

*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 July 7, 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 1 person viewed it online.

#### **A. Announcements**

1. The Board of Supervisors held an Executive Session on 6/4, 6/11, 6/18, 6/25, and 7/7.

#### **B. Public Hearing**

1. N/A

#### **C. Public Comment**

Ms. Kim Rosamilia, a resident, expressed concern about the Park and Recreation survey used to guide taxpayer-funded improvements at Four Brooks Park and the 611 Ottsville site. She questioned the validity of the 320 responses, noting the small, non-representative sample and lack of residency or demographic verification. The survey, conducted online via Monkey Survey and at polling sites, did not include information about respondent residency or prevent multiple submissions. Ms. Rosamilia found the survey inaccessible after her first attempt but later completed it again on her sister-in-law's iPhone, demonstrating duplication flaws. She highlighted that a 2014 survey collected residency, age, and household data, and it showed that 26% of respondents then were non-residents. The Board of Supervisors (BOS) had noted similar issues in May 2024, urging updates to limit responses to residents. She concluded that the current survey fails to address these concerns, undermining its reliability for funding decisions.

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

In the absence of Chief Madden, Ms. Danko provided the update for June.

Ms. Danko highlighted that there had been a request for a traffic study on East Dark Hollow Road at the intersection of Smithtown Road and Iron Ridge Road due to some reportable crashes and then signage for Golden Pheasant Bridge weight restrictions and detour signs pending. That information is still pending with PennDOT.

Given recent complaints regarding aggressive driving in the township, the police will be running aggressive driving details from July 6 to August 16, 2026.

No monthly statistics were reported.

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

##### **a. Public Work's Report**

Ms. Danko expressed her gratitude to Ms. Diane Allison and Ms. Cindy Long for their work removing invasive plants from the Tinicum Community Park, adding she appreciates their hard work.

Ms. Danko also thanked Rendezvous Farm, who provided another donation for Headquarters Road Bridge in the amount of \$1,000. She added the funds have been deposited into a special account for a special use for the bridge.

Ms. Danko thanked the Police Chief, the police department, and the assisting police departments from Bedminster Township, Dublin Borough, Plumstead Township and Bucks County Park Police, for their professionalism in handling a recent severe 302 warrant. Bedminster Township, Dublin Borough, Plumstead Township and Bucks County Park

Police. She added that it is reassuring to know the aforementioned groups are available to assist local police when needed.

Mr. Holbert elaborated that a 302 warrant refers to an involuntary commitment process in Pennsylvania, specifically for individuals experiencing a mental health crisis. It allows for immediate emergency evaluation and treatment.

Ms. Danko said she has collaborated with the police and public works departments on needed traffic controls. She added that speeding increases as the weather improves, and the township is increasing police presence where needed.

She said the township completed its Liquid Fuels Highway Aid audit with accolades. Using the current system, the audit took just one day, compared to a week last year.

Currently, the township is preparing for a five-year audit for the uniform and non-uniform township pension plans.

**F. Engineer's Report**

N/A

**G. Solicitor's Report**

N/A

**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 June 2, 2026.
2. Treasurer's Report for May 2026.
3. Payroll Report for June 2026 in the amount of \$ 67,730.27.
4. Disbursements for June 2026: General Fund \$ 399,930.87, State Fund \$ 7,561.88 and Escrow Fund \$ 5,749.26.
5. Loftus Construction, Inc. Contractors application for Payment #6 in the amount of: \$ 155,411.19 regarding Headquarters Road Bridge rehabilitation project.
6. Loftus Construction, Inc. Contractors change order #3 in the amount of: \$156,320.42.

Ms. Danko added that the amount for the General Fund is unusually high, due to an accumulation of funds coming in from EIT and Real Estate taxes, which are being transferred into the respective special accounts now (i.e., fire safety account, open space fund). This represents a change in the process from prior years which has become more transparent showing the flow of funds.

**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 discuss Parks & Recreation Committees activity including Survey Results.

