

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 SEPTEMBER 2, 2025 AT 6:00 PM – PERSONNEL, LITIGATION

TINICUM TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING MINUTES SEPTEMBER 2, 2025 7:00 PM

Call to Order

Pledge of Allegiance

Role Call: EB Yes, JC Yes, MK Yes, SH Yes, CG ABSENT, 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 Scott Holbert, Township Solicitor, were present at the meeting. Curt Genner, Township Engineer was not needed at this meeting.

Chairperson Breslin called the public meeting of the Tinicum Township Board of Supervisors to order at 7:00 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 11 people present, and 9 people viewed it online.

A. Announcements (video time: 19:03:55)

1. Executive Sessions were held on 8/7, 8/21, and 8/28.

B. Public Hearing of the Ordinance Amending Section 1406 of the Tinicum Township Zoning Ordinance as advertised on 8/20/25 and 8/26/25 (video time: 19:04:05):

1. Consideration of the draft Ordinance Amending Section 1406 of the Tinicum Township Zoning Ordinance, Revising the Standards for the Zoning Hearing Board to Consider When Hearing Applications for Variances and Bringing the Ordinance Language in line with the Standards Set Forth in the PA Municipalities Planning Code.

Mr. Holbert stated that this hearing on the zoning ordinance is required by the municipality's planning code. A few months ago there was a request from the planning commission to amend this ordinance as our section related to variances did not line up with the MPC language. This has now been remedied and streamlined, and is in accordance with the law. It has been sent to the Bucks County Planning Commission as required. There was no public comment nor from the Board.

Motion to approve Ordinance #277 Amending Section 1406 of the Tinicum Township Zoning Ordinance, Revising the Standards for the Zoning Hearing Board to Consider When Hearing Applications for Variances and Bringing the Ordinance Language in line with the Standards Set Forth in the PA Municipalities Planning Code was made by John Cole and seconded by Michael Kauffman. (All in favor, 3).

C. Public Comment (video time: 19:05:45)

Mr. Craig DeGroot, resident, asked for an update on the Sandcastle Winery. He said he is aware that the zoning hearing meeting will be held on September 25, 2025, but would like to know whether the Board had any other updates. Ms. Breslin stated that the township is engaging special counsel to represent the township in the zoning and land use matters related to the winery. There are three appeals of zoning officer determinations that will be heard before our zoning hearing board at the end of this month, and there are no court dates set.

Mr. DeGroot said that there has been a lot of construction that has already happened in setting this up as a wedding venue site and asked whether things can be removed and how their activity could be restricted. He added that, he does not object to it being a winery and running reasonable hours. Mr. Holbert said that under the MPC there are ways to do that, and the first step in this was the notice of violations that our zoning officer had sent, which were appealed.

Mr. Vladimir Salamun, resident, asked if there are any concerns about the proliferation of Japanese Knotweed in the creeks. In the past there had been a volunteer group from the Tinicum Conservancy to control these invasive weeds. It appears that after PennDOT

dropped a lot of rocks upstream, there now is a lot of Japanese Knotweed blooming along the Tinicum Creek, and it would be time to cut it back or treat it with weedkiller to prevent overgrowth like it happened on the Delaware River.

Mr. Kauffman responded that the Tinicum Conservancy has planned four work days where they will be working on a stream bank restoration project removing Japanese Knotweed around Camp Galil with the intent to go from Camp Galil to the river and no pesticides will be used.

Mr. Bob Goodman, resident, asked about the enforcement of the stop work orders at the winery, and whether the police complaint he submitted the night of the party they held is the same as the complaints that come here or should he send a separate one, because he would like to ensure that his displeasure is recorded. Ms. Breslin explained that a complaint to the police department is separate and distinct from a complaint to the township administrative staff. Mr. Holbert said the enforcement action is a part of the appeals.

