

Incorporated March 12, 1738

TINICUM TOWNSHIP

Bucks County

BOARD OF SUPERVISORS

163 Municipal Road
Pipersville, Pennsylvania 18947

**Tinicum Township Board of Supervisors
Meeting Minutes
December 5, 2023**

Supervisors Eleanor Breslin, Jim Helms and Richard Rosamilia were present with Township Manager Teri Lewis, Township Solicitor Steve Harris and Township Engineer Steve Baluh. The meeting, held in the Tinicum Township building meeting room, was live-streamed on Zoom and recorded. There were approximately 35 people present, and 15 people viewed it online.

Chairperson Helms called the public meeting of the Tinicum Township Board of Supervisors to order at 7:30PM, followed by the Pledge of Allegiance.

A. Emergency Services - N/A

B. Announcements

1. Update on Aerial Seeding

Mr. Helms said the Township contacted all the parties involved in this incident on Hollow Horn Road, and they were told it was only a plane dispersing rye seed, and some samples have been brought to the Township for confirmation. There is no evidence of a second plane distributing chemicals or herbicides. The Township requests that in the future notice will be given about any aerial agricultural activities, so it can be communicated beforehand.

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. This will be an online version of all of the township's zoning codes.

3. Welcome New Bookkeeper

June Rapsinski was hired to take over Tinicum Township bookkeeping activities.

Motion to engage June Rapsinski as a 1099 independent contractor.

Motion by: Helms. Second by: Breslin. Voted upon and passed.

4. The Land Preservation Committee

Updated Open Space Booklet Copies were available on the credenza. Mr. Helms thanked the committee for putting this together.

5. Township manager and Administrative Assistant ending employment with the Township

Mr. Helms announced that both Teri Lewis and Joan Tanner are leaving the employment of the Township this month. Mr. Helms thanked them for their service to the Township for many years and wished them the best going forward.

6. An Executive Session was held to discuss legal matters from 7:00 – 7:30 pm.

C. Old Business

1. Headquarters Road Bridge Update

Mr. Helms said there is not much of an update, the Township still has to review a structural report from a group that provided funding a bridge rehabilitation study. He said the Township will continue the discussion after they have received that report. There are still four lawsuits pending with PennDOT, and they are still working through the process with various appeals.

Mr. Harris reviewed the status of each and added he does not expect any decisions to be made on these lawsuits until late spring/Summer of 2024.

Resident Valli Baldassano argued that the original bridge that was built in the 1800s interfered with the natural flow of the creek, and that the bridge that PennDOT designed would restore it. She also challenged the appeals to the lawsuits, reading aloud from the Rules of Professional Conduct for professional lawyers in Pennsylvania, stressing their codes around harassment, intimidation and misrepresentation. She said that she believes the lawyers for the Woodtiger Fund and the Riverkeepers Network violated that code in Pennsylvania.

She asked the board to direct Harris to file a complaint with the Board of Governors of the PA Bar Association challenging the conduct of the lawyers involved before the next supervisors meeting.

Resident Steven Gidumal owns the land that the Headquarters Road Bridge crosses. He has been involved in numerous lawsuits over the past two years. He said he expects to win the battle on the property issue, and when he does the entire permit process that has been filed for years will be moot. He accused PennDOT of misconduct since they contradicted themselves on several issues regarding his property and moved forward with a lie, and it is his intention to go after several PennDOT attorneys to get them disbarred. Mr. Gidumal said his corporation had been contacted by a potential bridge rehabilitation funder to reestablish a one-lane Headquarters Road Bridge.

Mr. Helms asked Mr. Harris if the Township were to address the legitimacy over the current legal actions, would that impact the litigation in any way. Mr. Harris stated that the Township does not have standing to file a complaint because it is not a party to any of the litigation.

Mr. Rosamilia asked whether Mr. Gidumal's financing people would be willing to come forward to face the board with their offer. Mr. Gidumal responded they want to be prepared to present a fully unified package and that will be approximately one month away.

Resident Tim Cashman asked whether the bridge would still be designed to handle the weight of a full firetruck. Mr. Rosamilia responded that the Township is still waiting for the study from Riverkeepers to see if the bridge can support more weight. Mr. Helms added that the Township wants to make sure that the new bridge will be able to accommodate and not get damaged by a school bus, firetruck, or similar equipment.