Mr. Robin Lochner, resident and member of the Parks & Recreation Committee, presented a summary of the committee's community survey and recommendations. He reported that 320 responses were received (201 online and 119 paper). Survey results showed that 81% of respondents use at least one township park, and 91% have either attended a recent park event or believe park events are an important part of the community. The most-supported low-impact improvements were establishing a meadow at the Community Park (32%) and adding benches or picnic tables at both parks (25%). Additionally, 87% supported including funding for low-maintenance park improvements in the township budget, and 87% favored evaluating a name change for Tinicum Community Park.

Mr. Lochner explained that the committee's recommendations focus on low-cost, low-maintenance improvements that are realistic within the township's maintenance and funding limitations. The committee recommends prioritizing Four Brooks Park in the near term while developing more comprehensive recommendations for Tinicum Community Park next year. He noted that larger improvements at Four Brooks Park would likely require grant funding, with a future request for township matching funds if grants are awarded.

Mr. Lochner requested Board authorization to research grant opportunities for repairs and improvements at Four Brooks Park, including the tennis and basketball courts, and to report back with grant opportunities and project estimates. He also requested consideration of mowing a small area around the tree used for the annual tree-lighting ceremony to improve access, visibility of the memorial plaque, and allow for future bench placement. He further suggested converting the unused northern portion of Four Brooks Park into a meadow to reduce mowing costs.

Mr. Cole questioned the need to mow around the tree. Mr. Lochner explained that doing so would improve visibility of the memorial plaque and create space for benches. Ms. Danko noted that Public Works already mows the meadow annually, and Ms. Breslin suggested marking the memorial plaque before mowing to prevent damage.

Mr. Quinby emphasized the importance of having detailed plans and cost estimates before pursuing grants. Mr. Cole noted that the township's current priorities are the municipal building and replacement of aging Public Works equipment and expressed concern about competing for limited grant funding. Mr. Lockner responded that park-specific grant opportunities, such as those through DCNR, are available.

Ms. Breslin commended the committee for conducting the survey and increasing community awareness of the township's parks. She noted that Ms. Danko has extensive experience securing grants and explained that preparing state grant applications is a time-intensive process. Given the township's current priorities, she stated that grant efforts should remain focused on the municipal building and Public Works equipment. However, she agreed the upcoming budget should include additional funding for low-maintenance park improvements and encouraged the committee to develop both short- and long-term park improvement plans with estimated costs.

The Board agreed the committee should continue pursuing a potential name change for Tinicum Community Park. Ms. Breslin asked that the committee develop a shortlist of proposed names for future Board consideration. Discussion also included recognizing the Cooper family by naming a pavilion after Louis E. Cooper, with Supervisor Todd Cole participating in future discussions with the Cooper family.

Regarding the committee's requests, the Board agreed to maintain the current mowing schedule, with staff evaluating whether additional mowing around the tree is feasible. The proposal to convert part of Four Brooks Park to a meadow will be referred to the Environmental Advisory Council for review.

Ms. Danko explained the budget process, directing the Parks and Recreation Committee to prepare a detailed park improvement plan with budget estimates by the end of September for consideration during the township's budget process. The committee was encouraged to obtain project cost estimates and seek donations or grants to help fund future improvements.

Ms. Breslin thanked the Parks & Recreation Committee for its work and dedication to improving the township's parks.

2. Consideration of a Motion to enable volunteers on the Parks & Recreation Committee, Land Preservation Committee, Historical Commission, and the Environmental Advisory Board to participate remotely upon the showing of good cause.

Ms. Breslin explained that the agenda item was prompted by a valued Parks & Recreation Committee member who had resigned because family obligations prevented in-person attendance. She noted the member could continue serving if permitted to participate by telephone, but the township's current rules do not allow remote participation. She stated that removing unnecessary barriers would help retain volunteers.

Mr. Cole supported allowing remote participation, noting that the Board regularly conducts business by Zoom. Ms. Breslin suggested using a conference call line rather than Zoom to minimize administrative burden. She recommended allowing remote participation for the Parks & Recreation Committee, Historical Commission, and

Environmental Advisory Council, but not for the Planning Commission, Land Preservation Committee (LPC), or Zoning Hearing Board due to the nature of their work.

