

Incorporated March 12, 1738

TINICUM TOWNSHIP

Bucks County

BOARD OF SUPERVISORS

163 Municipal Road
Pipersville, Pennsylvania 18947

ELEANOR BRESLIN
JOHN COLE
TODD QUINBY

VOLUNTEER APPRECIATION RECEPTION 6PM

TINICUM TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING MINUTES

May 5, 2026

7:00 PM

{In the event of inclement weather, please check the Township website for the most current update.}

Call to Order

Pledge of Allegiance

Role Call: EB YES, JC YES, TQ YES, JD YES, SH YES, CG NO

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, Todd Quinby, Judith Danko, Township Manager, and Scott Holbert, Township Solicitor, were present at the meeting. Curt Genner, Engineer, was absent as not needed.

Chairperson Breslin called the public meeting of the Tincum Township Board of Supervisors to order at 7:01 PM, followed by the Pledge of Allegiance. The meeting, held in the Tincum Township building meeting room, was live-streamed on Zoom and recorded. There were approximately 11 people present, and 1 person viewed it online.

A. Announcements

1. The Board of Supervisors held an Executive Session on 4/9, 4/16, 4/23, 4/28, 4/30.
- 2 Todd Joseph, CPA from MVA will provide an overview of the Township's 2025 Department of Community and Economic Development (DCED) audit.

Mr. Joseph presented an overview of the financial report, noting that the 2025 DCED audit resulted in an unmodified opinion. The audit reviewed internal controls, financial operations, and municipal activities, and found the Township's financial statements to be sound, with sufficient internal and mitigating controls in place.

He explained the structure of the Township's various funds, including the general fund, capital projects fund, liquid fuels fund, EMS fund, and open space fund, as reported under the Commonwealth's DCED regulatory basis. Governmental activities total approximately \$3 million, while the capital projects fund totals about \$4 million, including \$3 million designated for the Headquarters Road Bridge project.

Mr. Joseph also reviewed available appropriations and noted that all fund balances are appropriate to meet the Township's obligations and cash flow needs. The Township has one long-term debt obligation of \$4.9 million, which is being repaid on schedule and preserves future borrowing capacity if needed. Milling and excess valuation remain unchanged from prior years.

He concluded that the Township is being managed responsibly and effectively, resulting in a clean audit opinion with no proposed audit adjustments. He also said it was an extremely good experience working with Judith and June as they had done a superb job.

B. Public Hearing

1. Conditional use application 118 Geigel Hill Rd. TMP No.44-015-076, to install a new septic system in the front yard setbacks pursuant to Section 805b, Tincum Township Zoning Ordinance.

Mr. Holbert introduced Mr. Gavin Laboski, who represented the applicants Jason Stout Sr., Jason Stout Jr., and Danielle Smith Jr., who are seeking conditional use approval under Section 805B of the Tincum Township Ordinance to allow a septic system within the front yard setback. He explained the hearing process, including the opportunity for interested parties to request party status; no such requests were made.

Mr. Laboski submitted an additional exhibit and presented testimony from Jason Stout and Richard Swiantecke, who were sworn in as witnesses. He explained that the 1.6-acre property, located in the Residential Conservation District, contains steep slopes, floodplain areas, and two parcels separated by Upper Tincum Church Road. The applicants plan to

rehabilitate an existing 1800s residence while maintaining the current three-bedroom configuration.

During rehabilitation, the existing septic system was found to be failing and outdated. Mr. Laboski stated that the proposed replacement location, though within the front yard setback, is the only suitable site, and it has been approved by the Health Department. He also clarified that neither the existing nor proposed septic system is located within the floodplain and both are adequately separated from the creek.

Mr. Breslin confirmed that both the existing and proposed dwelling configurations contain three bedrooms.

Motion to grant conditional use application under the condition that there will be compliance with the exhibits, letters and the testimony presented was made by John Cole and seconded by Todd Quinby. (All in favor, 3).

C. Public Comment

Mrs. Kathy Auerbach, resident, reminded everyone about the upcoming Upper Bucks Heritage Day celebrating the 250th anniversary on May 16, 2026, at Tinicum Park. The event will celebrate Tinicum, Durham, Springfield, Nockamixon, Bridgeton, and Bedminster Townships. Activities include entertainment, music, dance, exhibits, and a ceremony to be held at noon. The barn and house will be open with special exhibits offering insight into 18th-century life in Tinicum Township. The event runs from 10 a.m. to 5 p.m., and the Tinicum Historical Committee has put significant effort into organizing it.