Resident and Township historian Kathy Auerbach said she has been studying Headquarters Road Bridge for more than 20 years, as it is one of only two bridges of its type recorded on the National Register. She reminded the board that 12 years ago PennDOT closed the bridge for repairs - after the substructure was deemed to be in good shape -, yet they instead left this historic bridge unrepaired. Ms. Auerbach also

challenged Ms. Baldassano's earlier claim that the original builders of the bridge changed the course of the creek. She said that the original bridge held the creek in its original path, and PennDOT's proposal to relocate the east and west bridge abutments will throw the stream into the meadows and dangerously alter its path. She thanked the supervisors for following through on the studies and considering the proposal to rehabilitate the bridge in its current place.

Resident Gary Wurtz asked about details that hydrologist had come up with 10 or 12 years ago regarding the diversion of water in the creek. Mr. Rosamilia said he recalled some drawing that was done by PennDOT to divert the stream, but could not remember any particulars, it was a long time ago. Mr. Wurtz then said he ran the numbers on the cost for the residents since the bridge was closed 11 ¾ years ago: he estimates \$66,300 for gasoline, 600some days of extra time on the road, and the negative environmental impact based on the amount of incremental CO2. Mr. Rosamilia asked if there would be any objection to the people present if studies show that a rehabilitated bridge can support the traffic, would be totally funded by an outside solution, and would be a one-lane bridge. Mr. Wurtz responded that he could only speak for himself, but was sure that most in the room would agree – absolutely, and they just want a bridge. Mr. Rosamilia then asked the residents to give the Township the opportunity to get the additional information they requested and the Township will be able to come back in a month or two with a proposal for a solution.

Mr. Helms said the Township has been put in the middle of some nonsensical arguments from a private group and the state, and he would challenge the group who said they would fund the rehabilitate the bridge to actually come forward after talking about this for two years promising funding. There is information available that the bridge can be raised to a higher load rating, and that would give both sides what they are looking for. He is hoping to meet somewhere in the middle and move forward with a solution. Mr. Gidumal said that he has a very committed group that is willing to put up the money to rehabilitate the bridge.

Mr. Gidumal also stated that it appears that while people in the room say they "just want a bridge", PennDOT is pushing for a two-lane bridge, which would destroy Tincum township in is opinion, and given that the third-party group he is in discussion with is willing to fund the rehabilitation of a one-lane bridge, everyone present should be happy.

Mr. Helms clarified that in his opinion nobody in the Township is actively asking for a two-lane bridge, but PennDOT was offering federal funds for a structure that happens to be a two-lane bridge. For the last 6 years that he has been on the Board of Supervisors, the Township has been saying that they want to rehabilitate the existing bridge if someone is able to fund it and the Township does not have to pay for it out of pocket. Tincum Township is a small township whose budget cannot afford paying an estimated \$4MM for a bridge.

Mr. Helms also stated that even if the Township were to get funding, there is still a timeframe to consider for design, permit, and construction. A temporary bridge is not a viable solution without doing the majority of the work that is required for the rehabilitation.

2. Crypto Currency / Intensive Digital Computer Operations Ordinance

This is advertised for adoption on December 19, 2023, and will be discussed during the next meeting.

3. Subdivision Ordinance Amendment

This is also advertised for the December 19, 2023, meeting. No comments have been received so far.

4. Speed Limit Ordinance Advertised for Dec 19

Speed Limit ordinances for Ridge Valley Road, Stagecoach Road, and Hollow Horn Road have also been advertised for adoption at the December 19, 2023, meeting.

5.Hankin/VanLuvencee request to present to the Board

Mr. VanLuvencee, Mr. Hankin's lawyer, presented the case. Given time constraints, Mr. Hankin declined to give a brief history of the Rolling Hills development that the presentation relates to.

The primary issue of the request was the modification of the impervious surface ratios in the two zoning districts in which this project was developed. The second issue relates to stormwater management.

Mr. VanLuvencee explained that the Rolling Hills development project had been approved in 1997, and the stipulation on stormwater management dates from 1996. Final plans were approved for all of the sections of the development, however the language changed later on, and some of the language in other sections creates ambiguities.

Under ordinance 103, Mr. Hankin was asked to create greater open space in the development, with the tradeoff that the developer got to reduce the lot sizes below those that were permitted in the two zoning districts that we impacted. Now those two ordinances have been amended, and the impervious surface has been reduced from 20% to 15% in some instances, and from 15% to 10% in other instances.

The term of the original NPDES stormwater management controls expired in 2021. Mr. VanLuvencee emphasized that the Township had asked Mr. Hankin to make smaller lots. His original plan was to build 25 acre lots, but he was asked to reduce the size, and most of the lots now are between 1 and 2 acres. Now, in order to comply with the new ordinance, he would have to take away 5% from a lot that size, and it becomes much more difficult to do what they do. He also said that he is certain that new restrictions are going to result in litigation.

