

Incorporated March 12, 1738

TINICUM TOWNSHIP

Bucks County

BOARD OF SUPERVISORS

163 Municipal Road
Pipersville, Pennsylvania 18947

ELEANOR BRESLIN, CHAIRPERSON
JOHN COLE, VICE-CHAIRPERSON
MICHAEL KAUFFMAN, MEMBER

TINICUM TOWNSHIP BOARD OF SUPERVISORS EXECUTIVE SESSION AUGUST 5, 2025 AT 6:00 PM – LITIGATION

TINICUM TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING MINUTES AUGUST 5, 2025 7:00 PM

Call to Order

Pledge of Allegiance

Role Call: EB Yes, JC Yes, MK Yes, SH Yes, CG YES, JD Yes

Rules of Engagement & Community Engagement Standards Apply at all Meetings.
All Public Comment should be reserved for Public Comment portion of the meeting.
Please come up to the microphone and write your name on the sign-in sheet.

In attendance: Eleanor Breslin, John Cole, Michael Kauffman, Judith Danko and Township Solicitor Scott Holbert and Township Engineer Curt Genner were present at the meeting.

Chairperson Breslin called the public meeting of the Tinicum Township Board of Supervisors to order at 7:01 PM, followed by the Pledge of Allegiance. The meeting, held in the Tinicum Township building meeting room, was live-streamed on Zoom and recorded. There were approximately 12 people present, and 10 people viewed it online.

A. Presentation by St. Luke's regarding Emergency Ambulance Services (video time: 19:02:28):

Two representatives from St. Lukes (SLETS) gave a presentation to illustrate who they are as a network and their proposal for the UBREMS paramedic service. Mr. Adam Maziuk, AVP for Business Development and Strategy for St. Lukes University Health Network, said he was a Riegelsville resident until 2019 and was the chief of UBREMS until 2014. He was also a paramedic and had started originally with Riegelsville Fire Company as an EMT in 1995, and

he came back to help transition UBREMS to St. Lukes. Ms. Andrea Frechette, Director of ambulance and transport access services, who has been with St. Lukes for many years, is the operational person that runs the entire select of St. Luke's emergency transport division.

Ms. Frechette discussed St. Luke's Emergency Transport. SLETS currently has about 200 employees, who are spread out over Bucks County, Quakertown, Grand View, Fountain Hill, Bethlehem, and all the way up into the Poconos. Their service includes everything from EMT apprentices to critical care nurses, prehospital physician attenders, a wide array of providers that are geared towards the specialty that they need. SLETS has primary 911 agencies in various locations, over 200 employees, over 39 ambulances, critical care trucks, etc.

Mr. Maziuk said that residents will continue to have a choice of which hospital they want to be taken to.

He then discussed their Monroe operation, which was an acquisition of Central Pocono Ambulance in 2016, and came to them in a similar type of situation. They hired all of their employees and now run two trucks in their jurisdiction, similar to how they are planning to run the operations in Tinicum.

Mr. Maziuk pointed out that they do not enter into these kinds of arrangements with haste, because this is a central service to a community. They take a lot of time to do their due diligence, evaluate real estate, understand the community and establish relationships, because they are aware they are entering into these relationships for a long time. He cited their longevity as a 911 service provider and being a top performer.

SLETS also have their own internal billing department, whereby all billing is done in house. If residents have a question, they get a live person with one phone call.

Mr. Maziuk explained they have two dedicated educators, and no provider has to go outside, all education is done in-house. They deploy cutting edge technology of what medicine is today. He added that a physician who is part of their EMS fellowship program wrote the advanced life support protocol for the Pennsylvania for the prehospital administration of blood product. They are carrying blood product on their 911 ambulances which is also what they will do in Tinicum as well. Their goal is to have top-notch providers.

Ms. Frechette added as far as clinical oversight, they have two dedicated medical directors, one is specialized in critical care, and the other one in emergency medicine. They work very closely with them, the education team, and their providers, to ensure protocols are being followed.

They currently have 39 ambulances, plus additional vehicles. They have a lot of resources spread out over this very large area, so they have the ability to pull the resources where they need them at any point in time, and deploy them also for situations like mass casualties, or an accident in a covered bridge.

