

**MINUTES OF PLUMSTEAD TOWNSHIP
BOARD OF SUPERVISORS
WORK SESSION MEETING
FEBRUARY 25, 2026**

1. Call to Order: The February 25, 2026, work session 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. Mr. Given then led the Board and Audience in a moment of silence, followed by the Pledge of Allegiance.

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:	William Oetinger, Esq.
*Township Engineer:	Timothy Fulmer, PE
Asst. Twp. Manager:	Steve Hicks

* Not Present

2. Public Comment:

Resident Kelly McGowan announced that she was recording the meeting.

Resident Loyd Bush Jr. thanked the Board for their hard work with the Township; thanked the Public Works Department for their work during the snowstorms. Mr. Bush then asked about the laws surrounding the abandonment of houses & buildings. Mr. Hicks stated that Mr. Bush should defer that question until the March 11th meeting when the Township Solicitor can help provide an answer.

3. Comprehensive Plan Review – Bucks County Planning Commission: In attendance from the Bucks County Planning Commission were Planners Mike Roedig Jeremy Stoff.

Mr. Given began the discussion by reminding everyone that a Comprehensive Plan is largely an aspirational document of what direction the Township should be taking with their future planning, but it is not an enforceable document. Mr. Stoff described the process of completing a Comprehensive Plan and assured the Board that, even after adoption, the Comprehensive Plan can evolve through the years at the Board's discretion. Mr. Given stated his desire to go through the Comprehensive Plan chapter by chapter.

Introduction:

Mr. Bankos had Mr. Stoff and Mr. Roedig provide an explanation of what a Comprehensive Plan is, and why the Township is going through the process. Mr. Stoff and Mr. Roedig stated that Pennsylvania requirements mandate that a Comprehensive Plan be adopted for each municipality to use as a guide for future projects within the Township. Mr. Bankos stated his desire to have a statement in the introduction of the Plan stating what the plan is not, so anyone reading it can understand the limits of the document.

Planning Process:

Ms. Moroney and Mr. Bankos expressed their desire for the chapter to state how many people were surveyed in the Township. Ms. Moroney wanted some more information be provided regarding what company conducted the survey and how the surveys were conducted.

Community Data:

Mr. Bankos questioned the financial figures regarding the housing market. Mr. Roedig stated that the numbers came from the American Community Survey, but the BCPC can revise the section with some more accurate figures.

Land Use: The Board did not have any comments.

Zoning: The Board did not have any comments.

TRS:

Mr. Stoff stated that Mr. Hicks provided the BCPC with financial figures from the 2026 budget that will be incorporated into the final draft.

Plan Vision:

Mr. Hilferty stated that there should be a brief paragraph explaining what ETC is and why they were used for surveys. Mr. Bankos stated that there should be a clear definition of “quality”. Mr. Hilferty stated that the final document should reference the fact that most of the survey respondents stated their satisfaction with the Township.

Crafting the Vision:

Mr. Stoff stated that the phrase “sustainable community” has been replaced by “enduring community”.

Themes & Opportunities:

1. Planning for Growth:

Mr. Hilferty and Mr. Bankos stated the need to have more information included about the surveys and surveying process. Mr. Bankos stated that the Township’s limited number of EDUs for public sewer connection should be mentioned in Opportunity 1.1. Regarding Opportunity 1.2, Mr. Bankos expressed concern over referring to Plumsteadville as a village, and that he didn’t want people to misconstrue that verbiage to be a reference to an overlay district that was debated years ago. Mr. Given stated that he will not support a reintroduction of the previously debated overlay district. Ms. Mulholland suggested including the importance of preserving, protecting, and enhancing the existing character of the Township. Mr. Given stated his desire to work with a grant writer as part of Opportunity 1.3. Mr. Given stated that Fire and Emergency services should be incorporated more in the plan.

2. Preserving Plumstead:

Regarding Opportunity 2.1, Mr. Bankos and Mr. Hilferty spoke against the idea of starting a HARB. Mr. Hilferty would like Opportunity 2.2 to include a map that shows all preserved land, plus all land that can’t be developed. Regarding Opportunity 2.3, Mr. Given stated that a definition of a scenic corridor should be included. Mr. Bankos suggested that Opportunity 2.4 should not reference any specific programs and should keep the phrasing generalized.

