

*Incorporated March 12, 1738*

# TINICUM TOWNSHIP

*Bucks County*

## BOARD OF SUPERVISORS

163 Municipal Road  
Pipersville, Pennsylvania 18947

ELEANOR BRESLIN  
JOHN COLE  
TODD QUINBY

### TINICUM TOWNSHIP BOARD OF SUPERVISORS BUSINESS MEETING MINUTES June 2, 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 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 4 persons viewed it online.

#### **A. Announcements**

1. The Board of Supervisors held an Executive Session on 5/7, 5/14, 5/21, 5/28.
2. The Honorable Judge Gambardella was scheduled to swear in Shawn Cottee as the new Tinicum Township Full Time Police Officer, but was unable to attend this evening. Mr. Cottee will therefore go to the Courthouse in the next days to be sworn in. Ms. Breslin added that they would love for Mr. Cottee to attend the next BOS meeting so Tinicum residents will have an opportunity to meet him.

## **B. Public Hearing**

1. N/A

## **C. Public Comment**

Ms. Kathy Auerbach, resident, announced that the Upper Bucks Heritage Day 250, held May 16 at Tinicum Park, was a successful event attended by approximately 800 visitors and 100 participants. Highlights included a band, artwork, reenactments, and the display of the Durham boat. The Historic Commission had a prominent exhibit space in the barn, and Ms. Auerbach praised Mr. Perry for doing an excellent job with the display. Work continues on the Revolutionary-era map project. Attendees were very pleased with the beautiful and well-organized event. A representative from Washington Crossing's Park, Mr. Matt White, is researching participants of the crossing, and reinforced that local Colonel Arthur Erwin was instrumental in securing the Durham boat and its crew for the crossing of the Delaware River in December of 1776. Mr. White's will also do a presentation and discuss his new book in November at the Washington's Crossing Museum.

Mr. Robin Lochner, Vice Chairman of the Park & Recreation Committee, provided a preview of the community survey conducted in May. He explained that the Committee has not yet had the opportunity to meet to review the full results but will do so next week, with a complete presentation planned for July. He invited the Board to let him know if there is anything in particular they would like included in that July report.

He noted that the survey had been approved at the Committee's last meeting and was distributed both through SurveyMonkey and in paper form on Primary Day. A total of 119 paper responses and 101 electronic responses were collected, resulting in 320 participants overall, which he described as better than expected. While the paper surveys contained relatively few free-form comments, the online responses included many more.

Mr. Lochner shared preliminary results from the five multiple-choice questions. The majority of the respondents reported using at least some portion of the Township's parks and expressed support for holding events at the park. There was also majority support for pursuing grants to expand the park budget. Similarly, a majority of respondents supported the idea of renaming the park. Suggestions included Cooper Park and Ottsville Park, but Mr. Lochner stated that reaching a consensus may be difficult.

Many residents suggested improvements such as additional benches and picnic tables, meadow areas, and more signage and markers, as a number of people are not aware the park even exists. Walking trails remain very popular, and residents also mentioned interest in more trees,

bathroom facilities, and additional children's equipment. Some comments proposed musical performances or even restoring the former mini-golf course, though the Committee is focusing on improvements that require minimal maintenance. He added that there were also comments about repairing the tennis court and adding fencing at Four Brooks Park, while other suggestions were not feasible.

Mr. Lochner reminded the Board that the current park budget covers only mowing and electricity at the Community Park, and that grant funding would be necessary to support any significant enhancements. The Supervisors asked for more time to read through the full set of comments. Ms. Breslin thanked Mr. Lochner for the work put into the survey, noting the strong in-person response rate and the value of having a solid sample. She observed that some improvements can be addressed quickly, while others will need to be incorporated into the 2027 budget, and she emphasized that the survey provides a strong foundation for an informed discussion.

#### **D. Police Chief's Report**

Chief Madden reported 270 incident reports for the month of May for the Tinicum Township Police Department; 61 were service related, 68 were criminal or investigative including 1 theft report, 1 DUI arrest, 1 warrant arrest, 1 arrest for strangulation and related charges following a domestic disturbance. 124 were for traffic, 11 were for training, and 6 were for court.