Mr. Cole said reviewing large plans during LPC meetings could be difficult for remote participants. Mr. Quinby disagreed, stating remote participation would not be a problem for the LPC and recommended including it along with the Historical Commission and Environmental Advisory Council.

Ms. Danko said staff would determine the best method for facilitating telephone participation and noted that members could call into a township phone. Ms. Breslin stated that, under the Pennsylvania Sunshine Act, members participating remotely in a properly advertised public meeting may be counted toward a quorum and may vote, provided the public can hear the discussion. She also confirmed that second-class townships, like Tinicum township, are authorized to permit remote participation.

Ms. Breslin clarified that any good cause for remote participation would be determined by the applicable board or committee and would not require Board of Supervisors approval.

Mr. Bladen stated that the Parks & Recreation Committee member in question intended to become an associate, non-voting member, allowing another resident to be appointed as a voting member. Ms. Breslin noted that the committee would have flexibility to determine participation arrangements as needed.

Ms. Danko reported that she and Mr. Holbert are finalizing the volunteer participation forms and requested additional time to complete the process.

**Motion to enable volunteers on the Parks & Recreation Committee, Land Preservation Committee, Historic Commission and the Environmental Advisory Board, to participate remotely upon the showing of good cause, was made by John Cole and seconded by Eleanor Breslin. (All in favor, 3).**

3. Consideration of a Motion to make an appointment to the Land Preservation Committee.

Mr. Cole stated that Mr. DeGroot, a lifelong Tinicum Creek Road resident, has expressed interest in serving on the Land Preservation Committee (LPC). Ms. Breslin added that Mr. DeGroot has been a longtime volunteer and land monitor with the Tinicum Conservancy.

**Motion to appoint Mr. DeGroot to the Land Preservation Committee, was made by John Cole and seconded by Todd Quinby. (All in favor, 3).**

4. Consideration of a Motion to execute the Stormwater Facility Maintenance and Monitoring Agreement for 84 Red Hill Rd., Bucks County, TMP No. 44-011-089.

Mr. Holbert explained that the property owner is making minor improvements that do not require a stormwater management facility due to the size of the project. Instead, the owners have agreed to establish a tree protection zone through a conservation easement,

which will preserve existing trees to provide stormwater management for the added impervious surface. He noted that he drafted the agreement, the property owners signed it, and everything is in order to move forward.

**Motion to execute the Stormwater Facility Maintenance and Monitoring Agreement for 84 Red Hill Rd., Bucks County, TMP No. 44-011-089. was made by Todd Quinby and seconded by John Cole. (All in favor, 3).**

5. Consideration of a Motion to authorize and ratify the execution of the Bridge#30, Clay Ridge Rd. over Beaver Creek, Section 106 Consulting Party response form, as presented, and to approve its submission to the appropriate reviewing agencies as required.

Ms. Breslin stated that this is a county-owned bridge on Clay Ridge Road. The township received notification that it could serve as a consulting party in the Section 106 process related to the county's proposed bridge replacement project. Because the bridge is located near the Ridge Valley Historic District, the Section 106 review process has been triggered.

Mr. Cole added that participating in this process is important because previous rehabilitation work on another bridge resulted in significant changes to its design and structure, affecting its historic value. The township wants to ensure that similar impacts do not occur with this project.

Ms. Kathryn Auerbach, resident, added that this bridge, along with another bridge on the same road, is listed on the National Register of Historic Places and is not merely located near a historic district; it contributes to the district itself. She noted that these bridges are particularly significant because they are among the earliest concrete arch bridges in the country, dating back to 1906 and 1909. She encouraged the Board of Supervisors to support their proper restoration.

Ms. Auerbach asked about the process, including the required forms, the components involved, and whether other individuals could participate.

Ms. Danko stated that the township was provided forms and she listed the names and email addresses of the supervisors, Mr. Holbert, Ms. Danko, Mr. Mike Kauffmann from the Historic Commission, and Mr. Terry Johnston from the Planning Commission, as well as Ms. Auerbach. Ms. Danko said she would ensure Ms. Auerbach is included and notified of future updates. Ms. Auerbach confirmed that she would like to participate in the process.

