

Tinicum Township Zoning Hearing Board
January 8, 2026
Meeting Minutes

The meeting of the Tinicum Township Zoning Hearing Board was held at the Tinicum Township Municipal Building, 163 Municipal Road, Pipersville, Pennsylvania, on January 8, 2026 at 7:00 p.m.

Participating: Tom Casola
Michael Zavada
Carl Ruthardt
Gary Smith - Township Zoning Officer
William Oetinger - ZHB Solicitor

The meeting was called to order at 7:00 p.m. by Vice Chair Casola.

Vice Chair Casola announced that Carl Ruthardt has been appointed as a full member of the ZHB by the Board of Supervisors.

Election of 2026 ZHB Officers

A motion was made by Michael Zavoda, seconded by Carl Ruthardt for the nomination of Tom Casola as Chair for 2026. The motion passed 3-0.

A motion was made by Carl Ruthardt, seconded by Tom Casola for the nomination of Michael Zavoda as Secretary for 2026. The motion passed 3-0.

Approval of Minutes

No prior minutes were considered.

Old Business

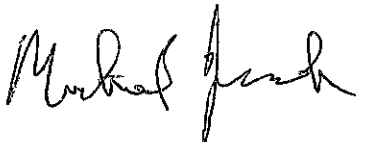
Case No. 2025-07 – Apgar. Mr. Oetinger read a proposed Order denying the application. A motion was made by Mr. Ruthardt, seconded by Mr. Zavoda for the denial of the application and the variance requested by the Applicant. The motion passed 2-0.

New Business

Case No. 2025-08 – Lynch. The hearing on this matter was opened and testimony and evidence accepted. Tincum Township by and through its solicitor, Scott Holbert, Esq. sought and received party status in this matter. The following persons provided public comment on this matter:

- Pete Hertzberger of 2540 Ridge Road, Perkasié
- Paul Rudmann of 29 Sherman Road, Ottsville
- Lauren Nutt of 562 Headquarters Rd., Ottsville
- AnneMarie Charnley of 6095 High Meadow Drive, Pipersville
- Chris McCaffrey of 1 Lily Valley Rd., Pipersville
- Todd Ruback of 81 Ridge Valley Rd., Ottsville
- Keith O’Hara of 922 S. Park Ave., Lower Providence Township
- Mariah Cook of 23 Annawanda Rd., Ottsville as owner and 77 Ridge Valley Rd., Ottsville as tenant.

The hearing was closed and a motion was made to adjourn the meeting into executive session at approximately 8:48 p.m. The motion was made by Tom Casola and seconded by Michael Zavoda. The motion passed 3-0.


JAN 22, 2020