Mr. Maziuk added that they also have a dedicated dispatch center that works with the 911 center in Bucks County as well as the EHS office of Larry Loose.

Having a lot of resources in the area allows them to backfill and flex their trucks and send where needed to ensure coverage. Their dispatch center monitors the 911 activity and what is going on in the area. They collaborate with providers like fire and police department, do a lot of joint training and education, and are familiar with people and equipment.

Community involvement is important to them. They are doing a National Night out today in Haycock and then Perkasio, they hold community events in all areas they cover, run training camps, and even school career fairs. When they retire an ambulance, they donate them to tech schools that have an emergency service program, so they can actually get real world experience and to feed the growth of the EMS system.

Mr. Maziuk said that as a network, they have longstanding relationships with the community. The newest member of their family is Grand View Health that was brought into St. Lukes.

Back in June, Bucks Regional came to them and informed them of their difficulties, which included financial struggles, and staffing challenges. Mr. Maziuk added that unfortunately nobody wants to talk about COVID, but emergency services really suffered. For every 4 EMS providers that left the system, only one was backfilled. Luckily, SLETS has a mentoring program and can grow their staff system. They entered into a non-disclosure period and issued a letter of intent to do their due diligence, which is still ongoing. SLETS is doing a deep-dive into the finances. The relationship with the municipalities is of utmost importance to them. They want to ensure the Township feels comfortable with them, and alleviate the concern that the ambulance service comes in for one year and then wants double the amount of funding for the next year. They offer a five-year agreement, whereby they lock in the rate for 5 years.

They are continuing their roundtable discussions with the various townships to improve the emergency services; while quality was not a problem, logistics and backfilling were.

They are happy provide the municipalities with any report they request, including response times, quality metrics, or number of calls/runs.

Their goal is to keep the current model: stationing one truck, one advanced life support ambulance that is dedicated for 911, 24 hours a day, 7 days a week, 365 days per year. SLETS bears the responsibility of staffing the truck, and having a 100% in-service time for that unit. The second truck will be at the Springfield station, Grand View is placed in it, and there is good coverage for the northern corridor of Upper Bucks. They are not looking to change anything about the existing relationship with Point Pleasant, they have no intention of taking over their territory.

Mutual aid services will be designated by Bucks County 911, and SLETS endorses the closest, most appropriate mutual aid ambulance. They just redirected some of the box cards in Milford, where they identified that it was not the closest ambulance that was responding.

Subscription drives will be maintained. They will honor UBRMES' subscriptions through its expiration date and then mail out theirs. Services will not be impacted during the transition time. The intention is also to hire everyone from UBREMS as long as they can pass background checks.

What can residents expect from SLETS: the same high quality service that they have been getting from UBREMS, but on a more consistent basis, and that is transparent from a budgeting perspective for the next five years.

Mr. Maziuk said he has presented the municipality with an agreement for a five year term with a three year rollover, the amount and their payment terms. They are looking at an October timeframe to close on Upper Bucks, and then start on January 1, 2026. All existing payments go to UBREMS. The equipment will become part of St. Lukes, they will continue to use all of the equipment and put power loads into each ambulance. If an ambulance cannot be used, it will be donated.

Ms. Breslin thanked them for coming and sharing the detailed presentation with a comprehensive proposal. She said it made a great first impression. She then had several questions:

She asked whether their comment about patient choice pertains to both ALS and BLS, which Mr. Maziuk confirmed.

She asked how big the coverage area is in square miles for all of SLETS. Mr. Maziuk listed all covered towns and counties, 3 large municipalities, and said it will be several hundred square miles. Northampton County is not covered by them.

Ms. Breslin asked how the feedback from their meetings with the other municipalities has been. Mr. Maziuk said that their proposal was well received by Springfield and Haycock, who have given them a vote of confidence. Next week they will speak to Bridgeton, Riegelsville, and Durham, and the week after to Nockamixon. Their impression is that the townships agree it is a good step forward for everyone.

Ms. Breslin asked whether as part of their real estate due diligence, do they look at the building that UBREMS owns on route 611 and are they envisioning that as the place where they will be putting the one ALS station, which Mr. Maziuk confirmed.

