



Hunterdon County Democrat

600 homes proposed in Tinicum

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By Kevin J. Guhl

The public hearings for more than 600 dwellings in Tinicum Township proposed by two developers have been on again and off again but are scheduled to resume in July.

Three hearings and a development plan discussion are scheduled for Tuesday's supervisors meeting, starting at 7:45 p.m. at the Tinicum Township Building on Municipal Road. By law, the supervisors must hold a hearing by Tuesday, at the latest.

Main Street Development Group's "Ottsville Square" will have its seventh conditional use/curative amendment hearing for an application to build 12 apartment buildings containing 192 units, a pool, community center, and other improvements on 25 acres on Durham Road and Route 611 in Ottsville. The last hearing date was July 19, 2005. The application was first filed on July 3, 2005.

The Piper Group's "Tohickon Valley Farm" will have its first conditional use/curative hearing for an application filed July 15, 2005, and proposing 60 garden apartment units in five apartment buildings on 12 acres on Route 611 and Tohickon Valley Road in Ottsville. The last hearing was June 13.

Piper Group's "Durham Village" will have its first conditional use/curative hearing for an application, first filed July 15, 2005, for 42 townhouse units, 10 multiplex units, one existing home, open space, and other improvements on a 21-acre portion of a 35-acre tract on Headquarters, Tohickon Valley and Durham Roads in Ottsville.

The Tinicum Sewer and Water Group, which wants to build public water and sewer plants on eight acres of Penrose and Marion Hollowell's property in on Route 611 in Ottsville, will be before the Zoning Hearing Board on July 26 at 7 p.m., seeking to discharge treated effluent into the Tohickon Creek.

Main Street Development's "Tohickon Village" will have its first conditional use/curative hearing on July 30 at 7:30 p.m. The corresponding subdivision and land development plan will be discussed Tuesday.

The application was filed June 10, 2005, and is for 268 units on 28 acres on Route 611 in Ottsville on the Wehrung & Cooper property. The last hearing was held June 13.

The Piper Group's "Oak Grove II" application, filed on Sept. 6, 2006, has a deadline of Sept. 30, 2007 for a hearing to take place. It is for a 35-lot subdivision on a 153-acre portion of property located between Gruver and Randt's Mill Road in Pipersville.

The Piper Group is also proposing 77 houses on the Piper Commercials Parcels in the southern end of the township, but no more hearing dates are presently scheduled.

After being mostly silent through 2006 and the beginning of 2007, Piper and Main Street had scheduled meetings to resume in June. While two hearings did happen, following dates were postponed. According to Township Manager Linda McNeill, the developers sometimes cancelled hearings at the last minute. At one point, said McNeill, the developers' attorney Rob Gundlach mentioned putting the hearings on hold so the township could address the development plans before the conditional use requests and ordinance challenges continued. However, the hearings were then back on and rescheduled.

Supervisor Boyce Budd said it is necessary to have the hearings before the basic applications can be discussed. "You can't put the cart before the horse," he said.

Budd said that the hearings on July 17 likely won't offer enough time to go into detail on each plan, but "will keep them alive."

Gundlach declined to comment other than to say that "my clients are prepared to move forward at that time (on July 17)."

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