

**MINUTES OF PLUMSTEAD TOWNSHIP  
PLANNING COMMISSION  
REGULAR SCHEDULED MEETING  
MARCH 21, 2024**

**1. Call to Order:** The March 21, 2024, regular scheduled meeting of the Plumstead Township Planning Commission was held at Plumstead Township Municipal Building, 5186 Stump Road, Pipersville, PA. Chairman, Gary Talbot, called the meeting to order at 7:00 p.m.

**APPOINTED COMMISSIONERS:**

Gary Talbot	Chair
Jerry Farra	Vice Chair
*Brendan Callahan	Secretary
Chance Worthington	Member
Jason Lang	Member

**APPOINTED OFFICIALS:**

Sean Duffy, Esq.	Township Solicitor
Timothy Fulmer, PE	Township Engineer
Steve Hicks	Asst. Township Manager / Zoning Officer

\* Not Present

**2. Pledge of Allegiance:** Mr. Talbot led the Commission and Audience in the Pledge of Allegiance.

**3. Land Development:** In attendance for JJ Investments were Kellie McGowan, Esq. (Obermayer Rebmann Maxwell & Hippel, LLP) and Scott Mill (VanCleeef Engineering).

**3.1. JJ Investments Land Development – 4095 Ferry Rd. – Preliminary Plan:** Mr. Fulmer called attention to Item 5C on the Wynn Associates Engineering Review Letter, dated February 19, 2024, and stated that this comment was erroneous, included by accident and should be ignored.

Ms. McGowan gave a brief introduction to the proposed Land Development project, stating that this project had come before the Planning Commission in the past, and has since additionally been seen by the Zoning Hearing Board. Ms. McGowan stated that the Zoning Hearing Board placed restrictions on the property prohibiting new tenants from being able to use the proposed building. Ms. McGowan additionally stated that the Stormwater Management plans for the project are not completed yet. As such, Ms. McGowan stated that they are not looking for an official recommendation from the Planning Commission but would like a full review prior to the plans being revised for Stormwater Management. Mr. Mill stated that they went to before the Zoning Hearing Board to seek, and were granted, a Special Exception. Mr. Mill stated that it has been two years since this project was last seen by the Planning Commission. Mr. Mill explained that the property is within the C-1 Zoning District, with frontage on Ferry Road and Easton Road, with driveway access on both roads. The plans call for two existing parcels to be consolidated into one parcel and constructing an 11,000sqft. nonresidential accessory building to house the equipment that is currently being stored outside.

Mr. Talbot inquired about the fencing around the property. Mr. Mill explained that most of the property is fenced in with chain-link fencing except for Ferry Road, which has PVC privacy fencing. Mr. Mill went over the landscape and fencing plans and described the surrounding properties. Ms. McGowan stated that the plans were designed to minimize the visibility of the property from the neighboring properties.

Ms. McGowan turned attention to the waiver requests, as outlined in the Engineering Review Letter. Waivers 5A and 5B are deemed Will Comply. Regarding 5D, Ms. McGowan stated that due to the property already being primarily developed, there will be no impact on the natural resources, so a Site Analysis and Resource Conservation Plan is not needed.

Waiver 5E involves required street improvements along the frontage of the property. Ms. McGowan stated that there are no similar improvements, this project is not introducing any new Uses, and this is a redevelopment of an already developed

property. As such, street improvements should not be necessary. Additionally, the Township Master Trail Plan shows a trail going through the property. Mr. Fulmer explained that the trail plan was created a long time ago and it no longer makes sense to have a trail in that area. The Planning Commission members did not see a need for a trail or sidewalks and would rather accept fees in lieu of improvements.

Regarding Waiver 5F, the Township ordinance requires 20% of the base site area to be afforested. Ms. McGowan and Mr. Fulmer explained that due to the existing development of the site, it would be impossible to meet the 20% requirement. Mr. Talbot suggested that the applicant plant year-round evergreens on the side of the property that has a neighbor on Ferry Road, in-lieu of the afforestation requirement. Mr. Talbot stated that this would create a greater buffer to block the property from the neighbor's sightline. Mr. Mill stated that the plans will be revised to reflect the additional buffer.