Mr. Rosamilia asked what would happen in case they had to reduce the percentage, and Mr. Van Luvencee responded that it could adversely affect building the houses as shown on the plan. In some cases, it would be fine, in other cases, not.

Ms. Breslin said that the 25 years expired in March 2021 and asked whether this issue had come up at that time. Mr. Harris said he had drafted documents then, but because of the pandemic, they sat around. Mr. Van Luvencee asked for an extension of the original ordinances so Mr. Hankin will be able to continue his development under current stormwater management controls.

Mrs. Maria Povacz., resident of Rolling Hills, stated that she paid \$20,000 for her own NPDES permit for her environmentally friendly, platinum lead certified house, which is entirely off the grid, and the only one of its kind in the development. She also said that when she and her husband bought the lot in 2021, they were attracted to the open space in the development.

She complained that their street is unmarked, but open to the public. They cannot get their passport or packages delivered to the house, since they cannot be found by trucks, they can only use their PO box as delivery address. She said she called the EMS service to make sure that the ambulance have them on their map in case of an emergency. She requested that their street (Fox Run Lane) be properly marked and dedicated.

Mrs. Kelly Kelly, resident of Rolling Hills, said that a 10% impervious surface made her a little nervous. She has had her house up for sale for over two years and it has not sold, and she would be worried of the impact that smaller homes would have on the market. She expressed she feels favorable of extending the 15%. Mr. Van Luvencee said he shares Ms. Kelly's reservation about the preservation of the market value of the houses if they had to reduce the house sizes.

Mr. Helms asked how many lots would be affected, and Mr. Van Luvencee responded that he was unable to answer that question. The plans go a long time back to when they started with the NPDES, there was a lot of testing involved, and it depended on a lot of factors, and it wasn't possible to go back and retrofit the lots.

Mark Hankin added that the applicability of the township ordinance did expire at the end of the 25-year term, subject to certain conditions. One of them being that the end of the 25-year term shall not prohibit the construction of homes on each of the lots, and secondly, no future ordinance shall impact the ability to develop the property as contemplated under the approved agreement. His goal is to make sure that there are no disputes.

Mr. Hankin then explained his past interactions with the Township that led to the sub-division of his property and the development of the properties of Rolling Hills. Mr. Van Luvence spoke about potential litigation if home owners and Mr. Hankin might have to reduce the house sizes.

Mr. Harris summarized Mr. Van Luvence's proposal as that if the Township is willing to enter into a first amendment of the stipulated settlement agreement, then Mr. Hankin would be willing to enter into the stormwater operational maintenance agreement and the unilateral declaration. Mr. Van Luvence agreed and offered to provide copies of the final stipulated settlement agreement. Mr. Helms said the Board would review the documents.

Mrs. Povacz asked if there was a specific house and lot size stipulated when the plans were made and the development was recorded for each of 72 lots, and would that house size be impacted by a zoning order. Mr. Van Luvence responded that there was no house size stipulated, only the square footage of the footprint, but the house could be built as a two- or three-story house.

Ms. Kelly said that the HOA manual states a minimum 4,000 square foot home, but there is a home in the development that does not have 4,000 square feet. Mr. Van Luvence added that there was no square footage on the plan, and Mr. Helms added that the HOA rules are separate from Township zoning rules.

Mr. Van Luvence then turned to their second issue, the Christopher Young property, which is adjacent to Mr. Hankin's property. Currently there exists an access and utility easement that grants access to the Young property along the driveway of the Hankin property. The easement includes a provision stating that if Mr. Hankin or his heirs are not happy with the people that may repurchase the house from the current owners, they would have the right to terminate the easement. This would force the property owners to go back and resort to the Zoning Hearing Board's decision that recognized the right to use the easement, but the Township objected because of emergency services not being able to reach Mr. Young's property. Mr. Van Luvence therefore revised the agreement, and Mr. Hankin is prepared to grant the Township and any emergency service providers perpetual rights to use the easement regardless of whether it is terminated as to the property owners, i.e., the Township would always have the right to use the access easement.

