

April 21, 2025 @ 6:30 P.M.

The Township Board of Commissioners held their regular monthly meeting on the above date and time at 97 Wanamaker Avenue, Essington, PA 19029 with Patrick McCarthy, Board President, presiding. Present:

Patrick Barr, Commissioner  
Dennis Arthur, Commissioner  
Lisa Edmiston, Commissioner  
Roger Joseph, Commissioner  
David D. Schreiber, Manager  
Dennis O'Neill, P.E. Engineer  
Sam S. Auslander, Esq., Solicitor

Mr. McCarthy called the meeting to order and all rose for the Pledge of Allegiance to the Flag.

Pastor York Ash provided a brief invocation.

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**ON A MOTION** by Patrick Barr and second by Dennis Arthur, the minutes of the March 2025 Monthly Commissioners Meeting were accepted and approved by a unanimous voice vote.

Board President McCarthy reported that all members have received copies of the Treasurer's and Secretary's Report of Receipts. There being no questions;

**ON A MOTION** by Roger Joseph and second by Lisa Edmiston, the reports were accepted and approved as submitted by a unanimous voice vote.

Mr. McCarthy reported that the bill list for April 2025 will be distributed to all members at the end of the month. There being no questions;

**ON A MOTION** by Dennis Arthur and second by Roger Joseph the bill list will be paid for the month of April 2025 by a unanimous voice vote.

**Public Comments on Agenda Items:**

Mr. Zurdi Dobi, 200 Powhattan Avenue, referring to Item #10, Extension of Land Development Application of James Raith at 140 Powhattan Ave, asked about the applicant being required to go back to the Zoning Hearing Board and stated that this should be "waived". Asked Commissioner Arthur to "waive this" until December or to "table it" for this evening.

Regarding Item #15, Revise Tinicum Township Chapter 350 Article 1 Parking Tax, stated that the Board should vote “No” on this item. Mr. Dobi stated that the Board has not provided any reason for increasing this tax.

Asked Commissioner Joseph to explain at what public meeting the Code vehicles located at the former Town Hall were approved. Asked Mr. Auslander to provide the amounts that Wu is asking for in the their litigation against the Township and for an update on the Wawa and County Health Department litigation as well as the status of St. John’s Lutheran Church.

Mr. Dobi gave the Commissioners a copy of the Presidential Executive Order 14201 of February 2025 pertaining to men participating in women’s sports and asked the Board to adopt a resolution in support of the order.

### **COMMITTEE REPORTS:**

#### **ADMINISTRATION, LAW, ORDINANCE, PUBLIC SAFETY AND FINANCE – Patrick K. McCarthy Chairman**

##### **Summer Seasonal Employees**

**ON A MOTION** by Lisa Edmiston and second by Roger Joseph the Board voted via unanimous roll call vote to hire the following Summer Seasonal personnel for the Public Works and Wastewater Treatment Plant Departments at a rate of \$17/hr.:

Mr. Jesse Quigley of Essington	Mr. Zac Clarke of Essington
Mr. Ryan Warren of Lester	Mr. Gabriel Rivera of Lester
Mr. Scott Poluchuck of Norwood	Mr. Angelo Santana of Essington

##### **Extension of Land Development Application of Alliance HP at 76 Industrial Highway**

**ON A MOTION** by Roger Joseph and second by Patrick Barr the Board voted via unanimous roll call vote to accept applicant Alliance HP request to grant the Board an extension of time by which the Board must consider their proposed Land Development Application at 76 Industrial Highway. Said Land Development is to construct 3 warehouse/flex buildings consisting of 57,000 sq. ft., 45,375 sq. ft., and 50,985 sq. ft. and associated improvements. The extension shall be until July 31, 2025

##### **Extension Subdivision Application of Ivy Airport Property, LLC**

**ON A MOTION** by Patrick Barr and second by Roger Joseph the Board voted unanimously via roll call vote to accept applicant Ivy Airport Property LLC request to grant the Board an extension of time by which the Board must consider their proposed Subdivision Application at 10 Industrial Highway (Airport Logistics Center). Said Application is to subdivide a single deed parcel into 3 separate deed parcels. The extension shall be until July 31, 2025.

### **Extension of Land Development Application of James Raith at 140 Powhattan Ave**

**ON A MOTION** by Roger Joseph and second by Patrick Barr the Board voted unanimously via roll call vote to accept applicant James Raith request to grant the Board an extension of time by which the Board must consider his proposed Land Development Application at 140 Powhattan Avenue. Said Application is to construct a 30' by 50' Pole Barn, paved driveway extension and storm water management facility on an existing lot. The extension shall be until June 17, 2025.

