

NOTICE OF PUBLIC HEARING
ZONING HEAIRNG BOARD

Notice is given that the Tincum Township Zoning Hearing Board will hold a public hearing at 7:00 P.M. on Thursday, March 26, 2026 to hear the application of Robert DeBerardine concerning property owned by Prime Development Group located at 37 Byram Road, Tincum Township, Bucks County, Pennsylvania (Bucks County TMP No. 44-031-006). The subject property is located in the VC Village Center Zoning District. Applicant seeks an extension to a zoning hearing board decision granted in 2020 concerning the redevelopment of the property as a residence. In addition, Applicant is requesting changes to the conditions imposed upon this decision to increase the proposed impervious coverage from 10% to 11.24% and the proposed building footprint from 1920 to 1996 square feet. In the alternative, Applicant is seeking variances from Sections 804.01 and 806.C.8 of the Tincum Township Zoning Ordinance to permit the construction of a single-family home in the Floodplain and the Riparian Corridor Overlay Districts. The hearing will be held in the Tincum Township Municipal Building located at 163 Municipal Road, Pipersville, Pennsylvania.

This notice is issued pursuant to Article XIV of the Tincum Township Zoning Ordinance and the Pennsylvania Municipalities Planning Code. Any interested party may inspect the application and related documents at the Tincum Township Municipal Building between the hours of 9:00 A.M. and 5:00 P.M. on Mondays, Tuesdays, Thursdays, and Fridays; and between the hours of 9:00 A.M. and Noon on Wednesdays. All interested parties are invited to attend and participate in this hearing.

TINICUM TOWNSHIP
ZONING HEARING BOARD
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