

*Incorporated March 12, 1738*

# TINICUM TOWNSHIP

*Bucks County*

## BOARD OF SUPERVISORS

163 Municipal Road  
Pipersville, Pennsylvania 18947

**Tinicum Township Board of Supervisors  
Preliminary Meeting Agenda 7:30 PM  
December 5, 2023**

**Call to order:**

**A. Emergency Services**

**B. Announcements**

1. Update on Aerial Seeding
2. E360 General Code Project Completed  
The Office has completed the E360 General Code project earlier than originally projected. General Code will be providing an ordinance in the near future for consideration by the Board and Solicitor to prepare for adoption that includes not only Zoning but Subdivision and Land Development as well. Once adopted, this project will provide a clear, searchable online data base for use by the public as well as the Township in a format that will make review processes much more efficient and easily updated when necessary.
3. Welcome New Bookkeeper
4. The Land Preservation Committee Updated Open Space Booklet  
Copies are available on the credenza. Thank you to the committee for putting this together!

**C. Old Business**

1. Headquarters Road Bridge Update
2. Crypto Currency / Intensive Digital Computer Operations Ordinance Advertised for Dec 19
3. Subdivision Ordinance Amendment Advertised for Dec 19
4. Speed Limit Ordinance Advertised for Dec 19
5. Hankin/VanLuvence request to present to the Board
6. 2022 Tax Collection Cleanup
  - a.) The current tax collector has agreed to serve as retroactive Deputy Tax Collector for the year 2022 to assist with refunds to the agencies and taxpayers that were affected by problems in 2022.
  - b.) Authorization for the tax collector to open a separate account for 2022.

7. Resolution Accepting the Lands of Cally Iden Agricultural Security
8. Resolution Richard and Kim Rosamilia Authorizing Submission Advertisement and Posting
9. James and Kristina Helms Agricultural Security Finalization and Recording

**D. New Business**

1. Lower Delaware River Wild and Scenic Grant Project Mini Grant Application.
2. Haines/ Rendezvous Farm Planning Modules

**E. Regular Business**

1. Minutes  
November 21, 2023
2. Treasurer’s Report & Budget Recap
3. Payroll Report  
Report for periods ending 11/17/23 in the amount of \$33,941.90 & 12/1/23 in the amount of td.
4. Disbursements *Items may be added as needed*

<b>General Fund</b>	<b>Amount</b>	<b>Memo</b>
Postmaster	\$66.00	Stamps
VISA	\$891.42	VISA
Hartford Insurance	\$593.76	Life and Disability Insurances Nov
Hartford Insurance	\$593.76	Life and Disability Insurances Dec
Staples Credit Plan	\$494.84	Staples Credit Plan
Verizon Wireless	\$494.94	Police Wireless
ReadyRefresh	\$84.92	Bottled Water
MAGLOCLEN	\$400.00	Dues and Subscriptions Police
Wehrung's	\$406.00	Building Supplies
Merry Maids	\$338.00	Janitorial Services (2)
Madden Mead	\$211.98	reimbursement - Police Webroot Software renewal
Greenfield, James	\$158.37	2023 Real Estate Tax Refund
Allied Administrators for Delta Dental	\$766.24	Employee Dental
Aflac Business Services	\$47.64	Employee Supplemental Insurance
Gatehouse Media (Intelligencer)	\$260.28	Public Notices /Advertisement
Ottsville Volunteer Fire Co.	\$29,017.24	2023 Fire Tax Distribution
Delaware Valley Volunteer Fire Co.	\$41,791.70	2023 Fire Tax Distribution
Upper Black Eddy Fire Company	\$4,071.38	2023 Fire Tax Distribution
Point Pleasant Fire Company	\$14,048.84	2023 Fire Tax Distribution
Upper Bucks Regional EMS, Inc	\$25,863.78	2023 Contribution
Point Pleasant Plumstead EMS	\$25,136.20	Point Pleasant Plumstead EMS
Eastern Upper Bucks Seniors, Inc.	\$500.00	2023 Donation
Bucks County Tax Office c/o Deborah Yerger	\$60,391.34	finalization 2022 real estate tax
<b>Payroll Fund</b>	<b>Amount</b>	<b>Memo</b>
Account Edge Payroll	\$33,337.54	Pay period end 11-24-23
<b>State Fund</b>	<b>Amount</b>	<b>Memo</b>
H & K Materials	\$2,195.52	Asphalt
Vanderley’s Truck Sales and Service	\$857.00	Fleet Repairs
Plumstead Materials	\$2,253.02	Stone
Armour & Sons Electric, Inc.	\$315.00	Traffic Light Repairs
NAPA of Ottsville	\$171.23	Fleet Parts
U.S. Municipal Supply, Inc.	\$535.32	Sign Supplies
Groff Tractor and Equipment	\$92.16	Equipment Parts
<b>Open Space Fund</b>	<b>Amount</b>	<b>Memo</b>
Del Val Regional Finance	\$10,638.60	Open Space Bond