### **Maintenance and Operations Agreement with Ivy Airport Property**

**ON A MOTION** by Patrick Barr and second by Roger Joseph the Board voted unanimously via roll call vote to enter into a Maintenance and Operations Agreement with Ivy Airport Realty for improvements to be made at 4<sup>th</sup> Avenue required as a condition of approval for Ivy's Land Development Application. Said improvements include a number of traffic calming devices, landscaping, crosswalk construction, and other improvements.

### **Revision to Zoning Ordinance Section 395-138 Regulating Private Swimming Pools**

**ON A MOTION** by Patrick Barr and second by Lisa Edmiston the Board voted unanimously via roll call vote to instruct the Township Solicitor to draft and advertise a revision to Section 395-138 of the Township Zoning Ordinance governing the required set-backs and placement of private swimming pools on residential properties

### **Amendment to Change Zoning District H (Heavy Industrial) located at the Western End of Essington to Zoning District W1 (Waterfront 1) with Associated Map Changes**

**ON A MOTION** by Patrick Barr and second by Roger Joseph the Board voted unanimously via roll call vote to instruct the Township Solicitor and Township Engineer to draft, advertise and take all necessary and required steps to enact a text and map amendment to the Tinicum Township Zoning Ordinance amending Zoning District H at the Western End of Essington to Zoning District W1.

### **Revise Tinicum Township Chapter 181 Section 12 Regulating Length of Stay Regulations at Hotels, Motels, and Inns**

**ON A MOTION** by Roger Joseph and second by Lisa Edmiston the Board voted unanimously via roll call vote to instruct the Township Solicitor to draft and advertise a revision to Chapter 181, Section 12 of the Tinicum Township Code pertaining to the Length of Stay at Hotels, Motels, and Inns within the Township. Said revision will require that no stay within a Hotel, Motel, or Inn shall exceed 30 days and that the minimum period between stays be no shorter than 14 calendar days between check out and checking back in.

### **Revise Tinicum Township Chapter 350 Article 1 Parking Services Tax**

**ON A MOTION** by Patrick Barr and second by Roger Joseph, the Board voted unanimously via roll call vote to authorize the Board of Commissioners to instruct the Township Solicitor to draft and advertise a revision to Chapter 350, Article 1 Section 350-3 (Imposition of Tax) revising the tax rate from 9.5% to 11.5%.

### **Implement “NO PASSING ZONE” Along Entire Length of Hog Island Road**

**ON A MOTION** by Roger Joseph and second by Lisa Edmiston, the Board voted unanimously via roll call vote to create a “NO PASSING ZONE” and to cause the painting of the appropriate traffic lines and placement of signage along Hog Island Road as authorized by Tinicum Township Code Chapter 360 Article 1 General Traffic Regulations

### **2025 Street Repaving**

**ON A MOTION** by Dennis Arthur and second by Lisa Edmiston, the Board voted unanimously via roll call vote to instruct the Township Engineer to provide recommendations on streets to be included in the Townships 2025 repaving project and to draft and advertise for bids for the 2025 project.

## **COMMITTEE REPORTS**

### **Code Enforcement Report – Roger Joseph, Chairman**

#### **March 2025 - The Code Enforcement Officer Issued:**

21 Certificates of Occupancies for a total of \$ 3,175  
08 Building Permits for a total of \$ \$3,506

### **Police, Fire, and Buildings: Patrick K. McCarthy, Chairman**

#### **Police Report: March 2025**

Township Fines: \$ 7,231 Of that amount, a total of \$ 2,262 were Parking Tickets.

The department handled 465 incidents and made 30 criminal arrests

29 of those criminal arrests were adults

01 of those criminal arrests were juveniles.

00 animals were taken into custody

**Fire Company Report:**            **March 2025**

Building Fire	07	Dispatch/Cancel	07
Vehicle Fire	03	Brush Fire	04
Gas Leak	01	Assist EMS	03
MVA	11	Auto Fire Alarms	06
CO Alarm	02	Residential Rescue	01
Cover Assignment	01		
Total Calls	46		

**Fire Marshal Report:**            **March 2025**

**No Report Available**

**Public Works, Highways, and Railroads: Lisa Edmiston, Chairperson**

**Trash removal:**                    **March 2025**

Regular Trash	172	Tons
Bulk Trash	11	Tons
Yard Waste	12	Tons

- Serviced and readied landscaping equipment
- Power washed vinyl fence at Lazaretto
- Rebuilt and stained Easter flower stands
- Mulched flower pots on 291
- Planted new grass and removed bushes at Police Station
- Installed new home plate at Manor Field baseball field
- Serviced street sweeper

