

Development rights dominate Tinicum meeting

Elizabeth Bowman

The Tinicum supervisors, minus vacationing Boyce Budd, opened the Oct. 17 meeting discussing preservation and ended it postponing a hearing on the Piper Group's application until Nov. 21, the next meeting.

Tinicum Township continues to preserve open space, using up money allocated by a bond Issue to add 21 acres through the purchase of a conservation easement on a parcel located at 430 Hollow Horn Road in Pipersville owned by Michael Goroff and Jill Friedlander.

The purchase price to Tinicum, \$51,450 plus closing costs, is 35 percent of the appraised value of development rights, continuing the trend of bargain basement prices Norman MacArthur, chair of

the Open Space Commission, is fond of touting.

The final approval of the purchase will follow two weeks of time for public comment, as will the purchase of a conservation easement at 609 Giegel Hill Road for 39 acres conserved.

The purchase price of the parcel containing Camp Onas, a 60-acre lot with a 21-acre building envelope, is 50 percent of the appraised value of development rights, \$151,125 plus closing costs. Additional funding of \$30,000 from a private foundation grant as well as \$90,000 from the state Department of Conservation and Natural Resources is expected to be available for this purchase. MacArthur explained that the 21-acre building envelope would allow the possible

construction of four single homes at some future time.

The Tinicum Open Space Commission has worked exceptionally hard to preserve the maximum amount of acreage with money from the bond issue. The committee will be asking the supervisors to consider drafting another bond issue for referendum.

Supervisor Nick Forte said that an individual, Ken Gross, had asked to be included on the agenda regarding his continuing quest to install an A/B septic system on his property but the board is of the opinion that there is a lack of pertinent data for discussion at this time.

Gross' attorney was present to say that the applicant has filed with the state Department of Environmental Protection for

a permit but the DEP requires a maintenance agreement signed by the township indicating municipal willingness to step in if the system fails before it will issue the paperwork. Tinicum is hesitant to sign such an agreement.

The issue was last raised in June when the township manager asked for clarification of the A/B system as part of the planning module. The information was forthcoming and the applicant had anticipated subsequent approval. A consultant from Princeton Hydro having inspected the property, was prepared to discuss the plan but Supervisor Nick Forte felt the board had had inadequate time to review the application and if Gross had explored other options.

The applicant had asked to be

on both the September and October agendas but there was an apparent communication glitch according to William Benner, Gross' attorney.

Tinicum solicitor, Bob Sugarman, said he needed time to investigate legal authority requiring Tinicum to sign the maintenance agreement. The applicant will return Nov. 21.

Attorney Robert Gundlach was present representing the Piper Group and its application for Oak Grove Estates, which was the center of contention at the previous meeting of the board. The date of the application is still a bone of contention in terms of fees due but the applicant needs another few weeks to review the impact of recent ordinances on the planning module so will be filing an extension.