There were six reportable traffic reportable accident in May 2026. A single-vehicle motorcycle crash occurred on Hollow Horn Road due to distracted driving. A two-vehicle crash at River Road and East Dark Hollow Road was the result of an improper driver action. A two-vehicle crash on River Road was due to careless turning. A single vehicle crash on East Dark Hollow was the result of impaired driving. There were also two single motorcycle crashes on Rt. 611, which were the result of improper driver actions. Five out of the six crashes involved motorcycles last month.

The average for May over the last five years is 3 reportable crashes.

The officers conducted 21 truck details on River Road last month, but there were still 3 bridge strikes. Six truck violations were reported and three drivers were cited.

Chief Madden said the Police attended the Wehrung's customer appreciation event last month, which had a great turnout. Next month, the Police Foundation booth will be at the Arts Festival on July 11 and 12.

#### **E. Manager's Report**

Ms. Danko said she is proud to announce they advertised the 2026 seal coat bid project for approx. 79.118 square yards of seal coat for Cafferty, Twin Lear, Stage Coach, Tincum Creek, Second Street, Center Road, and the lowest qualified bidder was Asphalt Maintenance Solutions (AMS) in the amount of \$114,721.10. The budgeted amount was \$125,000, so there will be a savings of over \$10,000 on this item. If the Supervisors sign off on this item later this evening, the payment will come out of the liquid fuels fund, which is to be used for the roadway systems.

The Tincum Township EAC members are hosting a joint event, "Our shared watersheds", with Plumstead Township on Tuesday, June 16, 2026, from 6:30PM to 8:00PM, at the Hennessy Park Community Center. The Township website has more information on this event.

Ms. Danko asked the residents to use the Township website for any information, as they are placing all pertinent information as soon as possible to the website. All current forms and fee schedules are on the website. She asked the residents to go there and pull the documents from the Township website rather than googling the forms.

Ms. Danko said she met the owners of Wehrungs at the Wehrungs customer appreciation event. They had commended the township for the grants that the township has successfully obtained, and stated that they would like to cooperate with the township on possible projects in the municipality. They congratulated Ms. Danko on having been able to buy two new police cars from a grant she had received, which she appreciated a lot. She added that the prime goal now is to obtain a grant for the municipal building to add space and renovate, vehicles for Public Works and Police, and in future times the township will look for grants for park and recreation projects and other projects the board of supervisors wants.

Ms. Danko added an important notice to property owners. She said the Township is seeing a significant increase in dead and declining trees due to the emerald ash borer, and wanted to remind residents to maintain the trees on their properties, especially those that pose safety risks during severe weather. She added that property owners are responsible for trees located within the public right-of-way adjacent to their land. To ensure public safety and protect community health, residents with concerns about tree conditions should consult a qualified arborist. Members of the EAC are also available to offer guidance. Ms. Breslin and Mr. Cole added they also saw brittle trees on the edges of properties and it is the responsibility of the owner to take them down. Mr. Quinby added that if the property owner is elderly or not physically or financially able, neighbors should provide assistance.

Ms. Danko clarified that the township does not have the right to get on private properties, and urged residents to be active and right letters to the appropriate entities to facilitate township safety.

**a. Public Work's Report**

Ms. Danko said since she started at the Tinicum Township, she had been encouraging the Public Works Department to work with PennDOT to take in and recycle roadway millings. After sifting the material, they are able to reuse it on parking areas and multiple Township roads. Now, the team built a much bigger and very efficient sifting system using repurposed PennDOT guiderails, which they welded, and engineered into a large screed-style sifter.

This system allows millings to be processed directly in a dump truck, then graded and rolled. Once warm, the material binds almost like new roadway asphalt, delivering strong, durable surfaces at a fraction of the cost. This innovative approach is saving the Township significant money and enabling progress on many roads. She added that the crew has done a phenomenal job despite their limited resources.

**F. Engineer's Report**

N/A

**G. Solicitor's Report**

Mr. Holbert gave an update on the Headquarters Road Bridge project. He said that last week, the Township's declaration of taking expired. The neighboring property owner has withdrawn his appeal, so the Township is now able to move forward with the work.

Nothing has been delayed, and we can proceed without restriction.

He also echoed Ms. Danko's request to not use Google for Township forms. He gave a personal example where two different zoning permits were printed, and asked residents to use the Township's website to access and print forms instead.

**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 May 5, 2026.
2. Treasurer's Report for April 2026.
3. Payroll Report for May 2026 in the amount of \$ 64,837.50.