Regarding the extra assets from Quakertown that they might move over into Springfield, they have an idea of percent in service that station will provide. Ms. Frechette said they are hoping at 100%, but they need to get a sense of where the volume is in order to place that asset at the right time. They have a unit that is reserved for transport and a backup 911 capacity, and that is the one that she is intending to relocate to Springfield for the purposes of the 911 service.

Ms. Breslin said she is thrilled to hear that the current UBREMS employees have an opportunity to work with SLETS.

Mr. Kauffman: asked whether the patient cost is going to remain the same as UBREMS. Mr. Maziuk said yes, if not lower. They also participate with the insurers, which improves not only the billing turnaround but also results in lower cost for patients. Ms. Frechette added they follow the network's policies regarding hardships and financial assistance and if

approved, they honor that. If the patient is uninsured, they handle that in their EDs, where they work with social and case management to get on Medicaid program for retroactive coverage so the ambulance bill will be covered, and if not, it goes through their write-off process or a subscription plan.

Mr. Kauffman said that St. Lukes has experienced stratospheric growth, and asked if their financial house in good order, which Mr. Maziuk confirmed, adding they have a 4% margin, which is unheard of in healthcare today. They are also in the top 3 in the State as far as hospital performance and are recognized by the loan institute as being a top community supporter for giveback as a non-profit entity to community and social programs.

Ms. Danko said they talked about a January payment plan. At Tinicum Township, tax funds start to come in April and May, so January is a tough month, would that be an issue. Mr. Maziuk said the payment terms can be renegotiated.

Mr. Cole said he appreciates working with them, and glad to hear that they will treat Point Pleasant fairly at a 50/50 split. Mr. Maziuk added that SLETS does not go out seeking ambulance acquisitions, they have been acquiring struggling organizations and what they are about is establishing and maintaining a long relationship with community. They are not looking to take over other company's territory.

Public comments (video time: 19:37:47):

None.

B. Announcements (video time: 19:38:40):

1. Executive Sessions were held on 7/10, 7/17, 7/29, and tonight at 6:00 pm.

C. Public Hearing - There are no public hearings on the agenda for this evening.

D. Public Comment (video time: 19:39:00):

Mr. Robert Kreuscher asked when the minutes from the July 1, 2025 Board of Supervisors Meeting will be available. Ms. Breslin said the minutes are not recorded until they are approved, which will be done tonight, and the minutes will be available on the township website tomorrow.

Ms. Kathy Auerbach inquired about the preservation and restoration of Bridges, in particular Bridge 361 on Sheephole Road, and what the Board has done. Mr. Kauffman said he and Mr. Genner went to a post construction meeting on another bridge. Mr. Genner had a conversation with Joe Pegneter from Remington Bernick, and advised him of certain permit applications that the township needs. They agreed they will submit the information to the township. He mentioned the concerns about the overuse of extensive guardrails on the

township roads and bridges to them and they indicated they would look into what could be done about them.

Ms. Auerbach asked whether a record of permitting has been obtained, and Mr. Genner said that Section 106 could be included within the GP11 approval if they got that, so he asked about the record. There is no exact time frame, and they also did not explain why they had not reached out before.

Mr. Steve Gidumal asked if this is the meeting the BOS is thinking of approving the Headquarters Road Bridge contractor and vote on it. Ms. Breslin said yes. The contractor has not been approved yet, and was not present at the meeting.