**Motion to authorize and ratify the execution of the Bridge#30, Clay Ridge Rd. over Beaver Creek, Section 106 Consulting Party response form, as presented, and to approve its submission to the appropriate reviewing agencies as required, was made by John Cole and seconded by Todd Quinby. (All in favor, 3).**

6. Consideration of a Motion authorizing the re-advertisement of a proposed Ordinance of the Board of Supervisors amending Sections 201, 705, and 706.A of the Tinicum Township Zoning Ordinance to add a definition of “Kennel,” revise kennel regulations, and incorporate the recommendations of the Bucks County Planning Commission contained in its July 1, 2026 review letter.

Mr. Holbert stated that he had a few comments regarding the proposed ordinance changes and based on those he expanded the definition of animals to include species beyond dogs and adding references to existing performance standards related to odor and noise that should apply to this use. He noted that these are standard provisions that should be incorporated. Because these changes would be considered substantial, the ordinance would need to be re-advertised, and the public hearing would need to be held again at the next Board of Supervisors meeting.

Mr. Cole addressed questions regarding the pending “Waiting on a Friend” matter and explained that any issues currently being decided by the courts, or the Zoning Hearing Board would continue under the prior application and the previous ordinance. He stated that the only outstanding matter, to his understanding, is an appeal of the Zoning Hearing Board’s decision not to hear the case because the appeal was filed after the deadline. That decision is now being appealed to the Bucks County Court of Common Pleas. Once that appeal is resolved, the prior application process will be concluded. If the applicant were to return to the Zoning Hearing Board before then, it would still be governed by the old ordinance until a new application is submitted. He added his response to questions and concerns from some residents regarding this case is that the rules cannot be changed in the middle of the game. Once the amended ordinance is adopted, any future actions or applications will be subject to the new ordinance requirements.

**Motion to authorize the re-advertisement of a proposed Ordinance of the Board of Supervisors amending Sections 201, 705, and 706.A of the Tinicum Township Zoning Ordinance to add a definition of “Kennel,” revise kennel regulations, and incorporate the recommendations of the Bucks County Planning Commission contained in its July 1, 2026 review letter, was made by John Cole and seconded by Eleanor Breslin. (All in favor, 3).**

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7. Consideration of a Motion to direct Township Manager to continue coordinating and organizing a meeting regarding the ground water ordinance review with the Planning Commission and Township Engineer and report back to the board of supervisors with recommended dates for continuation of this discussion at future meetings in August, September, and October.

**Motion to direct Township Manager to continue coordinating and organizing a meeting regarding the ground water ordinance review with the Planning Commission and Township Engineer and report back to the board of supervisors with recommended dates for continuation of this discussion at future meetings in August, September, and October, was made by John Cole and seconded by Todd Quinby. (All in favor, 3).**

8. Consideration of a Motion to adopt the proposed Resolution commemorating the United States Semi quinentennial.

Ms. Breslin said there is a draft resolution commemorating the United States Semi quinentennial, the significance of Tinicum Township, and America's founding principles of democracy. This will be posted on the township website. She then read the final part:

It will be resolved by the Tinicum Township BOS, Bucks County, PA, as follows:

1. The BOS hereby proudly commemorates and celebrates the Semi quinentennial of the United States of America, including the historical significance of Tinicum Township as a pivotal strategic crossroads of the Americal Revolutionary War.
2. The BOS hereby acknowledges that we are on the traditional land of the Lenape people.
3. The BOS hereby reaffirms its commitment to the fundamental founding principles of American democracy, including the separation of powers between three co-equal branches of government and the personal freedoms and individual liberties guaranteed by the Constitution of the United States and the Constitution of the Commonwealth of Pennsylvania.
4. The BOS hereby recognizes that freedom is not free but earned through the sacrifice of many people over the years, and that with freedom comes the responsibility of an engaged citizenry to follow the actions of those who represent you at all levels of government to know where your representatives stand on issues you care about and to hold them accountable for their actions in office by exercising your right to vote in every election.
5. The BOS hereby reaffirms its commitment to the ideal of America, which stands before us a goal and recognizes that it is up to all of us to reach it in practice.