4. Disbursements for May 2026: General Fund \$ 118,943.43, State Fund \$ 9,786.00 and Escrow Fund \$ 7,407.90.
5. Loftus Construction, Inc. Contractors application for Payment #5 in the amount of: \$ 110,996.10 regarding Headquarters Road Bridge rehabilitation project.

**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 the proposed Resolution commemorating the United States Semiquincentennial.

Ms. Breslin said she would like to table this until the July BOS meeting, because the resolution she had drafted is not in its final form, and after hearing Ms. Auerbach's comments this evening, she thinks more can be added to it that is unique to Tinicum.

2. Consideration of a Motion to award the 2026 Seal Coat Bid to the lowest qualified bidder, Asphalt Maintenance Solutions (AMS), in the amount of \$114,721.10.

Mr. Quinby asked if it was possible for next year's budget to look at redoing some roads and bring the shoulders up instead of just tarring and chipping them. Ms. Danko said that was possible, and she asked Mr. Quinby to bring this up in September for next year's budget session, and added that the current budget would have to be supplemented. Ms. Breslin added that there is also a schedule for the road maintenance by year.

Mr. Cashman, resident, said that maybe some of the money we just saved from this year's seal coating could be used toward the road maintenance.

**Motion to award the 2026 Seal Coat Bid to the lowest qualified bidder, Asphalt Maintenance Solutions (AMS), in the amount of \$114,721.10, was made by John Cole and seconded by Todd Quinby. (All in favor, 3).**

3. 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. Cole argued the variance should be denied because no hardship exists and the applicants have already identified a code-compliant location for the barn. State law

requires building in a compliant area when one is available. The Zoning Officer confirmed the cross-hatched area meets code, so the applicants are obligated to use it. He recommended the Township oppose the variance.

Mr. Quinby added that barns are typically placed at pasture edges, not in the center, and noted the proposed site is farther from the applicants' proposed home than from the neighbors'. Mr. Cole reiterated that the ordinances clearly dictate placement, and that the Board must follow them.

Ms. Breslin noted the parcel has no primary structure and that an accessory building cannot precede a house. Mr. Cole agreed, emphasizing that convenience is irrelevant and the 200-foot setback rule has been in place for decades. Ms. Breslin asked Mr. Holbert how to require the house location first; the response was that even if a variance is granted, no barn permit can be issued until a primary building is proposed. The applicants cannot build the barn before the house.

Mr. Danko suggested the applicants may want relief first to determine house placement.

Mr. Cole acknowledged this and added that granting relief would be unfair and that this is not a farm operation, just a couple with horses.

Ms. Breslin asked whether granting the variance would affect future house placement. Mr. Holbert agreed and said that the building envelope would shift due to setback rules. She stressed that the process must follow ordinance order. The ZHB will hear the case on June 11, and while the Township cannot stop the application, it should not imply that ordinance requirements may be ignored.

Mr. Quinby suggested revisiting the 200-foot setback. Mr. Cole responded that neighboring townships have similar rules and that the immediate task is to decide whether to support or oppose the variance; he favors sending a letter of opposition.

Mr. Cashman asked whether applicants have the right to seek a variance. Mr. Holbert agreed but noted they must meet specific statutory criteria. Mr. Cashman then questioned the tone of the discussion, calling it disrespectful.

Ms. Breslin explained that the Municipalities Planning Code sets out five criteria, all of which must be satisfied for a variance. One requirement is that the hardship cannot be self-created. Because the applicants' own plan shows a compliant location for the barn, choosing a different location appears self-created.

Mr. Holbert added that another criterion requires that strict compliance with zoning regulations be impossible. Here, the applicants' own exhibit shows compliance is possible, indicating a preference, not a necessity, for the proposed location.

Mr. Dan Ulman, a resident and Planning Commission member, responded to Mr. Quinby's earlier concern about effluent reaching Tinicum Creek. He said the Planning Commission reviews ordinances closely and ensures protections are in place so that such impacts do not occur. Safeguarding the creek is one of its highest priorities.

Mr. Quinby commented that placing the barn somewhere other than the hatched area might be more user-friendly. Mr. Ulman replied that the ordinances are clear and must be followed as written; there is no judgment call involved. He reiterated that Tinicum Creek will not be at risk.