He then read a prepared statement regarding the HQRD Bridge and his property. He said he was one of five key people (Bruce Wallace and Tim Berier being two others) that stopped the PennDOT Josh Shapiro two-lane tractor trailer "death bridge" from being built. Now he is being attacked in the local press for spending well over \$1 million in legal fees to stop large trucks from going in both directions on a rural road that was built in the early 1700s. He said he should be owed thanks not daggers for fighting the bridge. He said that the contractors should understand that he owns the entire land around the bridge, and that they are not welcome and will be sued for everything and anything that goes wrong on his property. They are not working on a "legal easement." The land that PennDOT condemned on November 30, 2022, and PennDOT thereby became grantor of the land, was granted back to his entity Virtus Capital Advisors LLC that same day. His LLC was the grantee on the easement deed on that day and has remained grantee since. This was the false deed PennDOT gave Tinicum. His almost five years of litigation with a path to another 5 to 10 years of litigation stopped PennDOT from building the death bridge. The easement was cloudy despite what local courts said, and its unenforceability is still to be challenged, and when the PennDOT easement is declared void, anyone working on that project will be sued. He said the latest insult was the decision and approval of the inexperienced council Scott Holbert to value his property at \$1. This is really an effort by the four individuals on the Board to take his land by force. He has looked into other \$ amounts offered for projects in Bucks County, and has not found any other \$1 takings. His attorneys advised him to file a federal civil rights case in federal court and to seek \$10 million in damages from the town, the town council, and any contractors taking part in the illegal scheme abusing his civil rights. He added that the prospects for winning his case are deemed excellent, and should he win, he will go after the contractors' license to operate in the state of Pennsylvania. He said that there have been no "extensive negotiations" as reported in the Bucks County Herald, and he has legal council review if these false words rose to the level of an intentional act to incite violence. The Bucks County

Herald is not innocent in this either. He has not spoken with Scott Holbert in all of 2025, nor did he negotiate with him or anyone on the town council. He said he would provide copies of a text exchange between him and Ms. Breslin, whereby she invited herself to his house on June 15. She is an attorney, he is not. If that was a “negotiation”, as Mr. Holbert suggests, then that is a breach of legal ethics as his council needed to be present. This could cost an attorney his or her license. He did not view Ms. Breslin’s visit a negotiation, rather, it was a pleasant discussion, but Tinicum made no offer to resolve any of the many open issues. He asked when these extensive negotiations that Mr. Holbert refers to happened and answered that there were none. He said Mr. Holbert needs to resign or be fired by this council, he will not have any negotiations with him present.

He closed by telling the contractors to be ready for relentless legal action.

Mr. David Housel asked if the Air B&B and rental property guidelines can be updated or adjusted to be clear and allow for more Air B&B’s to thrive. The current ordinance from Tinicum township for rentals shorter than 14 days requires a B&B form to be filled out, which is cumbersome and confusing, and effectively prohibits short term rentals. He argued that rental income can be used by residents to help pay for their taxes, mortgages, and utilities, and can benefit the local economy.

E. Police Chief’s Report (video time: 19:55:03):

Chief Madden said that Tinicum Township Police Department reported 249 incident reports for the month of July, 60 were for service, 55 were criminal or investigative including two fraud report, 127 were for traffic, and 7 were for court and training.

There were three reportable traffic accidents in July: two were two-vehicle crashes on Easton Road which were stop-sign related, and one reportable crash on East Dark Hollow Road, which was also stop-sign related. We had an average of 3.2 reportable crashes for July over the last five years.

Officers are currently participating in a statewide aggressive driving enforcement campaign through August 17. They are focusing on aggressive driving behaviors such as speeding, tailgating, and running red lights. Officers are also issuing warnings to motorists for the new distracted driver law, also known as the Paul Miller law.

Police conducted 17 truck details on River Road, and one driver was cited following a bridge strike.

She highlighted a recent incident that could have ended very differently if not for the quick thinking and decisive actions of our police department. Last month, a case of publishers clearing house fraud was reported to the department. This is a common scam that often results in the loss of hard-earned money. Thanks to the immediate reporting by the victim and the prompt

response from our officer, the situation was quickly resolved. The fraudulent transaction was intercepted and a \$5,000 cashier's check was successfully recovered in Oregon for our local resident. She gave special thanks to Officer Fleishman who led the response with urgency, which resulted in recovery of the funds and further loss to the victim. She reminded residents to be vigilant and contact the police department for guidance.

First responder day will be on Saturday, August 15 from 1 to 4PM at Delaware Valley Volunteer Fire Company with free food, the dunk tank, raffles, drone, K-9, fire demos, temple helicopter, and much more.