Mr. Daniel Albee, Operations Manager for St. Luke's Emergency and Transport Services in Northern Bucks County, overseeing Stations 141 and 142 in Springfield and Revere, provided an update on progress since the acquisition. Rebranding of the fleet has begun, with the first of four trucks currently being stripped, painted, and relettered. All trucks are expected to be completed by the end of October. The responder unit is also being updated, and the sign at Station 142 is expected to be replaced this summer.

Power stretchers have arrived, and one truck at each station now has a full power load system. The remaining two systems are expected after July. Mr. Albee reported that Stations 141 and 142 have maintained 100% service rates since the acquisition. He added that he plans to attend monthly BOS meetings regularly to provide updates on the transition. Ms. Breslin and Ms. Danko thanked him for his transparency and continued attendance at the meetings.

D. Police Chief's Report

Chief Madden reported 276 incident reports for the month of April for the Tincum Township Police Department; 72 were service related, 86 were criminal or investigative including 2 thefts, 101 were for traffic and 6 were for training.

There were five reportable traffic reportable accident in Aril 2026. A single-vehicle crash on River Road was due to a utility wire hanging in the roadway, a two-vehicle crash on East Dark Hollow was due to a roadway obstruction, a single-vehicle rollover on Bedminster Road was the result of a failure to maintain a lane, a two-vehicle crash on River Road was due to careless driving, and a two-vehicle crash occurred at the intersection of Easton Road and Tohickon Valley Road after a motorist proceeded through a stop sign without clearance.

The officers conducted 16 truck details on River Road last month, and there were zero bridge strikes. Two truck violations were reported, and both drivers were cited. She said they are still working with PennDOT on improving the signage there, but it does seem like things have improved for the time being.

Chief Madden said that during last month's meeting a resident had brought up a concern regarding sight distance at the intersection of East Dark Hollow and Cafferty Road. They were able to work with the homeowner and get the shrubbery cut back, which has significantly improved the sight distance.

During the spring drug take back in April, the police collected 71 pounds of medications and 45 pounds of sharps. Throughout the county, they collected 10,843 pounds of medications and sharps.

The Tincum Township Police Foundation will be at Wehrung's Customer Appreciation event on Saturday, May 16, 2026, from 10AM to 3PM.

E. Manager's Report

Ms. Danko thanked the volunteers in attendance, calling them the backbone of the township. She reported that work continues on the roadway systems and that bids have been advertised for the 2026 seal coat project, including a list of streets scheduled for treatment.

She also noted ongoing collaboration with Chief Madden regarding the hiring of a full-time police officer, meetings with Senator Coleman to pursue new grant opportunities, and work with the Public Works Director on needed township traffic controls. Ms. Danko added that

her report and related information, along with the Parks and Recreation survey, are available on the township website.

Public Work's Report

Ms. Danko said the public works crew have worked on at least 25 roads in recent months, which is a significant accomplishment for a three-person crew. Work included grading roads, emergency pipe replacements, unclogging pipes, and cleaning winter equipment. They continue to work diligently repairing roads and filling potholes following the harsh winter, and residents were asked to remain patient as the work continues.

F. Engineer's Report

N/A

G. Solicitor's Report

Mr. Holbert provided an update on the groundwater management ordinance, noting that the draft is lengthy and will be sent to the township engineer for review, with the hope of presenting it at the June BOS meeting.

Ms. Danko offered to pass along the contact information of a member of the groundwater committee if Mr. Holbert had any questions, and Mr. Holbert said they did the best they could and are mirroring the work that was done in Nockamixon Township.

H. Consent Agenda Items for Consideration by the Board of Supervisors:

[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. Board of Supervisors Monthly Business Meeting Minutes from April 7, 2026.
2. Treasurer's Report for March 2026.
3. Payroll Report for April 2026 in the amount of \$ 70,769.47.
4. Disbursements for April 2026: General Fund \$ 95,418.07, State Fund \$ 4,100.92 and Escrow Fund \$ 20,945.84, Escrow Management Fund \$ 0.
5. S&S Electrical Services, Inc., Contractors Application for Payment #1 in the amount of \$31,800.00 regarding Headquarters Road Bridge rehabilitation project.
6. Loftus Construction, Inc. Contractors application for Payment #4 in the amount of \$ 89,838.00 regarding Headquarters Road Bridge rehabilitation project.