**Motion to send the 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 authorize the Township Solicitor to send a letter expressing our opposition to the issuance of a variance to this particular project, was made by John Cole and seconded by Eleanor Breslin. (2 in favor, 1 nay-Todd Quinby).**

4. Consideration of a Motion to approve corrected payment amount for the Parks and Recreation Committee's port-potty expense for Movie Night in the Park, increasing the amount from \$217 to \$275.

**Motion to approve corrected payment amount for the Parks and Recreation Committee's port-potty expense for Movie Night in the Park, increasing the amount from \$217 to \$275, was made by Todd Quinby and seconded by Eleanor Breslin. (All in favor, 3).**

5. Consideration of a Motion to approve the updated proposed "Easement Process Document" submitted by the Land Preservation Committee (LPC).

Mr. Cole said that paragraphs 18 and 19 refer to a two-week public comment period. This was put in place when the BOS meetings were held twice a month, and he wasn't sure whether to keep this period at two weeks or make it four weeks, because BOS meetings are now monthly.

Mr. Ulman and Ms. Cindy Gaspari, members of the LPC, presented. Mr. Ulman said they have no issues with what Mr. Cole proposed. Their project is to look at any documents used by the LPC in evaluating conservation easements and updating them since many are old.

Ms. Breslin asked the LPC to summarize the changes made since the January 2021 version posted on the Township website. Ms. Gaspari explained that the first paragraph previously stated "Donation is encouraged," which they removed because it implied

LPC's role is to secure easements through the Township, which has a \$3.5 million open space fund, and the old language felt discouraging.

Ms. Danko asked whether donations could still be presented as an option since they have occurred in the past. Mr. Ulman said they intentionally removed that from the initial materials because discussing donations too early can deter landowners. Those conversations, he said, should occur later with an LPC member after an application is submitted. There is also a brochure, which explains the donation option, and future members of the LPC will be aware of it.

Regarding other changes, Ms. Gaspari said most were minor—cleaning up language and reorganizing the evaluation worksheet so items appear in a more logical order. The asterisks about reimbursability were moved into the main text. The focus is now on clearly outlining the steps a landowner must take to complete an easement.

**Motion to approve the updated proposed “Easement Process Document” submitted by the Land Preservation Committee (LPC), changing the two-week public comment period to four weeks in paragraphs 18 and 19, was made by John Cole and seconded by Todd Quinby. (All in favor, 3).**

6. Consideration of a Motion to authorize and approve a temporary restriction (from 7PM until fireworks end) of motor vehicles entering Uhlerstown Hill Rd. (T407) from the intersection at River Rd. (PA Rt 32), and approve the use of Fire Police to coincide with the annual fireworks display associated with the Concert Under the Stars by the Riverside Symphonia.

Ms. Danko added that the township just received a permit application since there was a new person in charge who was not aware of all that is necessary for the event, and she will review the application later this week. Mr. Holbert recommended that the request to close the roadways takes place every year or instance needed.

**Motion to authorize and approve a temporary restriction (from 7PM until fireworks end) of motor vehicles entering Uhlerstown Hill Rd. (T407) from the intersection at River Rd. (PA Rt 32), and approve the use of Fire Police to coincide with the annual fireworks display associated with the Concert Under the Stars by the Riverside Symphonia, was made by Todd Quinby and seconded by John Cole. (All in favor, 3).**

7. Consideration of a Motion to provide the updated draft Ground Water Ordinance to the Groundwater Committee, Tinicum Planning Commission, and Township Engineer for their review and comment.

Mr. Holbert stated that the Groundwater Committee proposed ordinance changes late last fall, using Nockamixon's ordinance as a model. Their goal was to produce a draft the Board of Supervisors could review, be technically sound, and ensure all necessary elements

were included. The draft would then be sent to the Planning Commission, the Township engineer, and the GWC.

Mr. Quinby noted that the ordinance should account for efforts to rehabilitate existing wells, including hydro-fracking rejuvenate wells. Ms. Breslin was unsure whether the draft currently addresses that. She explained that Nockamixon's ordinance went through multiple public hearings and BOS discussions, with the GWC and engineer present, and was refined over time. For efficiency, she suggested a similar process here so the Board can fully understand the ordinance before sending it to the Planning Commission.