Mr. Cole asked whether a 13-ton weight limit was issued for the Golden Pheasant Bridge, which Chief Madden confirmed. The weight limit is back on per District 6, but it still needs to go through Harrisburg to become official. Once it is cleared by Harrisburg, a post with signage will go up indicating the weight limit. Chief Madden said she thinks that PennDOT will have to put a lot of signs out along the route to prevent trucks from coming down and into and through the Township.

F. Manager's Report (video time: 19:59:20):

- a. Thank you to our Public Roads Crew & Asphalt Maintenance Solutions: This year we tarred and chipped: Cafferty Road (Upper) Ropewalk Road, Rockridge Road, Tammany Road, Clay Ridge Road, Beaver Run Road, Sunset Drive and one Cul-de-sac.
- b. Public Works Department informed us that it has been 21 years since we replaced pipes in our Township. A new pipe was installed on Cafferty between Tammany and Rock Ridge Road – the road was sinking and the pipe deteriorated.
- c. Our 1999 international truck frame was replaced and our PW put the truck back together and it is ready for hard work in the township.
- d. The township hired two new Public Works Department employees: Kris Fritchman and Justin Sutton with a start date 7/28/25.
- e. Continuing work on Escrow Accounts and reimbursements securing \$80,000 back into the General Fund. Our bookkeeper will be organizing and setting up the DCED accounts to create better accounting and efficiencies.
- f. The 2024 Township financial audit is completed. The audit is posted on the township website. A giant thank you to June in our office for her diligent work.
- g. We have approximately 160 permits for the month (correction 180).
- h. A giant thank you to all the volunteers who made the Tinicum Arts Festival such a wonderful success!

G. Engineers Report (video time: 20:05:28):

Mr. Genner highlighted two projects he is currently working on:

Currently a study is underway for HQRD, which evaluates truck turning and vehicle sizes that can navigate through HQRD from the River all the way over to Bedminster

Township. There is a lot of information that is showing what size vehicles can navigate each and every turn on the roadway and at every intersection.

There was a bid opening held for the HQRD bridge on July 22, 2025, and the conditional bid award is to be discussed later at tonight's meeting.

H. Solicitor's Report (video time: 20:06:50):

No updated provided.

I. Consent Agenda Items for Consideration by the Board of Supervisors (video time 20:07:05):

[Items of business and matters listed under the Consent Agenda are routine and non-controversial and will be enacted by one motion and one vote. There will be no separate discussion of these items. IF discussion is desired by Board Members, that item will be identified and removed from the Consent Agenda and will be considered separately at the appropriate place on the agenda.]

1. Board of Supervisor's Business Meeting Minutes from July 1, 2025.
2. Treasurer's Report for June 2025.
3. Payroll Report for July 2025 in the amount of \$81,616.88.
4. Disbursements for July 2025: General Fund \$200,337.34, State Fund \$196,112.62 and Escrow Fund \$8,495.24, Escrow Management Fund \$218.03.
5. Pay invoice # 7941 in the amount of \$125,626.48 from Liquid Fuels account to Asphalt Maintenance Solutions (AMS), for 82,649 Sq. yards of Bituminous Seal Coat on Tinicum roads.

Motion to approve all Consent agenda item numbers #1 – 5 in one motion was made by John Cole and seconded by Michael Kauffman. (All in favor, 3).

J. Action Items for Consideration by the Board of Supervisors (video time: 20:08:39):

1. Consideration to award the Headquarters Road Bridge Rehabilitation to the low bidder Loftus Construction, Inc., with a bid of \$2,247,000.00, contingent upon submission of original executed contract forms, payment & performance bonds, insurance in accordance with project bid specifications and all required paperwork.

Mr. Kauffman added that the bidder is not only the low-cost offer but they are also highly experienced. The BOS cited some examples of their work in the area, which they praised. Mr. Genner added that the package has about 55 pages of qualification information, and the bidder has done many rehabilitation and restoration projects. Overall, 7 bids were received, and the amounts were not far apart. He reviewed the bid package and is satisfied with the qualification information, and his recommendation is to go with Loftus Construction Inc.

Motion to award the Headquarters Road Bridge to the low bidder Loftus Construction, Inc., with a bid of \$2,247,000.00, contingent upon submission of original executed contract forms, payment & performance bonds, insurance in accordance with project bid specifications and all required paperwork was made by Michael Kauffman and seconded by John Cole. (All in favor, 3).