Ms. Danko added for clarification, that the amounts for S&S Electrical Services, Inc., as well as for Loftus Construction, are being taken from the Wood Tiger account rather than the General Fund.

Motion to approve the consent agenda items was made by John Cole and seconded by Todd Quinby. (All in favor, 3).

I. Action Items for Consideration by the Board of Supervisors:

1. Consideration of a motion to adopt Resolution 2026-07 Promulgation of the Emergency Operations Plan (EOP/NARM).

Mr. Holbert stated that State Law requires having an emergency plan. Every municipality has one. This is the regular, annual update.

Motion to adopt Resolution 2026-07 Promulgation of the Emergency Operations Plan (EOP/NARM), was made by Todd Quinby and seconded by John Cole. (All in favor, 3).

2. Consideration of a motion to advertise the draft Kennel Ordinance Zoning Amendment.

Mr. Holbert stated that, at the Board's request during last month's meeting, his office prepared a draft ordinance based on similar ordinances from other municipalities. He noted this is the first step in the process and that the ordinance will be advertised, with the matter expected to return to the Board in July.

Mr. Cole reported that he spoke with the zoning officer, who suggested several revisions regarding definitions of kennel and animals, and defining the acreage, which he summarized for the Board. Mr. Quinby added that definitions for cats and dogs should also be included. Mr. Holbert agreed to consider these issues and to make changes accordingly. Ms. Danko further requested that the ordinance be sent to Gary Smith and Kurt Genner for any comments they may have.

Mr. Quinby asked how this would affect any existing case. Mr. Holbert stated that it would not affect anything that is going on presently. Mr. Quinby also said that West Rock Hill township has a stipulation saying that all dogs must be kept indoors between 10PM and 7AM, and Ms. Breslin said that sounds like a reasonable requirement which should be included in our ordinance. He emphasized that he would prefer considering all

potential provisions rather than rushing through the creation of the ordinance. Ms. Danko asked Mr. Quinby share the West Rock Hill ordinance with the board.

Ms. Barb Quinby, resident, said there was a difference in opinion whether there would be substantive or only minor changes to the ordinance, and suggested it should be run by the supervisors before it gets published.

Ms. Breslin provided a recap of the changes the board would like to see in the draft: a narrowing of the term animals to cats and dogs; a definition of a kennel in the definition section upfront; the density of five animals per acre and the acreage; the time to put animals indoors; and whether we need to clarify adult versus the breeding.

Motion to advertise the draft Kennel Ordinance Zoning Amendment with changes to be made as discussed tonight, was made by John Cole and seconded by Eleanor Breslin. (All in favor, 3).

3. Consideration of a motion to authorize Manager Danko to proceed with a conditional Offer of employment for the position of FT Police Officer, to Shawn Cottee, subject to the successful completion of all pre-employment requirements pursuant to Act 57, starting annual salary \$72,887.32, pursuant to Tincum Township Police Department Employment Agreement Contract.

Ms. Breslin said the Board has met with Mr. Cottee two weeks ago.

Motion to authorize Manager Danko to proceed with a conditional offer of employment for the position of FT Police Officer, to Shawn Cottee, subject to the successful completion of all pre-employment requirements pursuant to Act 57, starting annual salary \$72,887.32, pursuant to Tincum Township Police Department Employment Agreement Contract, was made by John Cole and seconded by Todd Quinby. (All in favor, 3).

4. Consideration of a motion to authorize the Township Solicitor and or Zoning Officer to appear before the Zoning Hearing Board for Application Z2026-05-Hollow Horn Road (TMP# 44-014-087) to present the Township's position to the relief requested, and to protect the Township's interests in accordance with the Pennsylvania Municipal Planning Code.

Mr. Holbert explained that the property owners wish to construct an accessory barn on the property. There is a small hatched area where the 200-foot setback would be

required, but it looks like the plans include a dwelling and some items there. The applicants argue there is no other area on the property where the barn could meet the required setback and are therefore requesting a variance to allow the barn to be located 60 feet from the property line. He noted there is already an existing nonconforming barn on the property that is also located 60 feet from the property line. Mr. Quinby added that it is confusing that the plan shows to build a horse barn when there is not even a house there. Mr. Cole said that another issue is that part of getting a variance is that the owners are doing the minimum amount of deviance from the ordinance and that does not seem to be the case here.

