

*Incorporated March 12, 1738*

# TINICUM TOWNSHIP

*Bucks County*

## BOARD OF SUPERVISORS

163 Municipal Road  
Pipersville, Pennsylvania 18947

JOHN BLANCHARD, CHAIRPERSON  
RICHARD ROSAMILIA, VICE-CHAIRPERSON  
JIM HELMS, SUPERVISOR

### **Tinicum Township Board of Supervisors Meeting Minutes September 21, 2021**

Supervisors John Blanchard, Jim Helms and Richard Rosamilia were present with Manager Teri Lewis, Tom Fountain Township Engineer and Township Solicitor Steve Harris. The meeting was held in the Tinicum Township building meeting room. There were 28 people in attendance.

Chairperson John Blanchard called the public meeting of the Tinicum Township Board of Supervisors to order at 7:30 PM followed by the Pledge of Allegiance.

#### **A. Announcements**

Blanchard announced the following:

- The public comment period will be held at the end of the meeting.
- In response to inquiries concerning the operation/bookings of the Tretton Wedding Venue located at 31 Creamery, the Board stated the following:
  - No zoning approval has been issued for the wedding venue operation;
  - Outstanding court decisions are pending;
  - No land development plans have been submitted, reviewed or approved; and
  - No application has been made for commercial use or occupancy of the structure under the International Building Code.
- Budget Meetings: The Board will meet on Sept. 28<sup>th</sup> at 5:00 PM to begin discussions on the Township's 2022 budgetary needs. Budget work sessions will be continued as needed throughout the process until the final budget is ready for adoption. Continuance dates will be advertised on the Township website.

#### **B. Police Report**

Chief Madden, Tinicum Township Police Dept., presented the following report for August:

- 151 Incident Reports: 78 service-related, 39 traffic, 31 investigative, and 3 court.
- Investigative Reports included: 2 DUI arrests, 2 thefts, 2 frauds, 1 criminal mischief and 1 harassment report.
- 2 Reportable Traffic Accidents:
  - A three-vehicle accident on 611 was due to one vehicle rear ending another vehicle that was stopped in the construction zone.
  - A single-vehicle accident on River Road was due to a medical emergency.

#### **C. Public Works**

The Board and Township Manager expressed their appreciation for the hard work the road crew has been doing in order to get the roads open for residents. Doug Skelton, Public Works Director stated that the road crew is working as hard as possible to quickly address the damage to the Township roads, especially the deep ruts on the dirt roads, as a result of Hurricane Ida.

## D. Conditional Use/Subdivision Hearings

### 1. Conditional Use #2021-05 KFS Properties, J LLC/Knowles

- The 19.1-acre property is located at 50 East Dark Hollow Road, Pipersville, PA.
- Tax Map Parcel 44-014-026-002 and zoned Residential Agriculture.
- Property Owner: Janet Knowles
- Attorney: Mike Malloy
- Applicant proposes a subdivision of land to establish one additional building lot and requests conditional use for a Qualified Improvement to build a single-family home, driveway, septic system and well in the following Overlay Districts in accordance with Zoning Ordinance Article VIII, Sections: 806(i)(4) Prime Farmland and Agricultural Soils, 806(g)(3)(iii) Woodland and Hedgerow, Scenic Resources 806 (k)(iii), and 806(h)(2) Critical Biodiversity, Steep Slope and Riparian buffer.