3. Getting Around:

Mr. Hilferty suggested that in Opportunity 3.1, there shouldn’t be a reference to specific connections. He stated that it should be left vague enough for the connections to evolve with time. Regarding Opportunity 3.2, Mr. Hilferty pointed out that some of the roads that are mentioned as needing upgrades are State roads, not Township roads. Mr. Given stated that the Township should advocate for improvements along State roads. Mr. Bankos emphasized that the language must remain consistent throughout the document. Mr. Lichtenstein suggested that “maintain” be replaced with “enhance”.

CONSENSUS: Upon general consent, the Board agreed that Opportunity 3.2.2 must be removed from the document.

4. Sustainability:

Mr. Bankos expressed concern over the phrase “responsible regionalism”. Mr. Hilferty stated that he did not like the word “sustainability”. Mr. Hilferty stated that he would like a better explanation of what an invasive species is in Opportunity 4.1. Mr. Hilferty and Mr. Given stated that the wording as it relates to committee duties should be revised. Mr. Given stated that there should be a note stating that the original founding organization documents for each committee, which outlined the expected duties for each committee, would still take precedence over a Comprehensive Plan’s opportunity sections.

5. Staying Active:

Mr. Bankos expressed his confusion about why a future amphitheater was mentioned in Opportunity 5.1. Ms. Moroney stated that since some of the surrounding municipalities already have amphitheaters, the Township should look for other opportunities for community engagement. Mr. Bankos and Mr. Hilferty expressed concerns over the mention of a connection to Bedminster neighborhoods in Opportunity 5.3. Ms. Moroney suggested rephrasing the section to make a general statement about working with surrounding communities in mutually beneficial ways.

CONSENSUS: Upon general consent, the Board agreed to remove “amphitheaters” from Opportunity 5.1.

6. Township Operations:

In Opportunity 6.1, Mr. Lichtenstein suggested changing the first sentence from saying “to Township residents” to say, “to and from Township residents”. Mr. Given stated his desire for the Board members to come up with new ways to involve the residents to address Opportunity 6.2. Mr. Hilferty stated that Opportunity 6.3 should not be limited to only parks. Regarding Opportunity 6.4, Mr. Bankos questioned the need for an open house at Public Works.

Future Land Use:

Mr. Hilferty suggested rephrasing the note about speeding to make it more generalized and not referencing specific roads.

Implementation:

Mr. Stoff stated that this section contains a reference chart with organizations that could potentially help with the implementation of the specific items within the Comprehensive Plan.

Mr. Given thanked the BCPC for the years of work that has been put into the Comprehensive Plan so far.

Mr. Hilferty and Mr. Bankos expressed their desire to postpone taking a vote until the March Board meeting where they could review a revised draft. Mr. Lichtenstein and Ms. Moroney stated their desire to move forward with the process.

Residents Loyd Bush Jr., Chance Worthington, Kelly McGowan, and Rob Bradley all spoke to recommend waiting until the March meeting to take a vote.

MOTION: Upon motion by Mr. Lichtenstein, seconded by Mr. Given, the Board voted 3-2 to authorize the advertisement of the Plumstead Township Comprehensive Plan, subject to the revisions specified in the Work Session meeting of February 25, 2026, being implemented by the Bucks County Planning Commission. Mr. Hilferty and Mr. Bankos opposed.

4. Consent Agenda:

4.A. Bills list dated February 25, 2026, in the amount of \$181,170.24, subject to audit:

CONSENSUS: By General Consent, the Board approved the Consent Agenda.

5. Board of Supervisors Comments:

Ms. Moroney and Mr. Lichtenstein thanked the residents who attended the meeting.

Mr. Bankos thanked the Public Works Department for their work during the snowstorm and thanked resident Kelly McGowan for starting a podcast about the Township.

Mr. Bankos and Mr. Given expressed displeasure with the monthly reports being sent to the Board members from the administrative staff. They stated that the reports lack consistent information and provide little context for the missing reports.

Mr. Given expressed his desire to officially adopt rules and regulations for public comments at public meetings.

10. Adjournment: Upon motion by Mr. Lichtenstein, seconded by Ms. Moroney, the meeting adjourned at 9:37p.m.

Respectfully Submitted,

Date Approved: 03/11/26



Steve Hicks, Asst. Township Manager