Waiver 5G is asking relief from the Traffic Impact Study. Ms. McGowan stated that since there are no new Uses or tenants being added to the property, there will be no additional traffic to necessitate a Traffic Impact Study.

Ms. McGowan explained that 5H deals with the Stormwater Management that will be revised. Ms. McGowan explained that an impervious surface determination and a meadow determination must be completed to provide the required Stormwater Management information. Mr. Fulmer explained that over the years, impervious surface has been added to the property without regard to Stormwater Management. As a result, Mr. Fulmer will need to see a reasonable way to make sure the Stormwater Management for the entire property is rectified, not just for the additional building. Mr. Talbot stated that when this project was seen by the Planning Commission as a Sketch Plan, a neighbor voiced their concern over flooding. Mr. Mill stated that concern will be addressed as part of the plan revision.

Regarding Item 6 in the Engineering Review Letter, Ms. McGowan explained that the ordinance requires 37 parking spaces for the proposed building. However, due to the amount of existing parking on the property, the applicant would like to create 22 parking spaces and put 15 parking spaces in reserve. Ms. McGowan stated that the reserve parking space area is already paved and would not necessitate any new impervious surface if those spots are needed in the future.

Item 7 was regarding Stormwater Management. Ms. McGowan stated that this topic had already been covered and the applicant will be revising the plans to the satisfaction of the Township Engineer. Ms. McGowan stated that with respect to Item 8, the proposed building will be served by on-lot water and public sewer. This project does not involve installing any additional bathrooms. Ms. McGowan stated that Items 10-18 shall all be deemed Will Comply, to the satisfaction of the Township Engineer and the Township Arborist, respectively. Mr. Fulmer stated that Item 18 refers to clerical issues that need to be addressed on the plans.

Ms. McGowan called attention to the Lighting Review Letter, dated February 12, 2024, and stated that all comments on the letter shall be deemed Will Comply. Mr. Mill stated that the site lighting will be on a timer, set to traditional contractor hours. Additionally, there will be no lighting at the backside of the building, which will face Ferry Road. Mr. Mill also explained that the parking lot lighting will face inwards onto the property and will not be placed higher than the proposed tree buffer. Finally, Mr. Mill stated that the building lights will be for security purposes.

Ms. McGowan stated that everything in the Township Arborist Review Letter, dated February 7, 2024, and the Township Fire Marshal Review Letter, dated February 6, 2024, shall be deemed Will Comply. Additionally, Ms. McGowan stated that all comments in the Bucks County Planning Commission Review Letter, dated February 23, 2024, have been addressed by the Engineering Review Letter discussion.

**MOTION: Upon motion by Mr. Lang, seconded by Mr. Farra, the Commission unanimously voted to table the land development application for JJ Investments to the April 18, 2024, Planning Commission meeting.**

**4. Agricultural Security Area Application:** In attendance for Twin Silo Farms was Kellie McGowan, Esq. (Obermayer Rebmam Maxwell & Hippel, LLP).

**4.1. Twin Silo Farms, LLC – 5727 Twin Silo Rd. – TMP#'s 34-015-096, 34-015-088 & 34-015-092:** Ms. McGowan explained that her client hired Heritage Conservancy to prepare the ASA Application, and she stated that her belief is that her client is thinking about preserving some of the property. Mr. Duffy stated that the County requires a property to be included in an ASA if that property is going to receive County funding for preservation. Mr. Fulmer stated that the application can be recommended for approval, even if the soil information has not been provided. Ms. McGowan stated that

the property owner has not made any final decision regarding the use of the property yet, but they are weighing all available options.

