

Tinicum Township Zoning Hearing Board
March 5, 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 March 5, 2026 at 7:00 p.m.

Participating: Tom Casola
Michael Zavada
Carl Ruthardt
Lawrence Hafetz, Alternate
Gary Smith - Township Zoning Officer
Peter Nelson - ZHB Solicitor

The meeting was called to order at 7:03 p.m. by Chair Casola.

Approval of Minutes

On a motion by Mr. Casola, seconded by Mr. Zavada, the ZHB unanimously approved the minutes for February 12, 2026.

On a motion by Mr. Casola, seconded by Mr. Ruthardt, the ZHB unanimously approved the minutes for February 26, 2026.

Old Business

On a motion by Mr. Casola, seconded by Mr. Ruthardt, the ZHB denied Application 2025-08 – Lynch by a 2-0-1 vote, with Mr. Zavada abstaining.

On a motion by Mr. Casola, seconded by Mr. Zavada, the ZHB unanimously approved the issuance of the Decision concerning Application 2025-09 – Collins.

New Business

Case No. 2026-01 – Selig. The hearing on this matter was opened and testimony and evidence accepted. Tinicum Township took no position on this matter. No persons sought or were granted party status in this matter. No public comment was provided on this matter:

The hearing was closed and the hearing was adjourned into executive session at approximately 8:30 p.m. At approximately 9:05, the hearing was reconvened. A motion was made by Tom Casola and seconded by Michael Zavoda to approve this application conditioned upon the following:

1. Selig will merge Bucks County Tax Map Parcel Nos. 44-025-013 and 44-025-011 into one building lot/tax parcel;
2. Selig will obtain a Floodplain Permit;
3. The Project shall not add any net impervious surface to the Property, and existing impervious surface shall be removed to ensure no net gain occurs. The existing impervious surface constituting the driveway leading to/from the garage, however, cannot be removed to meet this condition;
4. The impervious surface removed to meet the prior condition shall remain removed;
5. Any propane tanks installed on the Property must be anchored to prevent floating away during storms/flood events; and
6. The construction/implementation of the Project must substantially comply with the evidence and exhibits presented at the March 5, 2026, hearing.

The motion passed 3-0.

The meeting was adjourned at approximately 9:20 p.m.