2. Consideration of contract agreement for provision of emergency medical services with St. Lukes ensuring sustainable Emergency Medical Services (EMS).

Mr. Cole added that he and Ms. Danko have been working with SLETS to lower the amount they had been asking for by removing some of the confusing formulas that UBREMS had used and split our millage between Point Pleasant and St. Lukes. Ms. Breslin said that we would also need to tweak the payment terms before the agreement is executed.

Motion to approve “in principle” the contract agreement for EMS services with St. Lukes contingent upon clarification of the payment schedule amount and due dates to be finalized in a modified agreement for the next BOS meeting in September.

3. Consideration of the amended Deed of Conservation Easement with amended Stormwater Management for 567 Cafferty Road, TMP No. 44-014-046-004, Breslow property.

Mr. Holbert elaborated that there had been a change in the grading permit application they had submitted with regard to impervious surface for a residential addition and he described the amended portion. The permit has been reviewed by Mr. Genner’s office.

Motion to approve the amended Deed of Conservation Easement with amended Stormwater Management for 567 Cafferty Road, TMP No. 44-014-046-004, Breslow property was made by Michael Kauffman and seconded by John Cole. (All in favor, 3).

4. Consideration to adopt the Township Ordinances #275 and #276 and Plan Amendments amending the Police Pension Plan administered by the Pennsylvania Municipal Retirement System (PMRS) pursuant to Article IV of The Pennsylvania Municipal Retirements Law confirming the member contribution of 3% for years of 2024 and 2025 Uniform Plan as advertised on 7/10/25.

Ms. Danko added that this is a typical ordinance that is completed every year. They are following through to be in compliance with PMRS and the proper ordinances.

Motion to adopt Township Ordinances #275 and #276 Plan Amendments amending the Police Pension Plan administered by the Pennsylvania Municipal Retirement

System (PMRS) was made by John Cole and seconded by Michael Kauffman. (All in favor, 3).

5. a. Consideration for the Solicitor and/or the Zoning Officer to attend the Zoning Hearing Board hearing scheduled for 9/25/25 to hear ZHB application #2025-2 regarding 755 River Road LLC, Sandcastle Winery, TMP No. 44-015-071 and 44-015-072.

Ms. Breslin elaborated that this is an appeal to the ZHB of an enforcement notice that was sent by the zoning officer dated May 6, 2025.

Motion to send the Special Counsel Solicitor and Zoning Officer to attend to attend the Zoning Hearing Board hearing scheduled for 9/25/25 to hear ZHB application #2025-2 regarding 755 River Road LLC, Sandcastle Winery, TMP No. 44-015-071 and 44-015-072 was made by Eleanor Breslin and seconded by John Cole. (All in favor, 3).

- b. Consideration for the Solicitor and/or the Zoning Officer to attend the Zoning Hearing Board hearing scheduled for 9/25/25 to hear ZHB application #2025-3 regarding 755 River Road LLC, Sandcastle Winery, TMP No. 44-015-071 and 44-015-072.

This is an appeal to the ZHB of the zoning officer's review letter of May 22, 2025, regarding a use permit application.

Motion to send the Special Counsel Solicitor and Zoning Officer to attend the Zoning Hearing Board hearing scheduled for 9/25/25 to hear ZHB application #2025-3 regarding 755 River Road LLC, Sandcastle Winery, TMP No. 44-015-071 and 44-015-072 was made by Eleanor Breslin and seconded by John Cole. (All in favor, 3).

- c. Consideration for the Solicitor and/or the Zoning Officer to attend the Zoning Hearing Board hearing scheduled for 9/25/25 to hear ZHB application #2025-06 regarding 755 River Road LLC, Sandcastle Winery, TMP No. 44-015-071 and 44-15-72.

This is an appeal to the ZHB of a notice of violation dated June 24, 2025.

Motion to send the Special Counsel Solicitor and Zoning Officer to attend the Zoning Hearing Board hearing scheduled for 9/25/25 to hear ZHB application #2025-06 regarding 755 River Road LLC, Sandcastle Winery, TMP No. 44-015-071 and 44-15-072 was made by Eleanor Breslin and seconded by John Cole. (All in favor, 3).