Kathy Beck of Ferry Road stated that she owns and farms one of the adjoining properties and had an interest in what would be happening at Twin Silo Farms. Ms. Beck also stated that she was unsure about what an Agricultural Security Area was and what it meant. Ms. McGowan reiterated that nothing has been decided regarding the final use of the property yet. Mr. Farra inquired about whether the ASA will restrict any uses of the property. Mr. Duffy explained that all residential uses will still be permitted.

Bill Davitt of McNeil Road expressed his concern over the previously discussed subdivision plans and if the ASA would still allow the property to be developed. Mr. Fulmer stated that an ASA is not a Conservation Easement, and as such, a property that is part of the ASA can still be subdivided. Mr. Worthington asked if the applicant is thinking about creating a conservation subdivision. Ms. McGowan stated that a conservation subdivision is one of the options her client is looking at.

**MOTION: Upon motion by Mr. Worthington, seconded by Mr. Lang, the Commission unanimously recommended approval of the Twin Silo Farms ASA Application, subject to the application being revised, prior to being seen by the Board of Supervisors, to show soil information and a narrative showing potential viability of the land for agriculture.**

**5. Township Comprehensive Plan Update:** Mr. Hicks debriefed the Commission members on a meeting that he had with the Bucks County Planning Commission on March 19, 2024. Mr. Hicks stated that the next step in the Plumstead Forward program is Workshops 3A and 3B. Workshop 3A will be held on Thursday, April 25, 2024, at 7:00pm, at the Hanusey Park Community Center. The topics for Workshop 3A will be Getting Around, Preserving Plumstead, and Township Operations. Mr. Hicks explained that the original date for Workshop 3B would have been the Thursday before Memorial Day. Given that Memorial Day is a very busy vacation and travel week, Workshop 3B will be on Thursday, June 27, 2024, at 7:00pm, at the Hanusey Park Community Center. The topics for Workshop 3B will be Sustainability, Planning for Growth, and Staying Active. Mr. Hicks explained that each topic will have a representative from both the Township and the BCPC. The Commission members stated that they would prefer to have each topic be presented to the whole audience at once, instead of splitting the audience and topics into smaller groups.

**6. Omnibus Ordinance Amendment:** Mr. Fulmer gave a brief explanation of the amendment, stating that the amendment reflects updates to the Forestry/Timber Harvesting ordinance, adopting the most recent Fire Code, changing the parking restrictions for the Patriot's Ridge neighborhood, and cleaning up the language for Accessory Building Setbacks. Mr. Talbot inquired about the Forestry regulations. Mr. Duffy explained that the updates are based on updated State requirements. The Commission members agreed that the Accessory Building Setback requirements still need to be revised for more clarity. Mr. Talbot stated that the Accessory Building Setback requirements should be split into two sentences, instead of one long run-on sentence. The Commission members discussed the possibility of adding the removal of the B18 Event Use from the Township Ordinance as part of this Omnibus Amendment. Mr. Duffy stated that the Commission is permitted to recommend that, subject to a vote.

**MOTION: Upon motion by Mr. Farra and seconded by Mr. Talbot, the Commission unanimously recommended the removal of the B18 Event Use from the Township Ordinance.**

**MOTION: Upon motion by Mr. Worthington and seconded by Mr. Farra, the Commission unanimously recommended the approval of the Omnibus Ordinance Amendment, subject to the clarification of the language in Article II.**

**7. Approval of Minutes:** Minutes for February Regular Scheduled Meeting.

**7.1. Meeting of February 15, 2024:**

**MOTION: Upon motion by Mr. Farra and seconded by Mr. Worthington, the Commission unanimously approved the Planning Commission minutes of the January 25, 2024, meeting.**

**7. Public Comment:** There was no public comment at this time.

**8. Adjournment:** Upon motion by Mr. Lang and seconded by Mr. Farra, the meeting was adjourned at 8:48 p.m.

Respectfully Submitted,

Date Approved: 5/16/24

A handwritten signature in black ink that reads "Steve Hicks". The signature is written in a cursive style with a horizontal line underneath it.

Steven Hicks, Assistant Township Manager