A stenographer was present. Harris noted that at the previous meeting the hearing had been continued to allow the attorneys to resolve a set of conditions. Harris read the conditions as they would apply to the Conditional Use application. The following is a summary of those conditions:

- The applicant must comply with the requirements outlined in the Township Engineer Tom Fountain's memo dated August 31, 2021.
- Not more than four full-size horses, three miniature donkeys and two miniature horses can be kept on Lot 1 or 2 so long as both lots are owned by related parties.
- The equines shall be owned by owners of Lot 1 and Lot 2 and not be used for commercial purposes.
- So long as the applicant's foundation "DEAR" is involved in the care of the horses and donkeys, there shall be no fundraising on site, no third-party volunteers on site, and no additional horses or donkeys brought onto the site.
- When the property is sold to a third party there shall be no more than four equines on each lot.
- All manure will be stored in a dumpster placed near the driveway and will be disposed of offsite.
- The equines will be pastured primarily on the open area at the southeast corner of Lot 1. If the owner of Lot 2 intends to construct a pasture on Lot 2, a pasture fencing plan regarding protection for the mature trees for Lot 2 must be submitted to the Township for approval. This restriction must be continued regardless of ownership.
- Other than dead trees, no trees outside the building envelope may be removed.
- Avoidance or relocation of vernal pools will be required when constructing the driveway to Lot 2.
- Lots 1 and 2 are restricted against further subdivision.
- Applicant agrees to eliminate the E. Dark Hollow Road address and driveway entrance to eliminate through traffic from Stagecoach Road to E. Dark Hollow Road and establish a primary driveway entrance and address on Stagecoach Road subject to Township and United States Postal Service approval.

**Motion:** to grant Conditional Use approval for KFS Properties JLLC TMP#44-014-026-002 with conditions.

Motion by: Blanchard. Second by: Helms. Voted upon and passed. As the adjoining property owner, Rosamilia abstained from voting.

### 2. Minor Subdivision KFS Properties, J LLC/Knowles

- The 19.1-acre property is located at 50 East Dark Hollow Road, Pipersville, PA.
- Tax Map Parcel 44-014-026-002 and zoned Residential Agriculture.
- Property Owner: Janet Knowles
- Applicant proposes a subdivision of land to establish one additional building lot.

A stenographer was present. Harris stated that the applicant must comply with all the conditional use requirements and adhere to the plans for building envelopes, driveway conditions/address changes, prime farmland preservation. He said that as a condition of minor subdivision approval they must do a unilateral declaration of restrictions and covenants recorded along with the plan deferring the

submission of grading and soil and erosion plans until the building permit application and plans is submitted.

Harris said that the building envelopes along E. Dark Hollow Road had been reduced to protect the steep slopes. He said the applicant must provide Dept. of Health (DOH) permits/testing/review for the septic system. Harris said that DEP planning modules and Installation and Maintenance Agreement will be required. The attorney for KFS requested a waiver for sidewalks, curbs and street trees and Harris agreed that would be included in the conditions.

**Motion:** to grant Minor Subdivision approval for KFS Properties JLLC TMP#44-014-026-002 with conditions.

Motion by: Helms. Second by: Blanchard. Voted upon and passed. As the adjoining property owner, Rosamilia abstained from voting.

3. Conditional Use #2021-03 of Spinio Industrial Holding, LLC

- The 20.1 total acre property is located at 3632 Bedminster Road, Ottsville, PA.
- Tax Map Parcels #44-011-008-003, -004 and zoned Planned Industrial.
- Property Owner: Spinio Industrial Holding, LLC /Chris Spinio
- Attorney: Christen Ponzio, Hamburg, Rubin, Mullin, Maxwell & Lupin
- Engineer: Eric Clase, Gilmore Engineering

A stenographer was present. Harris stated a previous Conditional Use (#2019-03) approval had granted Wholesale Use G3. He said the applicant was now requesting Conditional Use approvals from the following overlays districts:

- Tohickon Creek Watershed
- Woodland and Hedgerow
- Critical Biodiversity
- Delaware River Wild and Scenic Overlay

Harris reviewed the exhibits including the required advertisements, memos from the Township Engineer Tom Fountain, a letter from Bedminster Township dated Sept. 21, 2021, a letter from the Delaware River Greenway Partnership dated Sept. 21, 2021, Conditional Use Approval dated Dec., 3, 2019 for wholesale Use G3 and the August 24, 2021 Planning Commission Minutes recommendation, comments and approval.