Ms. Victoria Black, resident, complained about the event at Blind Fox Vineyard, formally Sand Castle Winery, on August 9, 2025. She said she called the state police and also spoke to Ms. Breslin about it. She said she moved to Tinicum 8 years ago for peace and quiet, and that was not the case that night. Her concern is that a permit had been issued for this party, however, there were no police present to make complaints and have the winery charged for noise violation. The state police were not able to do anything, and she asked that if there are other parties happening to at least make sure that there will be township police available, although she hopes there will never be another one again. She added that Blind Fox Vineyard will be a big problem for Tinicum, and said she has completed complaint forms, sent emails, and will recommend at the zoning hearing meeting to not allow any more that what it already has, and hopes that the township can do something to stop it.

D. Police Chief's Report (video time: 19:15:38):

The report was moved to next month.

E. Manager's Report (video time: 19:15:45):

- Liquid Fuels Audit for years 2022-2024 was finalized with staff having everything in order, we cleared up matters and expenses saving the township \$130,000 of possible general fund expense.
- Received Winter Salt Bid results from the Bucks County Consortium on agenda for approval.

- Our PW Director and I Met with PennDOT representatives meet & greet, building relationships.
- Finalized EMS agreement with St. Lukes.
- First Responder's Day was a success and had a great turnout, many families attended and enjoy the dunk tank, hot dogs and cotton candy. Thank you to our Police Department for organizing the event.

a. Public Work's Report – n/a

B. Engineer's Report – n/a

C. Solicitor's Report (video report: 19:17:49):

Scott Holbert stated that he was working on emergency action plan guidelines for Tinicum Camps to address the issue that arose with the tragedy that happened in Texas in July this year. Nothing like that exists in Pennsylvania, so they found an example from Massachusetts and their state law that seem to provide ways to go, and he hopes to have that available in the near future.

D. Consent Agenda Items for Consideration by the Board of Supervisors (video time: 19:18:19):

[Items of business and matters listed under the Consent Agenda are considered to be 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. Consideration of the Bucks County Consortium winter salt bid results and to award the lowest bidder, Morton Salt, Inc. for 2025-26 year at \$61.86 per ton with delivery to the Township.
2. Consideration of the approval of the MMO for the Tinicum Township Non-Uniform, Defined Contribution Plan for the year 2026 in the amount of \$38,215.
3. Consideration of the approval MMO for the Tinicum Township Uniform/Police, a Defined Benefit Plan for the year of 2026 in the amount of \$11,999 with a required contribution of 3%.
4. Consideration of Resolution 12-2025 for the 2026 Minimum Municipal Obligation (MMO) for the Police and the Non-Uniform Pension Plan.
5. Board of Supervisors Monthly Business Meeting Minutes from August 5, 2025.
6. Treasurer's Report for July 2025.
7. Payroll Report for August 2025 in the amount of \$114,685.01 for pay periods ending 7/25/25, 8/08/25 and 8/22/25.
8. Disbursements for August 2025: General Fund \$108,214.76, State Fund \$2,926.72, Escrow Fund \$13,078.53, and Escrow Management Fund \$1,322.49.

Motion to approve all Consent agenda item numbers #1 – 8 in one motion was made by Michael Kauffman and seconded by John Cole. (All in favor, 3).

E. Action Items for Consideration by the Board of Supervisors (video time: 19:20:28):

1. Consideration to have our Planning Commission review and advise with regards to the Agricultural Security Area Application for 336 E. Dark Hollow Road, TMP No. 44-022-001.

Mr. Cole asked if the application was available, and Ms. Danko said it had been sent by email to the supervisors.

Motion to have our Planning Commission review and advise with regards to the Agricultural Security Area Application for 336 E. Dark Hollow Road, TMP No. 44-022-001 was made by John Cole and seconded by Michael Kauffman. (All in favor, 3).

2. Consideration of the Tinicum Township Planning Commission and our Township Engineer's recommendations regarding the Rural Road Classification Map and to recommend approval of the map as depicted, with the addition of a disclaimer to the map stating: "This map depicts street classifications, pursuant to cited source information, Township ordinances, and Comprehensive Plan designations. The map is not to be relied upon for a depiction of all Township rights of way."

Ms. Danko said this map is at the back of the zoning ordinance book and that its sole purpose is to depict the street classifications. Mr. Cole added that because there were a lot of confusing and incorrect road designations as well as non-existing roads on the maps, the township had Mr. Genner do a complete review of the roads to make sure they were classified correctly.