Ms. Breslin clarified that the Board's role this evening was only to determine whether the matter should proceed to the Zoning Hearing Board on May 14, 2026. Ms. Breslin said they would need more information from the zoning officer and the engineer to articulate their position, and this matter should not be rushed. Mr. Mr. Holbert said he would reach out to the applicant's attorney and ask for more information. Ms. Breslin concluded that the hope is to get more information on this matter and have it back on the agenda for the June meeting.

Motion to authorize Zoning Officer to appear before the Zoning Hearing Board for Application Z2026-05-Hollow Horn Road (TMP# 44-014-087) to present the Township's position to the relief requested, and to protect the Township's interests in accordance with the Pennsylvania Municipal Planning Code, and for the Township Solicitor to write a letter if the Zoning Hearing Board is in fact scheduled in May. If the meeting is not scheduled for the ZHB in May, this item will be placed back on the June 2, 2026 agenda. Motion was made by Todd Quinby and seconded by Eleanor Breslin. (All in favor, 3).

5. Consideration of a motion to authorize the Township Solicitor to review the draft sample liability release and permission forms for use in Township volunteer programs.

Mr. Holbert stated that this recommendation came from the Township's insurance carrier and still requires final review. It is primarily administrative. Similar to other municipalities, the Parks and Recreation Committee should be implementing volunteer waivers to help protect the Township from liability and allow volunteers to assist with projects and events.

All volunteers would complete a form, though there were concerns about the administrative burden of tracking forms for each event. Questions were raised about

liability if someone participates without signing a waiver or is injured after signing one. It was noted that signed waivers do not prevent lawsuits and that each situation depends on the circumstances.

There was discussion about whether volunteers could sign one annual form instead of separate forms for every event. Mr. Holbert believed that may be possible. It was also noted that the Tincum Conservancy use similar waivers. Mr. Holbert added that vendors would have to have separate forms for each event, volunteers maybe not.

Ms. Barb Quinby said she drafted something similar for her place of work. She said the forms can be time-limited and for a number of projects. She said there may need to be a different form of minors, and Ms. Danko and Mr. Holbert confirmed that there will be multiple forms and waivers.

Motion to authorize the Township Solicitor to review the draft sample liability release and permission forms for use in Township volunteer programs, was made by John Cole and seconded by Todd Quinby. (All in favor, 3).

6. Consideration of a motion to approve the Parks and Recreation Committee Event Application for a park clean-up (May 16, 2026, rain date: May 17, 2026), from 9:00 AM to 12:00 noon.

Motion to approve the Parks and Recreation Committee Event Application for a park clean-up (May 16, 2026, rain date: May 17, 2026), from 9:00 AM to 12:00 noon, was made by John Cole and seconded by Todd Quinby. (All in favor, 3).

7. Consideration of a motion to consider the Parks and Recreation Committee Event Application to paint a white movie screen on the Tincum park pavilion building prior to (6/20/26) and pay for porta potty in the amount of \$217.00.

Mr. Cole said it would be on the side of the pavilion that's toward the field that used to be the storage facility for the driving range. Ms. Danko clarified that they are not asking to paint the pavilion, but to paint a white screen on the wall of the pavilion.

Mr. Cole asked whether there is a plan to protect birds nesting in the meadow. Ms. Danko acknowledged the concerns and asked Mr. Quinby to attend the next Parks and Recreation Committee meeting to discuss the issue and help develop a solution to protect the birds.

Motion to approve the Parks and Recreation Committee Event Application to paint a white movie screen on the Tincum park pavilion building prior to (6/20/26) and pay for porta potty in the amount of \$217.00, was made by John Cole and seconded by Todd Quinby. (All in favor, 3).

8. Consideration of a motion to authorize the provision of Fire Police services for the Haycock Township Independence Triathlon (5/17/26) and the Steelman Triathlon (8/2/26).

Motion to authorize the provision of Fire Police services for the Haycock Township Independence Triathlon (5/17/26) and the Steelman Triathlon (8/2/26), was made by Todd Quinby and seconded by John Cole. (All in favor, 3).