Attorney Christen Ponzio reviewed the proposed plan and stated the following:

- The property is comprised of two parcels, approximately 10 acres each, that would be merged.
- The use is permitted within the zoned Planned Industrial district.
- There would be four buildings in total, including two 22,400 sq. ft. warehouses, one 26,600 sq. ft. warehouse and one 12,800 sq. ft. warehouse.
- The proposed plan complies with all the zoning criteria within the code.
- At 32% impervious coverage the plan is below the maximum impervious coverage of 40%.
- The buildings are located 582 feet from the Tohickon creek, are outside the floodplain, wetland and wetland margins, far from steep slopes and zoned 1 and 2 riparian corridors.
- All state permits were applied for including a NPDES permit.

Engineer Eric Clase was sworn in and provided responses to Ponzio's questions regarding the requirements for each of the overlay districts. The following is a brief summary of the responses:

- Tohickon Creek Watershed: In addition to DOH application, soil tests are in process and during Land Development they will apply for a planning module. Septic tanks absorption are over 500 feet away from the top of water bank of the Tohickon Creek. No stream discharge system is proposed. No buildings are located within the 100-year floodplain. All stormwater and surface water criteria are met. No basements. Stormwater/rain gardens are proposed. Runoff will be

captured in drains and directed to a stormwater basin. The water will be controlled and released at a slower rate. All improvements are beyond 150 feet from top of bank.

- Woodland and Hedgerow: The plan is slightly under the 20% of woodland canopy removal limit. A waiver from forest management plan is requested because there will be no harvesting of woodlands. Tree replacement would not be required, but it was noted that a substantial number of trees are proposed as part of the landscaping plan. No woodlands are being removed from steep slopes. A protective fence would be installed to show limitation of tree removal, per Township Engineer recommendations.
- Critical Biodiversity: A biodiversity mapping report by Nova Consultants was submitted. No endangered species or habitats are located on the property.
- Delaware River Wild and Scenic: The plan complies with the Planning Commission request that the building height be limited to 30 feet. The warehouses were located towards the road to minimize environmental impact to the Tohickon Creek and woodlands.

Ponzio submitted a rendering of the building facing the street. She said there was a landscaping sheet in the Land Development Plan. Clase confirmed that the landscaping plan, raingardens and grading would offset the disturbance of the ground. He said that the plan provides buffering and screening.

Harris, Helms, and Fountain questioned Clase and Ponzio. The following is a brief summary of the responses:

- The plan is in keeping with the comprehensive plan and all ordinances will be complied with.
- Turning Lane/ Bedminster Road/ 611 Improvements: They will be meeting with PennDOT and will send road improvement information to the Township and Township Engineers. They will follow-up on submissions, the Township will be involved in decisions, and they will comply with PennDOT regulations.
- Groundwater: Preliminary groundwater testing has been completed and they are awaiting results. They will comply with groundwater ordinances.
- Septic: Septic came back with good results and planning modules will be submitted once Conditional Use is received.
- Cut and fill Issues: The site is topographically situated so that the property slopes down from the northern end at Bedminster Road to the southern end towards the Tohickon Creek. This down sloping grade will require cutting in the front beyond the 4 ft. limit and filling above the 4 ft. limit in the back, which will require a waiver to make the parking area level and safe for ADA. The first building will be lower than Bedminster Rd/611 and the buildings will be progressively lower as they transition down the lot. The last building will have a retaining wall.
- Driveway Location: The driveway will be located as far as possible from the bend on Bedminster Road/611. The location meets minimal sight distances. Plantings and a berm will be installed, as recommended by the Planning Commission, to lessen the impact to residents in that area.
- Lighting: Will meet ordinance requirements by focusing the light downward.

