA House Bill HB 1152, "Saving our EMS Providers", calling for direct pay to the providers instead of to consumers.

6.11. Resolution 2025-12 Amendments to the EMS Committee:

MOTION: Upon motion by Mr. Given, seconded by Mr. Bankos, the Board unanimously voted to postpone this agenda item until July or August.

7. Consent Agenda:

7.1. Minutes of May 14, 2025:

7.2. Bills list dated May 28, 2025, for \$286,982.42, June 11, 2025, for \$244,949.21, and the June 11, 2025, addendum for \$13,960.00, subject to audit:

CONSENSUS: Upon General Consent, the Board unanimously approved the Consent Agenda.

10. Public Comment:

Shaelyn Tangney of 5600 Wismer Road invited the Board to her house during an event at her neighbor's so they can witness what she hears and sees.

Pamela Farrior of 5673 Wismer Road stated that her neighbor's sheep keep getting loose and defecate on her property, which she is tired of cleaning up.

10. Board of Supervisors Comments:

Mr. Lichtenstein stated that BCATO held an executive committee meeting on June 11th. He also stated that BCATO will hold an EMS event in Warrington on October 18th. Mr. Lichtenstein also wanted to draw attention to the Sterling Act and Senate Bill 532.

Mr. Bankos stated his desire to discuss livestock roaming on properties in the future. He also wished all Central Bucks graduates good luck and congratulations on graduation.

Mr. Given apologized for arriving late to the meeting. Mr. Given also thanked the Plumsteadville Volunteer Fire Company for hosting his daughter's birthday party.

Mr. McComb stated that he will be doing another book presentation on July 2nd, 7:00pm, at the Plumsteadville Grange. Mr. McComb also inquired about an update on the Public Sewer connections available and the ability to connect to the system. Ms. Mulholland stated that the Bucks County Water and Sewer Authority needs to complete their infrastructure repair jobs prior to allowing people to connect in certain areas of the Township.

11. Adjournment: Upon motion by Mr. Lichtenstein, seconded by Mr. Given, the meeting was unanimously adjourned at 9:03p.m.

Respectfully Submitted,

Date Approved: 7/9/25



Steve Hicks, Asst. Township Manager