

**MINUTES OF PLUMSTEAD TOWNSHIP
BOARD OF SUPERVISORS
WORK SESSION MEETING
JULY 30, 2025**

1. Call to Order: The July 30, 2025, work session 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. Public Comment:

Albert Tubinas of 6180 Mountain Laurel Court spoke to express his frustration with an ongoing hoarding situation at his neighbor's house at 6178 Mtn. Laurel Ct. He stated that he has not received any assistance from the Township staff in this matter. Ms. Mulholland stated that both the Township Fire Marshal and the Township Zoning Officer have communicated with Mr. Tubinas, and the hoarding situation is being worked on through a collaborative effort with the Township staff, the Township Police Department, the Township's co-responder and the County. Ms. Mulholland explained that the co-responder and the County are leading the effort to rectify the situation, but this does not fall under the Township's Zoning Ordinance.

4. New Business:

4.a. 2025 Budget Snapshot: In attendance from Transcend Finance was Scott Boehret.

Ms. Mulholland gave the Board a presentation on the 2025 budget to help provide the Board members with a status update of the current year's budget, as well as to help prepare for the 2026 budget. Ms. Mulholland explained that the numbers in the presentation are based on a snapshot from early July. Ms. Mulholland stated that the budget expenses were at 50% in early July, which is right on track with the 2025 budget. Additionally, the Township has collected 2/3rds of the total expected revenue for 2025, which is on schedule as well. Ms. Mulholland explained that the main revenue sources are property taxes, real estate transfer taxes and earned income taxes. Ms. Mulholland then presented the Board with breakdowns of the current revenue from each form of tax.

Mr. Boehret gave the Board a brief breakdown of how the earned income tax is collected and calculated, stating that EIT takes a little longer to be collected than the other forms of revenue, however, the Township is still on schedule. Additionally, Mr. Boehret answered the Boards various questions regarding the other forms of revenue and expenses.

Ms. Mulholland went over the top expenditures, giving the Board a brief description of them and explaining that most of the items are essential items of the operation of the Township. Ms. Mulholland gave the Board a brief description of the variances, mostly involving vehicle repair expenses; as well as the contracted services, explaining that Transcend Finance has become an integral part of the Township's financial operations. Ms. Mulholland gave the Board a brief overview of the Water Fund and the status of the upcoming water projects. Additionally, Ms. Mulholland answered the Board's various questions regarding the 2025 budget expenditures, and the Township's Comprehensive Plan.

5. Board of Supervisors Comments:

Mr. Bankos explained that he is aware of the concerns on Mountain Laurel Court and believes the Township Solicitor should look into this matter. Mr. Tubinas stated that he has already been in contact with the County and he doesn't feel that the County is doing enough. Mr. Hilferty stated that the Township is going to do everything in its power to help, but the Township's jurisdiction only goes so far. Ms. Mulholland stated that the Township co-responder will provide an update.

Mr. Hilferty stated that he has spoken to various farmers recently and they have expressed concern over how difficult it is for farmers to acquire land in Plumstead Township. Mr. Hilferty stated that the Board should look into this matter. Mr. McComb and Mr. Bankos agreed.

6. Consent Agenda:

6.a. Bills List dated July 30, 2025, in the amount of \$348,365.33, subject to audit:

6.b. Meeting Minutes – June 25, 2025, Work Session:

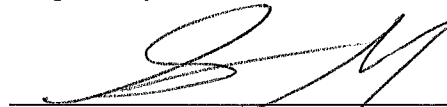
6.c. Execution of Clover Hill Crossing (Urich/Godin Tracts) Plans & Legal Documents:

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

7. Adjournment: Upon motion by Mr. McComb and seconded by Mr. Bankos the Board unanimously adjourned the meeting at 7:42p.m.

Respectfully Submitted,

Date Approved: 8/27/25



Stacey Mulholland, Township Manager