Adjacent neighbor, Stephanie McGroarty, Bedminster Rd expressed concern about creek flooding. Harris rephrased the question asking Clase if any of the area that would be built upon was within the 100-year flood plain of the creek. Clase indicated where the 100-year flood line was located on the plan, stating that everything including the storm basin was at least 100 feet from the 100-year flood line. He said that water would be stored in a basin with controlled release to mitigate the change to the impervious surface. He also reviewed how the plan design would impact McGroarty's property in terms of turning lanes and headlights.

Harris explained that this was a Preliminary Plan and that if the Board granted approval on the Conditional Uses and Preliminary Plan, Spinio must then submit a Final Plan that would indicate the berms and buffering and grading and would be reviewed by the Township Engineer.

Harris explained the rules regarding who could request party status. Adjacent neighbor, Stephanie McGroarty, Bedminster Rd, requested party status.

Harris reviewed the overlay districts with regards to the applicant's stated compliance. He said if the Board approves the Conditional Use application it would be conditioned upon:

- Compliance with the DOH and DEP requirements regarding septic systems and stormwater management;
- Erecting a protective fence around woodlands so there will be no disturbance during construction;
- The buildings will be no higher than 30 feet;
- Adherence to all PennDOT and Township traffic requirements;
- Compliance to the Township Groundwater Ordinance; and
- Compliance to Township Septic Management Ordinance.

The applicant agreed to the conditions. Harris recommended that the Board approve the Conditional Use subject to the outlined conditions.

**Motion:** to grant Conditional Use approval for Spinio Industrial Holding, LLC TMP #44-011-008-003, -004 with conditions.

Motion by: Rosamilia. Second by: Helms. Voted upon and passed.

4. Land Development of Spinio Industrial Holding, LLC

- The 20.1 total acre property is located at 3632 Bedminster Road, Ottsville, PA.
- Tax Map Parcels #44-011-008-003, -004 and zoned Planned Industrial.
- Property Owner: Spinio Industrial Holding, LLC /Chris Spinio
- Attorney: Christen Ponzio, Hamburg, Rubin, Mullin, Maxwell & Lupin
- Engineer: Eric Clase, Gilmore Engineering

Ponzio reviewed the applicant's compliance with Planning Commission recommendations and Fountain's engineering memo dated March 11, 2021 on the final Land Development Plan as follows:

- Meeting with PennDOT and Township;
- Cut/fill waiver from Township to sell the excess topsoil;
- Compliance with DOH regarding sewer disposal system;
- Requesting a clustered tree planting arrangement as noted on plan;
- Blanket easement for stormwater and reveal of building plans, parking plans and lighting plans by Chief of Police;
- Retaining wall structural sealed drawings;
- Trash refuse area noted with truck maneuvering details;
- National Pollutant Discharge Elimination Systems (NPDES) permit;
- Sprinkler system water tank pad would be addressed on the final land development plan;
- Minimum light requirement may need a partial waiver to reduce the wattage based on insurance review/approval;
- Sidewalk would not be needed on Bedminster Road frontage and would look out of place, but the applicant may consider some internal paths for employees.
- Trash removal would be addressed through lease agreements/condo association(s)/owner(s).
- Street light at driveway entrance.
- Backfill and trenches.
- Groundwater compliance.
- Berm to buffer headlights.
- No doors or windows facing Bedminster Road or west.

Ponzio said the applicant was requesting waivers for smaller plan scale for better detail and cut and fill detail.

Harris referred to a letter from the Delaware River Greenway Partnership (DRGP) that stated plans must be received by the DRGP and by the National Park Scenic under the Wild and Scenic River Act. Harris said he was unsure if that was required, but that the applicant would need to investigate the request.

Ponzio stated the applicant would also comply with Planner Tracy Tackett's request for a berm to buffer the neighbor and the new rendering of the building.

