

Tinicum Township Planning Commission
Meeting Minutes 12/13/2016

The meeting was called to order at 7:45, with Cole, Casola, Dotti and Planner Tracy Tackett in attendance. A quorum was not achieved.

In discussion of the proposed ordinance revising the Overlay Districts, the following recommendations were made, although there was no vote:

- Keep fencing only in Zone 3 of riparian buffer, not Zones 1 & 2.
- Clarify that invasive species can be removed from Zone 1, but only by hand; not using chemicals. Incorporate this same language into wetland margin.
- The riparian buffer map utilizing existing stream layers will be further developed and used as the basis for determining potential riparian buffers. The proposed ordinance has a provision for riparian buffer boundary appeal, so if someone disagrees with the location of a riparian buffer shown on the map they can appeal.
- Woodland removal of up to 14 trees is per calendar year.
- Reserve conditional use for woodland removal to qualifying developments. It was discussed that we may want to have another trigger for tree removal associated with development in excess of 14 trees, but fewer than a certain number-- maybe 30 or 40-- that would trigger additional requirements, but maybe not the full forestry report and/or conditional use.
- Remove the reference to building height under the Delaware River Wild and Scenic Overlay since none of the underlying districts permit structures in excess of 35 feet.
- Amend Critical Recharge Overlay language to be clear that the 5% coverage applies to entire parcels even when only a portion of the parcel is within the Critical Recharge Overlay. Have a provision that parcels less than two acres can have 10% coverage-- possibly include language to require additional critical recharge offset measures when more than five percent impervious is permitted on smaller parcels.

The meeting adjourned at 8:55