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
SPECIAL BUDGET AND BUSINESS MEETING MINUTES
October 29, 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

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.

Chairperson Breslin called the Special Budget Business Meeting to order at 7:00 PM, followed by the Pledge of Allegiance. The meeting, held in the Tinicum Township building meeting room, was recorded. There were no residents present in the audience. Ms. Breslin said the Board held Executive Sessions on 10/26 to discuss property and specifically the Headquarters Road Bridge, on 10/28 to discuss personnel, and today to discuss property and the bridge and litigation.

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

1. Consideration of a Motion to approve the final draft of the Preliminary 2027 Budget and authorize its availability for public inspection, with final adoption scheduled for December 1st, 2026.

Ms. Breslin said that included with tonight's meeting agenda was an updated memo from Ms. Danko with the final preliminary budget for 2027. Tonight is the third budget meeting this season (prior sessions were held on 10/15 and 10/22), there have been several discussions with Ms. Danko regarding the budget. She stated there was no need to read the memo.

Ms. Danko presented the highlights of the proposed budget:

She mentioned that the general fund includes a 3.25% increase in wages, a rank increase and a one-time bonus for the Police Department, as well as the heating system for the police department. It also includes $15,000 increase for the Public Works Department for the garage, and $5,000 for the township website.
The Public Works budget has been updated to include the heating system.

The liquid fuels budget includes a quote of $12,426 quote for the lights and signs for school crossing.

Ms. Danko highlighted future fiscal considerations, saying that the team conducted a comprehensive review of all Township accounts over the past 18 months to verify financial records and better understand the Township's overall financial position. They implemented a new chart of accounts to improve the accuracy, consistency, and transparency of financial reporting and to support more informed future financial decisions.

She concluded by saying the budget is now balanced, and amounts to $3,136,483 for 2027. This requires a transfer from the general reserve funds in the amount of $95,124. While she was able to reduce the number by reworking salaries, she had to increase the amount by adding some engineer fees for bridge updates requirements for storm water, and she had to add $14,000 to correct employer paid benefits for pension uniform that resulted from incorrect salary amounts being used years ago and incorrect instructions received. She will monitor the balance through the year and not take anything from reserves unless it is absolutely necessary.

Ms. Danko said that the township also may owe $40,000 to FEMA, which is not in the budget. This amount will have to be taken out of reserves when she receives the invoice.

Ms. Danko added that she heard from a contractor that wants to sell a roller, Mr. Quinby said he would still prefer to rent but is willing to go and look at the roller with the Public Works Department to see if it is a good deal.

When Ms. Breslin asked for the motion, Mr. Cole said he would second the motion with some reservations, as he thinks regular bills should not get paid out of the reserve fund. In addition, there are several unknown factors that could challenge the proposed budget. He emphasized that this could not be repeated next year.
Ms. Breslin acknowledged Mr. Cole's reservations and said the ongoing financial review, implementation of the new chart of accounts, completion of the long-overdue pension audit,

and correction of audit findings will establish a reliable financial baseline for the Township. In 2027, the Township must develop a multi-year reserve strategy, set realistic reserve targets, and establish a regular review schedule. She emphasized the importance of responsible long-term planning rather than leaving financial challenges for future boards. Mr. Cole agreed that this approach is necessary to build public trust.

Motion to approve the final draft of the Preliminary 2027 Budget and authorize its availability for public inspection, with final adoption scheduled for December 1st, 2026, was made by Todd Quinby and seconded by John Cole. (All in favor, 3).

2. Consideration of a Motion to approve an application to amend the Agricultural Security Area to include parcels identified as TMP 44-014-065 and 44-014-065-005-Hollow Horn Road.

Motion to approve an application to amend the Agricultural Security Area to include parcels identified as TMP 44-014-065 and 44-014-065-005-Hollow Horn Road, was made by John Cole and seconded by Todd Quinty. (All in favor, 3).

3. Consideration of a Motion to authorize the advertisement and posting of notice of an amendment to the Agricultural Security Area (ASA) to include 13 Ropewalk Rd. TMP No. 44-006-045 and TMP No. 44-006-047.

Motion to authorize the advertisement and posting of notice of an amendment to the Agricultural Security Area (ASA) to include 13 Ropewalk Rd. TMP No. 44-006-045 and TMP No. 44-006-047, was made by John Cole and seconded by Todd Quinty. (All in favor, 3).

4. Consideration of a Motion to approve the Settlement Stipulation with Scott Solazzo and Jessica Smith concerning the Zoning Appeal for the Property at 140 Mt. Airy Road.

Motion to approve the Settlement Stipulation with Scott Solazzo and Jessica Smith concerning the Zoning Appeal for the Property at 140 Mt. Airy Road, was made by Todd Quinby and seconded by John Cole. (All in favor, 3).

5. Consideration of a Motion to authorize the Township Solicitor and or Zoning Officer to appear before the Zoning Hearing Board on 11/12/26 for Application Z2026-08-132 Cafferty Road (TMP# 44-022-094-Hughes) 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.

There was a brief discussion on the plans of the property owner to demolish the existing building and extent the structure. Mr. Quinby requested paper copies of all ZHB documents going forward, Ms. Danko agreed.

Mr. Cole said the property owners are appealing the Zoning Officer's determination that the project is new construction, claiming it is a replacement in kind with a slight addition. Alternatively, they are seeking a variance to build a new construction. Although they claim to be using the existing foundation, most of the proposed footprint will be new. Mr. Cole said the structure appears nearly twice its original size, exceeding the 50% allowance. Ms. Breslin agreed it appears more than twice as large.

Mr. Quinby questioned the need for a solicitor's letter. Mr. Cole said the Zoning Hearing Board requested direction on the variance. The owners claim no other suitable building location exists on the four-acre property, but Mr. Cole disagreed. He suggested the letter reaffirm the Township's ordinance and require the structure to be moved behind the setback line.

Motion to authorize the Zoning Officer to appear before the Zoning Hearing Board on 11/12/26 and send a letter from the Township Solicitor indicating our desire to oppose the granting of a variance on the Application Z2026-08-132 Cafferty Road (TMP# 44-022-094-Hughes), and to protect the Township's interests in accordance with the Pennsylvania Municipal Planning Code, was made by John Cole and seconded by Eleanor Breslin. (2 in favor, 1 opposed).

A. Public Comment

N/A

B. Supervisor Comments

N/A

C. Adjournment

Motion to Adjourn at 7:43 p.m. by John Cole.

The next regular scheduled meeting of the Board of Supervisors is scheduled for ***Thursday, November 17, 2026 at 7:00 pm*** *at the Township Building.*

DATE: 11/17/2026

ATTEST TO:

Judith Danko, Township Manager/Secretary

TINICUM TOWNSHIP BOARD OF SUPERVISORS

Eleanor Breslin, Chair

John Cole, Vice Chair

ABSENT AT 11/17/26 MTG

Todd Quinby, Member