Mr. Harris elaborated on the history of the easement. The Young family obtained a zoning decision that allowed them to come up the steep hill through the Hankin property. When the Youngs approached the Township for a permit, it was clear that the Township would not be able for their inspectors nor emergency vehicles to get up there, which led to the discussion between Mr. Young and Mr. Hankin about an access easement. But then it was necessary to also get utilities up there, and the next variation was an access and utility easement. Mr. Van Luvence stated that he added a provision to the draft termination agreement, which states to not preclude the use of emergency vehicles, fire engines, or governmental entities. He said it would be an improvement to grant that right expressly to the Township as co-grantees as well as the other co-grantees. Mr. Helms asked if the easement is terminated, who will maintain the access for emergency vehicles, etc. Mr. Hankin responded that he will, and the Township could enforce the property owner to maintain the access.

The discussion then turned to the easement and extension of Shull Farm Road, which will provide an alternate way to access the Young property in the future. The extension that Mr. Hankin proposes as

alternative access to the Young property is currently not paved. At some point in the future this road will be extended when lots up there will be developed.

Maria Povacz claimed that not all of the current Shull Farm Road is dedicated, she said she believes it is only dedicated up to house number 6, and she needs that road to access her property. Mr. Hankin said he believes that all of Shull Farm Road as well as Fox Run Lane are dedicated, but Mr. Harris stated that the Township would not want that road to be dedicated and then have construction vehicles on it. Maria Povacz would like the township to dedicate the remainder of the road so she can get mail, voting information and packages.

6. 2022 Tax Collection Cleanup

Mr. Helms stated that the Township would need to open a bank account. Ms. Lewis explained that in order to straighten out some of the issues regarding the 2022 tax collection, the County has asked Deborah Yerger, the current tax collector, to sign on as deputy tax collector for 2022. The appointment of Mrs. Yerger came about through the Bucks County Tax offices, so money that has been collected in error can be returned. There is no issue with the Tincum Township budget, the amount to be returned has been accounted for in a liability account. But in order to disburse the money, without having a deputy tax collector in place, the County would have had to make the check out to the previous tax collector. There was a discussion about the extent of Ms. Yerger's work as deputy tax collector and who would have to pay for the additional work. The Board of Supervisors decided to table this item so this question to be clarified by the December 19, 2023, meeting.

7. Resolution Accepting the Lands of Cally Iden Agricultural Security

Mr. Harris stated that the Board needs to adopt the resolution accepting the application of Cally Iden to join the Tincum Township agricultural security area and provide acknowledgement of the additional land to the agricultural security area in order to record the deed.

Motion to approve the resolution.

Motion by: Helms. Second by: Breslin. Voted upon and passed.

8. Resolution Richard and Kim Rosamilia Authorizing Submission Advertisement and Posting

Mr. Harris stated that this resolution authorizes the submission of an application to join the Tincum Township agricultural security area and to authorize advertising and posting the applications required by the agricultural security area.

Motion to adopt the resolution.

Motion by: Helms. Second by: Breslin. Voted upon and passed.

9. James and Kristina Helms Agricultural Finalization and Recording

Motion to sign the acknowledgement of additional land of the Helms land to the Tincum Township agricultural security area.

Motion by: Helms. Second by: Breslin. Voted upon and passed.

D. New Business

1. Lower Delaware River Wild and Scenic Grant Project Mini Grant Application.

Ms. Breslin stated that the EAC has put together an application for a 2024 mini grant application for a "Backyard Environmental Stewardship in Tincum Initiative", which is a community-wide project to educate residents of all ages on the importance of getting rid of invasives in our backyards and replacing them with native plants, and to explain why that is good for the environment and why that improves habitat. There would be two educational components, supported by both the Tincum Conservancy and an

educator from the DCNR. The hope is to offer this to 75-100 residents of the Township, it will be free for participants, and they would receive a copy of a book published by the US Fish and Wildlife Service which is a handy tool to identify invasives.

Ms. Breslin directed the Board to the table on page 2 of the book and said the chart would have to be updated to include estimated volunteer hours and estimated value of those volunteer hours. The amount they would be requesting from the Lower Delaware River Wild and Scenic is less than \$1,000. This initiative would offer very good benefits throughout our community.

Motion to approve the submission of this grant application with the minor adjustments mentioned above.

Motion by: Rosamilia. Second by: Helms. Voted upon and passed.

2. Haines/ Rendezvous Farm Planning Modules

Mr. Harris recapped that Mr. Haines wants to file an application for planning module. The Health Department states they will approve a micro-drip system, which is an alternative system if they cannot get a planning module approved then use a spray system but the drip system is better. Based on the Health Department statement, the Township can issue a letter, which is not binding letter, but allows approval.

Motion to process the planning modules with this letter and send it once the Planning Commission has signed.