Mr. Holbert agreed that focused meetings to review the draft in sections rather than all at once would be helpful. By the time the ordinance reaches the Planning Commission, it should be in near-final form. The Board discussed holding several dedicated meetings over the next few months, separate from regular business meetings, to work through the draft.

**Motion to direct township manager to provide the draft ordinance to the Ground Water Committee, Planning Commission and the Tinicum Township engineer for their review and comment. Along with Mgr. Danko setting up a series of meetings with everyone while continuing the July 7, 2026 BOS meeting to do so., Motion was made by John Cole and seconded by Todd Quinby. (All in favor, 3).**

8. Consideration of a Motion to consider approval of 2026 Tax Penalty Waiver Application for Kathleen Donohue, 9 Brick Church Rd, TM #44-022-104.

Mr. Holbert explained they received some correspondence, and there is the waiver application on the website where someone through their bank had been paying their real estate taxes prior to the discount period. This year the letter was returned as undeliverable, and the discount period has since lapsed. They are asking to pay to the discount period. Generally, it is the taxpayer's responsibility to make sure their taxes are paid on time, but if the letter is properly postmarked before the deadline, the tax collector is supposed to honor that. In the waiver request she lays out a timeline, but Mr. Holbert suggested to table this item for tonight, because she is trying to get the postmark information to make the proper informed decision. The postmark would have to be on or before May 1<sup>st</sup>, which was last day of the discount period.

**This Motion was table to await further information.**

9. Consideration of a Motion to Advertise an Ordinance concerning the Issuance of Permits from Tinicum Township.

Mr. Holbert explained that this ordinance responds to recurring issues in which applicants seek new permits while they have outstanding violations, unpaid escrows, or unresolved matters from prior applications. The intent is to ensure those accounts are brought into good standing and to require that all applicants be current with the Township before any new permit is issued.

Ms. Danko added that there had been two comments from the township zoning officer (Gary) and Ms. Breslin said they will incorporate the second recommendation from Gary and leave the language on erosion and sediment control as is.

**Motion to advertise an Ordinance concerning the Issuance of Permits from Tinicum Township, was made by John Cole and seconded by Todd Quinby. (All in favor, 3).**

10. Consideration of a Motion directing the Solicitor to draft and advertise and Ordinance Amendment clarifying events and properties that can obtain special events permits.

Mr. Holbert explained that over the past year it became clear that some property owners and businesses were using the special-event provision in ways it was never intended. The rule was meant for one-time, non-commercial events held by residents or social clubs, not for activities tied to a business operation. He said this clarification is needed. Mr. Cole asked whether this relates to the event-center ordinance. Mr. Holbert said it is separate, though some overlapping language appears in both. He added that other issues such as numbering and missing amendments to the table of use regulations also need cleanup.

Ms. Breslin noted that the relevant language appears in Ordinance 803 A8D, specifically the second sentence, which governs special events. Mr. Holbert added that this discussion does not involve E24 event centers, which are regulated separately.

**Motion to direct the Solicitor to draft and advertise and Ordinance Amendment clarifying events and properties that can obtain special events permits, was made by John Cole and seconded by Eleanor Breslin. (All in favor, 3).**

**J. Public Comment**

N/A

**K. Supervisor Comments**

Ms. Breslin reported that Diane Allison, a township resident and knowledgeable ornithologist, inspected the native plantings that had been installed three years ago at the community park through the Lower Delaware Wild and Scenic mini-grant. She found the plantings thriving and the project a clear success. Ms. Breslin thanked her for her ongoing care of the park; she and Cindy Long regularly remove invasive plants there. Mr. Cole noted he joined them on Sunday. Ms. Danko added that they contacted her to have Public Works pick up the pulled material, which will be done.

**L. Adjournment**

**Motion to Adjourn at 8:40 p.m. was made by Todd Quinby.**

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

DATE: 7/07/2026

ATTEST TO:

  
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Judith Danko, Township Manager/Secretary

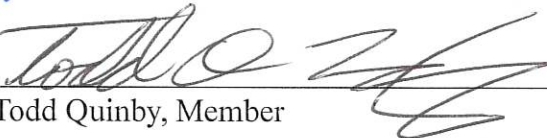
**TINICUM TOWNSHIP BOARD OF SUPERVISORS**



\_\_\_\_\_  
Eleanor Breslin, Chair



\_\_\_\_\_  
John Cole, Vice Chair



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Todd Quinby, Member