**Motion to adopt the proposed Resolution commemorating the United States Semi quinentennial, was made by John Cole and seconded by Todd Quinby. (All in favor, 3).**

**J. Public Comment**

N/A

**K. Supervisor Comments**

Mr. Cole stated that he enjoys seeing fireworks but reminded residents to use them safely and follow all applicable rules. He noted that dry conditions, such as those experienced around the Fourth of July, can create a significant fire risk, potentially causing a dry meadow to ignite and damage homes or neighboring properties. He encouraged residents to be cautious, notify neighbors if they plan to set off fireworks, and be considerate of neighbors who may need to keep pets or livestock calm during fireworks displays.

Ms. Breslin acknowledged an event co-hosted by Tinicum Township's Environmental Advisory Council (EAC), Plumstead Township's EAC, the Tinicum Conservancy, and the Tohickon Watershed Association, which took place on June 16, 2026, in Plumstead. The event was standing room only and featured informative presentations with a highly engaged audience. Ms. Breslin added that she would like to encourage residents to stay informed about the many valuable initiatives and activities being undertaken throughout the year by the EACs and other township committees.

Ms. Breslin also acknowledged the professionalism demonstrated by the Chief of Police in response to the unfortunate incident that occurred during the previous month. She noted that the Board received an email from the attorney representing the individual involved, praising the Chief's exceptional professionalism and stating that her actions helped prevent an already difficult situation from becoming tragic. Ms. Breslin further commented that, in over 20 years of practicing law across various areas, she has never heard of an instance where an individual's attorney expressed gratitude to a municipality for the outstanding work performed by a police chief.

Ms. Breslin said the BOS received an email commending the Public Works Department for the work completed on Permanent School Road, which is a perennial concern due to dust impacts from the dry dirt road and nearby homes located close to the road.

Ms. Breslin thanked Kathryn Auerbach, the township's local historic consultant, for her valuable input in developing the resolution adopted by the Board commemorating the semi quinentennial.

Ms. Breslin announced the 75<sup>th</sup> Arts Festival, on Saturday, July 11, from 10AM-5PM, and on Sunday July 12, also from 10AM-5PM, which is being put on by the Tinicum Civic Association. She added that the 3 supervisors will be working the gate from 12 – 2PM on Saturday.

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Mr. Cole acknowledged Ms. Connie Kallenbach, who lived in this Township on Tinicum Creek Road for her whole life and has recently moved out to an age-restricted community, and who recently donated more history books to the township. The gift includes books about the one-room schoolhouses in Tinicum Township, of which there were many. He asked if Ms. Auerbach would be interested in seeing them, and Ms. Breslin added that it would be a great project for a GIS student to team up with the historical commission to

create a map of where these one-room schoolhouses and other historically significant sites throughout the township were.

**L. Adjournment**

**Motion to Adjourn at 8:34 p.m. was made by Todd Quinby.**

*The next meeting of the Board of Supervisors is scheduled for  
Tuesday, August 4, 2026 at 7:00 pm at the Township Building.*

DATE: 8/04/2026

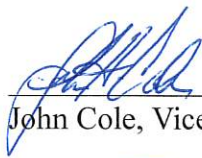
ATTEST TO:

  
Judith Danko, Township Manager/Secretary

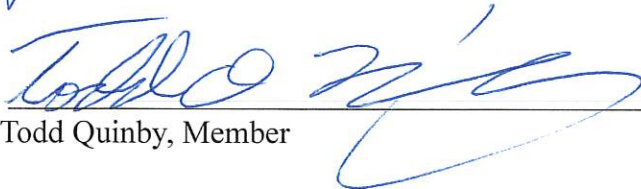
**TINICUM TOWNSHIP BOARD OF SUPERVISORS**



Eleanor Breslin, Chair



John Cole, Vice Chair



Todd Quinby, Member