Motion by: Helms. Second by: Rosamilia. Voted upon and passed.

E. Regular Business

1. Minutes

Motion to approve the Board of Supervisor minutes of November 21, 2023

Motion by: Helms. Second by: Breslin. Voted upon and passed.

2. Treasurer's Report & Budget Recap

Ms. Lewis stated that she provided the Board with the Treasurer's report at the last meeting, and in their packages they have the October recap, which is also posted.

3. Payroll Report

Report for periods ending 11/17/23 in the amount of \$33,941.90 & 12/1/23 in the amount of \$41,254.06

Motion to accept the Payroll Report for the period ending November 11 2023 in the amount of \$33,941.90 & December 1 2023 in the amount of \$41,254.06

Motion by: Helms. Second by: Breslin. Voted upon and passed.

4. Disbursements

Motion to approve the following disbursements as written.

Motion by: Helms. Second by: Breslin. Voted upon and passed.

General Fund Amount Memo 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
Payroll Fund	
Account Edge Payroll	\$33,337.54 Pay period end 11-24-23

State Fund

H & K Materials	\$2,195.52 Asphalt
Vanderlely'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

Open Space Fund

Del Val Regional Finance	\$10,638.60 Open Space Bond
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5. Advertised Hearing for Adoption of 2024 Budget

Motion to approve the 2024 budget.

Motion to approve that there will be no Tax increase for 2024, taxes will remain the same as 2023.

Teri Lewis stated that the township has not raised taxes since 2010 and you have your prior Board of Supervisors and your current Board to thank.

Motion by: Helms. Second by: Breslin. Voted upon and passed.

F. Public Works

N/A

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 (time 2:16:00 on video)

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**

The Planning Commission reviewed and recommended the Board of Supervisors remain neutral with the request that the Township receives a hold harmless agreement. Mr. Harris recapped his understanding of the prior owner having installed the AC below the regulated flood elevation, and that it is agreed that there is no possibility to install it above, so the new owner is asking for a variance to have it below the flood elevation provided they keep the Township from any liability resulting from somebody getting hurt or other damage. Mr. Harris drafted a hold harmless agreement and sent it off to Mary Eberleen. He added that if the property was transferred or sold, it would be binding to the future owners as well. Ms. Eberleen will present Mr. Dougherty the agreement at the Zoning Hearing Board in the event he will be granted a variance. The agreement has to be signed by Mr. Dougherty in front of a notary. No motion necessary, passed to 12/19/23 to next BOS meeting.

3. Zoning Hearing Board Application ZHB 2023-11: Jamie Reedy & Steven Andreassen (time: 2:16:00)
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**

Motion by Helms, Second by: Rosamilia.

Mr. Richard Zaveta from Zaveta Custom Homes presented the case. Mr. Zaveta summarized how the owners have been working with the Tincum Conservancy on a conservation easement covering the entire property. The main objective for the property is preservation, which will include restoring the barn, finishing restoration of the house, keeping the driveway in its original status, and possibly include a façade maintenance agreement for the original structures in the conservation easement. The Planning Commission had proposed to write the sub-division into the easement if the owners want to sub-divide in the future. Mr. Zaveta added that there is a timing element for the owners who are looking to put a conservation easement on their property by the end of the year for financial reasons.

Motion to be neutral and send to Zoning Hearing Board for questions and clarification by the Zoning Hearing Board officer.

Motion by: Helms. Second by: Breslin.

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 (time 2:26:53 on video)
 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 Tincum Township Supervisors Agenda Dec 5, 2023 Page 3 of 4
- 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; Planning Commission Meeting 12/12/23
- Board of Supervisors Decision to send Solicitor to Zoning Hearing: 12/19/23
- **Zoning Hearing Board Hearing: 2/22/24**

H. Public Comment Session

Resident, Maria Povacz thanked the Board of Supervisors and Teri for the wonderful work they have been doing and congratulated the new representatives that will be sworn in soon.

I. Adjournment: Motion to adjourn at 9:50 pm.

Motion by: Helms. Second by: Rosamilia. Voted upon and passed.

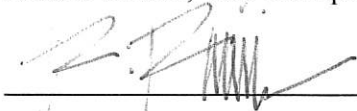
The next meeting of the Board of Supervisors is scheduled for December 19, 2023, at 7:30 p.m.

TINICUM TOWNSHIP BOARD OF SUPERVISORS

Jim Helms, Chairperson



Eleanor Breslin, Vice-Chairperson



Richard Rosamilia, Member