5. Advertised Hearing for Adoption of 2024 Budget

## F. Public Works

### G. Conditional Use/Zoning

1. Conditional Use Application CU 2023-3: April Vergara  
27 Swamp Creek Road, Erwinna. TMP 44-006-095. Zoned Residential Agriculture. 1.46 AC. Applicant requests Conditional Use approval for a new drip micro-mound septic system, previously installed without Township permit, in the rear yard setback.
  - Board of Supervisors Hearing: 10/3/23 Granted with conditions
  - Conditional Use Decision and Operation and Maintenance Agreement Vergara signatures needed
  
2. Zoning Hearing Board Application ZHB 2023-10: Brian Dougherty  
58 Bridge Four Lane, Pipersville. TMP 44-025-020. Zoned Residential Agriculture. .22 AC. The applicant requests relief from floodplain regulations requiring an HVAC system, installed by the previous owner without a Township permit, to be elevated above Base Flood Elevation (BFE).
  - Completed Application Received: 10/10/23
  - Planning Commission Review: 11/28/23
  - Board of Supervisors to send Solicitor to Zoning Hearing: 12/5/23
  - **Zoning Hearing Board Hearing 12/6/23**
  
3. Zoning Hearing Board Application ZHB 2023-11: Jamie Reedy & Steven Andreassen  
21 Tettermer Road, UBE. TMP 44-015-006. Zoned Residential Agriculture. 88.85 AC. The applicant requests relief to construct a new single-family dwelling and 3-car garage with an in-law suite on a property with an existing dwelling, without land development, permit impervious surface of 9.27%, allow disturbance of steep slope, steep slope buffer, and riparian buffer zone.
  - Application Received: 10/27/23
  - Extension Request Letter Received: 10/27/23
  - Planning Commission Review: 11/28/23
  - Board of Supervisors to send Solicitor to Zoning Hearing: 12/5/23
  - **Zoning Hearing Board Hearing: 12/14/23**
  
4. Zoning Hearing Board Application ZHB 2023-9: Paul Wieand  
196 Red Hill Road, Ottsville. TMP 44-014-021-001. Zoned Residential Agriculture. 17.1 AC. The applicant appeals the decision of the Zoning Officer and in the alternate requests a use variance to allow rental of a cottage and rental of an undisclosed number of barn units.
  - Application Received: 9/29/23
  - Planning Commission Review: 10/24/23
  - Extension request letter received: 10/25/23
  - Board of Supervisors Decision to send Solicitor to Zoning Hearing: 11/21/23
  - **Zoning Hearing Board Hearing: 1/11/2024**
  
5. Zoning Hearing Board Application ZHB 2023-5: Mark Calloway  
1247 River Road, UBE. TMP 44-009-004. Zoned Residential Conservation. 1.93 AC. The applicant requests relief to construct a pole barn in setbacks and floodplain.
  - Application Received: 7/17/23
  - Extension Request Letter Received: 7/19/23
  - Planning Commission Review: 9/26/23

- Board of Supervisors Decision to send Solicitor to Zoning Hearing: 10/3/23
  - **Zoning Hearing Board Hearing: held 10/26/23 continued to 2/8/24**
6. Zoning Hearing Board Application ZHB 2023-12: Jonathan Weiss & Abigail Wolf  
112 River Road, Point Pleasant. TMP 44-033-001. Zoned Village Center. 1.022 AC.  
The applicant requests relief to construct a private swimming pool and related improvements within the front yard and side yard setbacks, and exceeds impervious coverage.
- Application Received: 11/6/23
  - Planning Commission Review: 12/12/23
  - Extension request letter received: 11/6/23
  - Board of Supervisors Decision to send Solicitor to Zoning Hearing: 12/19/23
  - **Zoning Hearing Board Hearing: 2/22/24**

#### **H. Public Comment Session**

- I. Adjournment:** *The next regularly scheduled meeting of the Board of Supervisors is scheduled for December 19, at 7:30 pm.*