Motion to approve our Planning Commission's and Engineer's recommendations of the Rural Road Classification Map was made by Michael Kauffman and seconded by John Cole. (All in favor, 3).

3. Consideration of the contract agreement for provision of Emergency Medical Services (EMS) with St. Lukes ensuring sustainable Emergency Medical Services.

John Cole recapped the process the township worked through to replace UBREMS emergency services with St. Lukes. He said that several townships were looking for other services, and Tinicum teamed up with Springfield, Haycock, Nockamixon, and Riegelsville Borough to go with the St. Lukes solution. They will provide 24/7 service out of the Revere station. St. Lukes is a large organization with a lot of resources, they guaranteed charges of \$18,000 for five years, and they are able to provide service with regularity and certainty. The process was time-consuming but he is grateful for the due

diligence of the Board of Supervisors, our Township Manager and the other Townships who have taken the time find the best alternative to serve the community.

Motion to approve the contract agreement for provision of Emergency Medical Services (EMS) with St. Lukes ensuring sustainable Emergency Medical Services was made by Eleanor Breslin and seconded by Michael Kauffman. (All in favor, 3).

Mr. Goodman asked to clarify which personnel will be taken on by St. Lukes, and Mr. Cole responded that it will be paramedics, subject to the application process. He added there had never been a problem with the service and that he is very optimistic they will be hired, which will also be beneficial for them since they will have more opportunities working for a bigger organization.

4. Consideration of the installation of a donated Holiday Tree at Tinicum Community Park by our Parks and Recreation and local nursery with date of installation TBD.

Michael Kauffman stated that the Parks and Recreation Committee want to engage the Tinicum Community with events throughout the year. They believe they have a local nursery who will donate a native evergreen tree to be planted close to the Pavillion to use for an annual Holiday celebration for the residents and children of our community. There will be a Santa Clause or holiday related entertainment, Tree Lighting, and other events to engage the community.

Motion to approve Parks and Recreations installation and arrangement of a donated Holiday tree for Tinicum Community Park was made by Eleanor Breslin and seconded by John Cole. (All in favor, 3).

F. Public Comment (video time: 19:32:28):

Ms. Black announced that the Delaware Valley Volunteer Fire Company will host their annual Car Show on Sunday, September 28 from 9 am – 2 pm.

Tom Marden, manager of Van Sant Airport, announced they will also host a Car Show with the date TBD. The planned date was in conflict with the bike ride, so they are looking to change the date. The times are normally 9AM-3PM. He asked interested people to look for updated information on social media.

The Covered Bridge Bike Ride is scheduled for October 12, from 7:30 am-1 pm with lunch for the riders from 1-3pm. Be careful on the roads. More info can be found at: www.bikeride.com/events/covered-bridges-ride-2025

Mr. Kauffman mentioned another community engagement activity, called "Trunk or Treat", at the Tinicum Community Park, which Mr. Cole said was very popular some years back. The date is Saturday, October 25, from 4PM to 6PM rain date Sunday October 26, trunk set up at 3PM.

G. Supervisor Comments (video time 19:39:50):

Michael Kauffman announced the Tinicum Conservancy's annual celebration will be at Camp Galil on September 20 from 3 pm – 5 pm with a walk, tour and discussion about the property and their conservation efforts.

Mr. Cole said there are a lot of openings on the township committees. There are 3 for Park and Recreation, 1 on the Historical Commission, 2 on the Land preservation Committee. There also will be at least one opening on the Planning commission, there might be ZHB openings, and he asked residents to get involved and apply for these positions.

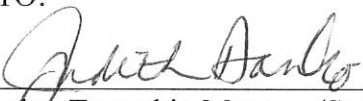
H. Adjournment

Motion to Adjourn at 7:41 p.m.

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

DATE: 10/07/2025

ATTEST TO:



Judith Danko, Township Manager/Secretary

TINICUM TOWNSHIP BOARD OF SUPERVISORS



Eleanor Breslin, Chairperson



John Cole, Vice-Chairperson



Michael Kauffman, Member