Harris asked if Ponzio would bring new elevations and designs for review. He said the PC was concerned that the buildings not look like a group of garage doors. Ponzio said that there are no garage doors, doors or windows along the road frontage. She said the doors would be on the sides of the buildings and not seen from the road, with the exception of the last building. Ponzio said the front of the first building facing the road would have a trellis, colors and landscaping to soften it, but it is an industrial site.

Harris reviewed the previous comments from the Township Engineer's Land Development review list dated March 11, 2021 and recommended the Board approve the preliminary plan.

**Motion:** to grant Preliminary Land Development Plan approval for Spinieo Industrial Holding, LLC TMP #44-011-008-003, -004 with conditions and waivers as noted.

Motion by: Blanchard. Second by: Helms. Voted upon and passed.

5. Conditional Use/Septic Waiver #2021-04 Balascio/Piper

- The 2.1-acre property is located at 201 Municipal Road, Pipersville, PA.
- Tax Map Parcel 44-014-026-002 and zoned Residential Agriculture.
- Property Owner: Tyler and Nina Piper
- Agent: John Balascio (absent)
- Applicant requests exemption from Ordinance 246 Sewage Management Ordinance, Section 124.A.1 for a replacement area for a micromound septic system.

Tyler Piper said that he was the new property owner of 201 Municipal Road and the previous owner, John Balascio, who was not in attendance, was the applicant. Tyler said the inspection showed the septic system was failing and Gary Bouch, Wastewater Solutions, had done the septic plan and Bucks County Dept. of Health Sewage Enforcement Officer agreed that this was the best place due to site isolation distance from the property well and the neighbors well isolation distance and clear of the existing absorption system. He said that a sandmound would not be an appropriate choice and a micromound septic system had been recommended due to the steepness of the slope, ravine and trees. Fountain said he made the recommendation to issue the permit with the restriction that they do not subdivide the lot. He said the site plan showed there were other test sites but were unable to locate a replacement absorption area. Fountain, Harris and Lewis explained the required agreements, escrow, performance bond, and time frames.

**Motion:** to grant Conditional Use #2021-04 approval to waive the requirement from Ordinance 246 for a septic replacement area with conditions for Piper/Balascio TMP#44-014-026-002.

Motion by: Helms. Second by: Rosamilia. Voted upon and passed.

## E. Old Business

### Consideration to Repeal Ordinance 185: Dirt Road Signage and Weight Limits

Ordinance 185 (enacted in 2008) established seasonal weight and width restrictions for vehicles utilizing Township roads with 50% or greater dirt and gravel surfaces.

The Board previously discussed repealing Ordinance 185 as follows:

- Primarily, the trucks were delivering goods/services/trash collection to residents on the dirt road.
- The Township cannot prevent services to be delivered to the residents and is unable to enforce the ordinance. The police have represented there have been no issues.

- Signs must be posted at the entrance of every road that enters onto the dirt road, pursuant to Section 4902 of the PA Vehicle Code, noting the seasonal weight limitations. The cost to replace the signs is approximately \$8,000.

Harris said at the end of the last meeting there had been some question as to what had been done to prepare Ordinance 185. He said that Fountain’s memos confirmed there was no formal written report or study done in accordance with PennDOT requirements in proposing the ordinance. Fountain confirmed no core samples were taken on the roads as part of the preparation of Ordinance 185. Harris said the concern at the time was to prevent heavy oil/gas drilling rigs from traversing the roads, which was no longer an issue. He said that since 2008 the Township had received almost one million in funding to upgrade and strengthen the roads.

Doug Skelton, Public Works Director, said he had brought it to the attention of the Board because the signs must be replaced every 7 to 15 years. He said the majority of signs now needed to be replaced and it was a significant amount of money and labor. Skelton recommended repealing Ordinance 185.

**Motion:** to enact Ordinance 253, which hereby repeals Ordinance 185 [dated March 4, 2008] establishing Township Dirt & Gravel Vehicle Weight and Width Restrictions and Road Signage. Motion by: Rosamilia. Second by: Helms. Voted upon and passed.