9. Consideration of a motion to authorize the provision of Fire Police services for the Milford Township Annual Carnival (June 16–20, 2026) and the Annual Ag-Daze event (September 12, 2026).

Ms. Barb Quinby asked whether this is Milford PA or Milford, NJ, and Ms. Danko clarified that it is Milford, PA.

Motion to authorize the provision of Fire Police services for the Milford Township Annual Carnival (June 16–20, 2026) and the Annual Ag-Daze event (September 12, 2026), was made by John Cole and seconded by Todd Quinby. (All in favor, 3).

10. Consideration of a motion to authorize the provision of Fire Police and EMT services for the 75th Annual Tincum Arts Festival (July 11-12, 2026).

Motion to authorize the provision of Fire Police and EMT services for the 75th Annual Tincum Arts Festival (July 11-12, 2026), was made by John Cole and seconded by Todd Quinby. (All in favor, 3).

11. Consideration of a motion to request the Tincum Township Planning Commission review the Township's "Energy-Intensive Facilities" Ordinance for potential improvements and propose amendments.

Ms. Breslin said this item was overdue. While the Township was ahead of the curve in adopting an ordinance in 2023, much has changed regarding energy-intensive facilities, now commonly referred to as data centers. Municipalities nationwide are reviewing their ordinances to ensure these uses are properly regulated and local resources are protected.

Mr. Cole noted that when the ordinance was first adopted, concerns focused mainly on Bitcoin mining operations, which generated significant noise and consumed large amounts of energy and water for cooling. Modern data centers, however, are much larger

in scale, often involving massive facilities rather than small operations housed in storage containers.

Ms. Breslin added that many model ordinances are available for the Planning Commission to review and consider.

Ms. Breslin also said the Board of Supervisors is monitoring proposed state legislation that could preempt local zoning ordinances related to the siting of data centers and associated power-generating facilities.

Motion to request the Tincum Township Planning Commission review the Township's "Energy-Intensive Facilities" Ordinance for potential improvements and propose amendments, was made by John Cole and seconded by Todd Quinby. (All in favor, 3).

12. Consideration of a motion to request Tincum Township Environmental Advisory Committee (EAC) to create a public awareness flyer and educational program on the benefits of dark skies and our lighting ordinance.

Mr. Quinby asked whether there would be any cost to the Township, and Ms. Breslin said the only expense would be printing a flyer and making copies.

Motion to request Tincum Township Environmental Advisory Committee (EAC) to create a public awareness flyer and educational program on the benefits of dark skies and our lighting ordinance, was made by John Cole and seconded by Todd Quinby. (All in favor, 3).

J. Public Comment
N/A

K. Supervisor Comments

Mr. Quinby said he was glad to see concrete plans and hoped to continue receiving them. He also requested a copy of the Comprehensive Plan. Ms. Breslin said it had been emailed to all members, and she had printed her copy to make notes on it. Ms. Danko noted there had been issues emailing the large file and that not everyone had email access at the time. Mr. Cole added that the Board of Supervisors divided the chapters among its members for review. Mr. Quinby said he would prefer a hard copy, and Ms. Danko agreed, though she noted it may take some time to provide.

Mr. Michael Kauffman said he had a smaller version he could email to Mr. Quinby. He added that the Planning Commission also divided the Comprehensive Plan into sections, with each member assigned two to three chapters to present at the May 12 meeting. Ms.

Breslin requested a list of chapter assignments so she could compare them with those assigned to the Board of Supervisors.

L. Adjournment

Motion to Adjourn at 8:42 p.m. was made by Todd Quinby.

The next meeting of the Board of Supervisors is scheduled for Tuesday, June 2, 2026 at 7:00 pm at the Township Building.

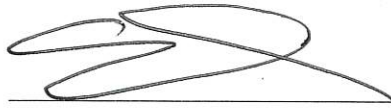
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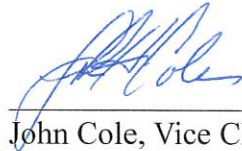


Judith A. Danko, Township Manager/Secretary

TINICUM TOWNSHIP BOARD OF SUPERVISORS



Eleanor Breslin, Chair



John Cole, Vice Chair



Todd Quinby, Member