6. Consideration for the Solicitor and/or the Zoning Officer to attend the Zoning Hearing Board hearing scheduled for 9/11/25 to hear ZHB application #2025-04 regarding 80 Stagecoach Rd., TMP No. 44-015-022.

Mr. Holbert added that this is an appeal of a zoning determination and relates to a sequencing issue. The owners of this residential property are in the process of moving from Vermont. They want to build the garage first, which technically is an accessory structure that should be built in tandem or after the main residence.

Motion to send the Zoning Officer to attend the Zoning Hearing Board hearing scheduled for 9/11/25 to hear ZHB application #2025-04 regarding 80 Stagecoach Rd., TMP No. 44-015-022 was made by John Cole and seconded by Eleanor Breslin. (All in favor, 3).

7. Consideration for the Solicitor and/or the Zoning Officer to attend the Zoning Hearing Board hearing scheduled for 10/09/25 to hear ZHB application #2025-05 regarding 6 Ervin Rd, TMP No. 44-011-082-001.

This is another determination appeal regarding the calculation of the impervious ratio and a variance request. The owners are seeking to add on a patio, but according to the zoning officer, they are already over their impervious ratio.

Motion to send the Zoning Officer to attend the Zoning Hearing Board hearing scheduled for 10/09/25 to hear ZHB application #2025-05 regarding 6 Ervin Rd, TMP No. 44-011-082-001 was made by Eleanor Breslin and seconded by John Cole. (All in favor, 3).

8. Consideration to retain the services of Hangley Aronchick to serve as Special Counsel for litigation involving 755 River Road LLC.

Ms. Breslin explained that there has been a lot of activity with Sand Castle winery, which has kept our solicitor extremely busy and has become a capacity issue. While the BOS has identified a particular law firm, they are not in a position to select a particular law firm tonight, and she suggests to make a motion that gives a little more flexibility to become comfortable with the law firm as well as their fee schedule.

Motion to retain the services of Special Counsel for litigation and zoning hearings regarding 755 River Road LLC, the representing law firm and rate will be determined at a future date was made by Eleanor Breslin and seconded by Michael Kauffman. (All in favor, 3).

9. Consideration to direct the solicitor to draft an ordinance requiring emergency operations plans for camps.

Ms Breslin said this agenda item came from the horrendous tragedy in Texas on July 4, 2025, which made the members of the BOS think about the camps and the facilities that we have in our municipality. There are at least 2 camps and a third camp that is operating

by the river, there is tubing, and a summer camp on the island by Tinicum Park. She reached out to our emergency management coordinator who reached out to the County, asking if camps were required under PA state law to have emergency operation plans, and learned that there is no such law. There is no state law that says camps that have kids or adults who stay overnight have to have an emergency operations plan, the law only says they are required to register with the PA Department of Health. But the law also allows for municipalities to enact an ordinance that requires camps within their municipality to adopt an emergency operations plan. Chief Madden has been in contact with the facilities within our township.

Motion to direct the Solicitor to draft an ordinance requiring emergency operations plans for camps was made by Eleanor Breslin and seconded by John Cole. (All in favor, 3).

K. Public Comment (video time: 20:32:45):

Mr. Tim Cashman asked whether Mr. Genner can speak to an estimated timeline for HQRD bridge as of today. He asked Mr. Holbert whether Woodtiger Fund will have any say for the bid process for the bridge, and whether there is any lawsuit currently in process against the township concerning the bridge.

Ms. Kathy Auerbach said Tinicum has a very unique collection of rural historic bridges, probably the most unique in the country. She previously has presented the BOS with a concept of how the township could work with other agencies to have a proper protocol of how the community is notified and can have input in the fact that our bridges have meaning and that their condition is part of the qualifications for being dedicated as a historic and wild and scenic area. The township has to work hard to preserve our resources and prevent them from getting altered or ruined. We are charged by way of our state constitution and other laws to protect these resources and work to have them preserved. At the last meeting she asked what was being done about Bridge 365 which was totally ruined during the repair work.