**F. Regular Business**

1. Budget Recap and Treasurer’s Report

The Budget Recap and Treasurer’s Reports for August is posted on the bulletin board.

2. Minutes

**Motion:** to approve the September 7<sup>th</sup>, 2021 minutes as written.

Motion by: Blanchard. Second by: Helms. Voted upon and passed.

3. Payroll Reports

**Motion:** to accept the Payroll Report for pay period ending September 10<sup>th</sup> in the amount of \$30,301.28.

Motion by: Blanchard. Second by: Rosamilia. Voted upon and passed.

4. Disbursements:

**Motion:** to approve the following disbursements.

Motion by: Rosamilia. Second by: Helms. Voted upon and passed.

General Fund	Amount	Memo
Merry Maids	230.00	Janitorial 9-7-21 & 7/12
Aflac Business Services	145.64	February Supplement Insurance withheld
Wehrung’s	298.59	80770 inv 53138
Cooper Mechanical	417.50	Building AC Repairs
Blum-Moore Reporting Services	250.00	Stenography Services 17459
Safeguard Business Systems	125.81	Safeguard Business Systems
Grim, Biehn and Thatcher	1,667.50	Legal Services Zoning Hearing Board
Ricoh Americas Corp	279.00	Copier Lease
United Healthcare Insurance Company	11,097.96	2021 Monthly Health Insurance Sept due 09U9402
Grim, Biehn and Thatcher	870.00	Zoning Hearing Board Legal Services Sept
Ricoh Americas Corp	154.00	Ricoh Americas Corp
Help Now	75.00	Data Now Backup Mgt
Aflac Business Services	145.64	Sept Supplement Insurance withheld
Harris and Harris	2,775.00	August Legal Services
Cooper Mechanical	264.68	Police AC Repair
Met-Ed	371.16	Electricity Police and Admin
Met-Ed	131.68	Electricity PWD
Met-Ed	20.96	Electricity Park
SIRCHIE Finger Print Laboratory	29.55	SIRCHIE Finger Print Laboratory
Ricoh Americas Corp	116.66	Copier Service and copy count

ATCO International	134.00	PWD Supplies
NAPA of Ottsville	116.75	Police Fleet 648515
Postmaster	110.00	Two rolls- forever stamps
DDL Court Reporting	500.00	Stenography
Keystone Engineering	1,302.00	Engineering Services
Keystone Engineering	1,023.00	Engineering Services
<b>Payroll Fund</b>	<b>Amount</b>	<b>Memo</b>
Account Edge Payroll Service	25,975.83	Pay period end 8-27-21
Account Edge Payroll Service	29,732.31	Pay period end 9-10-21
Internal Rev Service	168.44	Employer FICA tax
Internal Rev Service	390.90	Employer FICA tax
Account Edge Payroll Service	233.14	Payroll Service
<b>State Fund</b>	<b>Amount</b>	<b>Memo</b>
Tractor Supply	733.74	Parts, Hardware, Supplies
H & K Materials	3,053.17	Asphalt Patch
ORE, Inc	357.08	Equip Rental
Eagle Power Equipment	589.99	Parts
NAPA of Ottsville	155.47	Parts
Suburban Propane	1,085.71	Diesel Fuel
<b>Escrow Fund</b>	<b>Amount</b>	<b>Memo</b>
Medvic, Joseph, Jr. and Jennie	55.80	Replacement check
Keystone Engineering	744.00	Engineering Services
<b>Open Space Fund</b>	<b>Amount</b>	<b>Memo</b>
Del Val Regional Finance	11,500.81	Open Space Bond Payment

**G. Future Zoning/Conditional Use Announcements:**

September 23: Zoning Hearing Board Hearing Appeal #2021-02 for Watson.