**George Hinkle, Superintendent**

**Sanitation: Dennis R. Arthur, Chairman**

**Tinicum Township Wastewater Treatment Plant: March 2025**

Total flow	32,860,000	gallons	
Average Daily Flow	1,060,000	gallons	
Total sludge	52,000	gallons	(2.75 solids)
Methane Gas	46,055	cu ft	

- Investigated sewer complaints at 400 block of Printz Ave and 100 block of Lagrange Ave
- Cleared clogged pump at Manor Field and Holiday Inn pump stations
- Serviced trickling filters
- Serviced sludge pumps
- Serviced plant blowers
- Replaced rain down spout at plant
- Installed new batteries in plant generators
- Serviced all Township generators
- Began work to install new gas main at plant

**Louis Clark, Jr., Superintendent**

**Health & Recreation: Pat Barr, Chairman**

Mr. Barr reported that the Holiday Inn Express and Waterfront Hotels were inspected by the Township Health Officer and Code Enforcement Officer. Citations were issued to the Travel Lodge, Red Carpet and Red Roof Inn motels for violating the Township's "length of stay" ordinance.

**Solicitor's Report: Sam S. Auslander, Esquire**

Mr. Auslander reported that his office is working with the Code officials on length of stay citations and the District Court. The Travel Lodge was found guilty of several violations and fined \$10,000. Additional hearing were scheduled for April 22 for the Red Roof and Red Carpet motels on the same issue.

Regarding the County Health Department and Wawa litigations, and the status of St. John's Lutheran Church, there is no change in status from last month. Regarding the sewer line replacement along the Jansen Avenue alleyway, the Township and the contractor, Mobile Dredging are disputing the charges for the project resulting from the contractor's inability to complete the project, causing the Township to involve another contractor,

Regarding the Wu litigation and mediation, Mr. Auslander stated that since this is an ongoing issue, he cannot comment on any particulars.

**Engineer's Report: Dennis O'Neill, P.E.**

The Township Engineer reported that projects involving Taxiway's S, P and Z as well as on runway 9R2L are ongoing and work will be going on throughout this year.

### **Manager's Report: David D. Schreiber**

The Township Manager reported that in light of the closing of Crozer-Chester Health Care, the Township has been working with surrounding communities to develop an alternate “advanced life support” provider. Proposals from other providers have been requested and approximately 6 surrounding communities are working together to find a solution to this issue. There has been some emergency repair work done to the traffic lights at Wanamaker Avenue as a result of the damage to the mast-arm on the NE corner of the intersection. The Township will be meeting with PennDOT and others to determine a permanent fix. The Township has been working on closing out the 2005 RCAP grant obtained from the Commonwealth for the purchase/mothballing/renovation of the Lazaretto Building. The consultant working on behalf of the State has issued their report to the Office of Management and Budget and the Township is awaiting a determination from the OMB as to its acceptance.

**Secretary's Correspondence** – The Township received a request from Kelly's Corner to close Powhattan Ave at 4<sup>th</sup> Avenue on May 3<sup>rd</sup> for a benefit being organized by Kelly's Corner.

On a motion by Patrick Barr and second by Roger Joseph, the Board voted unanimously via voice vote to approve the request from the Ms. Erin Kelly of Kelly's Corner to close Powhattan Avenue at 4<sup>th</sup> Avenue for an event to be held on Saturday, May 3, 2025. Said approval is contingent upon receipt of a certificate of insurance from Kelly's Corner naming the Township as additional insured.

**Other Business** – Referring to the Presidential Order handed to the Commissioners by Mr. Dobi, Commissioner McCarthy stated he will take Mr. Dobi's request to adopt a resolution supporting the Order under advisement.

### **Adjourn the Business Portion of Meeting**

**ON A MOTION** by Patrick Barr and second by Roger Joseph to adjourn the business portion of this meeting by a unanimous voice vote.

### **Public Participation**

Pastor York Ash stated that his church is willing to help St. John's Lutheran Church however it can. Commissioner McCarthy stated that the lack of constituents at the church is part of the issue and that he is trying to work with other churches in the area to see what can be done.

Mr. Zurdi Dobi, 200 Powhattan Ave, stated that the Police Superintendent is not included on the Township's website and that information for the Zoning and Planning Commissioners is not updated. Stated that there is a "brown panel" on the corner of Rt. 291 that is trash. Took issue with Mr. Auslander's reply to the Wu litigation where Mr. Auslander stated that since this is an ongoing issue, he cannot comment on any particulars

### **Adjournment of Meeting**

**ON A MOTION** by Roger Joseph and second by Patrick Barr this meeting was adjourned by a unanimous voice vote.

Respectfully Submitted,  
David D. Schreiber  
Manager/Secretary