L. Supervisor Comments (video time: 20:37:25):

Mr. John Cole addressed the comment about the short-term rentals. He said he was on the PC when the ordinance was written, and agreed that it is rather complicated. The ordinance had been brought on by a property with an Air B&B that had been purchased specifically to be an Air B&B, which in turn did not bring anything to the community, and many complaints had been made by neighbors. He said there is a reason why the ordinance only allows to use the short-term rental option for a few weeks a year. Communities are broken apart because of short-term rentals across the country. People are not contributing to the community. They separate neighbors, and create nuisances, logistical and parking issues. Those are the downsides of short-term rentals. He closed by saying he would be very much against changing the ordinance.

Mr. Cole said the EMS move tonight is a good thing for our community. St. Lukes are a very professional organization, with a lot of resources, a great record, and this solution is saving us \$80,000 in taxes per year.

Mr. Kauffman echoed Mr. Cole's sentiment regarding the EMS.

He announced the date for the Stover Mill's annual open house on Sunday, August 31 from 1-5PM, the only day of the year the entire mill is open.

Ms. Breslin said she never liked the AirB&B ordinance, and other residents have asked her on occasion if it could be changed. There are currently listings in our municipalities on Air B&B and VRBO, so it is happening. There is a disconnect by having an ordinance that makes it complicated, yet all these folks are doing it.

Mr. Cole said that the PC was aware of that. However, ordinances are there in the event of a problem. If there is a problem and no ordinance in place, the township has no recourse. He added that he wants to look into adding things about inspections and restrictions about how many people are allowed.

Mr. Genner addressed Mr. Cashman's question about the timeline. The contractor will have 12 months or 365 days to complete the project from the notice to proceed date. Since a conditional award was recommended and passed tonight, a letter will go out to the contractor notifying them of the conditional bid award and the required documents. They will have to submit them back to us within 14 days after receiving that letter, we will review them and then issue a notice to proceed.

Ms. Breslin said that the Woodtiger Fund cannot weigh in on the contractor. Qualifications are most important to get it right, and this is truly a historic rehabilitation. Mr. Holbert said the township had not been notified of any lawsuit until tonight.

Ms. Breslin said that her comment about the emergency response plan should not be inferred that camps currently do not have such plans, but that the township is thinking about adding legal strength to it.

She thanked Mr. Cole for resolving the EMS dilemma and said St. Lukes will be an excellent way forward not just for the township but for the whole Upper Bucks region.

Mr. Genner addressed Ms. Auerbach's question. Mr. Kaufmann and he met at Bridge 365, where they had discussions with a representative from Bucks County. They relayed all this information, and discussed future bridges which are also under design right now, how to not go overboard with guardrails on other bridges, and how to replace bridges better. They set up dialogue, set expectations for going forward, and admitted there might have been communication gaps because of a change of county officials. He added that there is a better

understanding now of what the township is looking for. PennDOT also has a good understanding of what the township is expecting.

M. Adjournment

Motion to Adjourn at 8:55 p.m. was made by Eleanor Breslin and seconded by Michael Kauffman. (All in favor, 3).

The Board of Supervisors next Business Meeting is scheduled for Tuesday, September 2, 2025, at 7:00 pm in the Township Building.

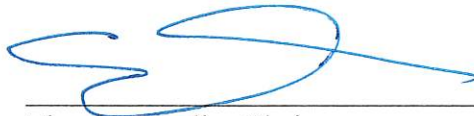
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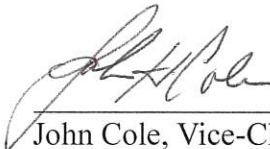


Judith Danko, Township Manager/Secretary

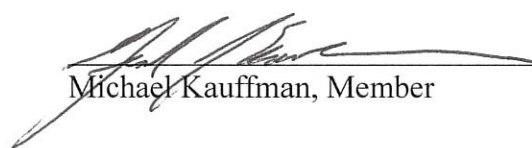
TINICUM TOWNSHIP BOARD OF SUPERVISORS



Eleanor Breslin, Chairperson



John Cole, Vice-Chairperson



Michael Kauffman, Member