- The property is located at 25 Tammany Road, Upper Black Eddy.
- Tax Map Parcel #44-006-017 and zoned Residential Conservation.
- Applicant appeals the determination of the Zoning Officer and/or requests relief to allow installation of a rain garden for Stormwater Management in the Wetland and Wetland Margin Overlay District.

October 7: Zoning Hearing Board Appeal #2021-07 of Terry Johnston.

- The property is located at 31 Creamery Road, Ottsville.
- Tax Map Parcel #44-001-022-002 and zoned Commercial.
- Applicant appeals the decision of the Zoning Officer relating to the Tretton Farmstead wedding venue conforming use.

**Motion:** to send Township Manager Teri Lewis and Township Solicitor Steve Harris to attend the Zoning Hearing Board to oppose the appeal of the decision of the Zoning Officer.

Motion by: Blanchard. Second by Helms. Voted upon and passed.

November 11: Zoning Hearing Board Appeal #2021-05 Continuance for Doenges

- The property is located at 3724 Farm School Rd, Ottsville.
- Tax Map Parcel #44-036-201 and zoned Village Center.
- Applicant seeks relief from side yard setback regulations to construct a pole barn/garage.

November 16: Conditional Use Hearing Appeal #2021-02 for Watson

*Date dependent on Zoning Hearing Board appeal decision scheduled for Sept 23<sup>rd</sup>.*

- The property is located at 25 Tammany Road, Upper Black Eddy.
- Tax Map Parcel #44-006-017 and zoned Country Residential
- Applicant seeks relief from side yard setback to construct a single-family dwelling and deck and on-lot septic system.



New Agenda Item: Zoning Hearing Board Appeal #2021-08 for Sorbello scheduled for October 28

- The property is located at 295 Hollow Horn, Pipersville.
- Tax Map Parcel #44-014-032, zoned Residential Agriculture and subject to Act 319.
- Applicant seeks relief to construct a new house and driveway behind the existing home and convert the existing to a residential accessory dwelling located in the front yard setback, to create a nonconforming use from a conforming use, and to permit two separate septic systems for each residential building.

Lewis asked for a motion to amend the agenda to add ZHB application #2021-08 that had been received from the Zoning Officer as complete as of September 21, 2021. She said due to the heavy ZHB schedule, in order to meet the required 60-day time frame the application must be included on the agenda to allow the Board to decide if the PC should review it at their September 28<sup>th</sup> meeting and provide their recommendation at the October 5<sup>th</sup> Board of Supervisors meeting.

**Motion:** to add an item Zoning Hearing Board Appeal #2021-08 for Sorbello to the agenda.  
Motion by: Blanchard. Second by: Rosamilia. Voted upon and passed.

The Board agreed to send the application to the PC for review.

Date to Be Determined: Zoning Hearing Board Appeal # 2021-03 Continuance for Davidson.

- The property is located at 72 Walters Lane, Pt. Pleasant.
- Tax Map Parcel #44-033-013-005 and zoned Residential Agriculture.
- Applicant seeks a variance from the Floodplain Overlay District and the Riparian Corridor Overlay District regulations as well as the Zoning Ordinance side yard setback regulations to construct a single-family home and deck and on-lot septic system.

**H. Public Comment**

No comments from the public.

**I. Executive Session**


Blanchard recessed the regular meeting at 9:28 pm to discuss matters of personnel and potential litigation. Blanchard reconvened the meeting at 9:50 pm. There was no action to report.


**J. Adjournment**


**Motion:** to adjourn the meeting at 9:52 PM.  
Motion by: Blanchard. Second by: Rosamilia. Voted upon and passed.

*The next meeting of the Board of Supervisors is scheduled for October 5, 2021 at 7:30 PM.*

**TINICUM TOWNSHIP BOARD OF SUPERVISORS**

  
\_\_\_\_\_  
John Blanchard, Chairperson

  
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Richard Rosamilia, Vice-Chairperson

  
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Jim Helms, Member