

September 21, 2026 @ 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, Board Vice President
Dennis Arthur, Commissioner
Lisa Edmiston, Commissioner
Roger Joseph, Commissioner
David D. Schreiber, Manager
Dennis O'Neill, P.E. Engineer's Office
Adam Matlawski, Esq., Solicitor

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

The first item addressed on this evening was the Public Hearing in connection with proposed Ordinance 2026-937 amending the Tinicum Township Zoning Code. As this was a Public Hearing, a transcript of the proceedings is available under separate cover from these minutes.

The Board of Commissioners then held a Conditional Use Hearing. Applicant PHL Lester Hospitality, LLC has applied for and seeks Conditional Use pursuant to Chapter 395 Section 50 the Tinicum Township Zoning Ordinance. The applicant is proposing to convert storage rooms of the Motel 6 into living quarters for their owners. As this was a Public Hearing, a transcript of the proceedings is available under separate cover from these minutes.

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3. ON A MOTION by Patrick Barr and second by Lisa Edmiston the minutes of the July 2026 Regular 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;

4. ON A MOTION by Dennis Arthur 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 September will be distributed to all members at the end of the month. There being no questions;

5. ON A MOTION by Roger Joseph and second by Lisa Edmiston the bill list will be paid for the month of September 2026 by a unanimous voice vote.

6. **Public Comments on Agenda Items:** There was no public comment offered on Agenda Items.

COMMITTEE REPORTS:

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

7. Conditional Use Application of PHL Lester Lodging

Board President McCarthy asked each member of the Board to make a motion to either approve or deny the Conditional Use Application of PHL Lester Lodging seeking to convert storage rooms in the lobby of the Motel 6 into living quarters. By a unanimous roll call vote, the Board voted to deny the Conditional Use Application of PHL Lester. Cited reasons for denial included: residential uses are not permitted as a use by right, conditional use, special exception or accessory use in the C-3 Zoning District or Industrial Heritage Corridor Overlay District within Tinicum Township. The use described is not a hotel, motel, inn or lodge, which are uses that are permitted in the C3 or IHCO districts.

8. Adoption of Ordinance 2026-937 Amending Chapter 395, Zoning, of the Township Code

ON A MOTION by Roger Joseph and second by Patrick Barr the Board voted unanimously via roll call vote to adopt Ordinance 2026-937 Amending Chapter 395, Zoning, of the Township Code. Said Ordinance will define and add specific requirements for Data Centers and Data Center Accessory Uses and to permit Data Centers and Data Center Accessory uses as Conditional Use in the Special Use District and in the Industrial Heritage Corridor Overlay District only in the Heavy Industrial district.

9. Draft and Advertise a Revision to the Township Zoning Ordinance Re-Zoning the HI District to W1A

ON A MOTION by Roger Joseph and second by Patrick Barr the Board voted unanimously via roll call vote to instruct the Township Solicitor to draft and advertise a revision to Chapter 395, Zoning, of the Township Code rezoning the HI District at the western most end of the Township to a W1A district.

10. 2027 Minimum Municipal Obligations for the Township's Police and Non-Uniform Pension Plans

ON A MOTION by Dennis Arthur and second by Lisa Edmiston the Board voted unanimously via roll call vote to adopt the Township's 2027 Minimum Municipal Obligations for the Township's Police and Non-Uniform Pension Plans in the amounts of \$ 908,311 and \$ 00 respectively.

11. Vacating the Former Tinicum Island Road

ON A MOTION by Patrick Barr and second by Roger Joseph the Board voted unanimously via roll call vote to authorize the alternate Township Solicitor's office to draft and advertise an Ordinance for the purpose of purpose of vacating the former Tinicum Island Road as previously approved by the Board of Commissioners by way of Resolution 2026-006 adopted in July 2026

12. Re-Affirm Adoption of Intergovernmental Cooperation Agreement for Advanced Life Support Service

ON A MOTION by Roger Joseph and second by Lisa Edmiston the Board voted unanimously via roll call vote to re-affirm the Townships entering into an Intergovernmental Cooperation Agreement with various communities to provide Advanced Life Support Ambulance Service to community residents and to re-affirm the Townships entering into an agreement with NARBERTH AMBULANCE for said ALS services at a cost of approximately \$125,000 per year. Said Agreement may be renewable each year up to 5 years

13. Extension of Subdivision Application for Ed Rubillo at 117 Seneca Street

ON A MOTION by Roger Joseph and second by Dennis Arthur the Board voted unanimously via roll call vote to deny applicant Ed Rubillo's Land Subdivision application proposal at 117 Seneca St unless an extension is granted by the applicant prior to September 30, 2026. The application is to subdivide an existing 15,000 sq. ft. parcel into two lots of 5,000 sq. ft. and 10,000 sq.ft. Denial is based on the applications failure to comply with the Township's Subdivision and Land Development ordinance, Stormwater Management Ordinance and/or Zoning Code as set forth in the Township Engineer's review letter of January 17, 2024,

14. Release #1 for the Replacement of the Emergency Generator at the Front St. and Jansen Avenue Pump Station

ON A MOTION by Dennis Arthur and second by Lisa Edmiston the Board voted unanimously via roll call vote to approve Release #1 to AJM Electric of Chester Township, PA for the purchase and installation of the replacement emergency generator at the Front St. and Jansen Ave. pump station. Said release is in the amount of \$81,000.

15 2027 Budget Workshop Meeting Advertisements

ON A MOTION by Dennis Arthur and second by Patrick Barr, the Board voted unanimously via roll call vote to instruct the Township Manager to advertise the dates of Wednesday, November 11 and Wednesday, November 18 for the Township's 2027 Budget Workshop meetings.

16. IBX Grant for Health Platform Fitness Court

ON A MOTION by Roger Joseph and second by Patrick Barr the Board voted unanimously via roll call vote to authorize the Township Manager and Township Engineer to work with IBX to apply for a “Fitness Court” grant

17 COMMITTEE REPORTS

Code Enforcement Report – Roger Joseph, Chairman

July 2026 - The Code Enforcement Officer Issued:

33 Certificates of Occupancies for a total of \$ 5,050
24 Building Permits for a total of \$ 19,490

August 2026 - The Code Enforcement Officer Issued:

48 Certificates of Occupancies for a total of \$ 7,000
06 Building Permits for a total of \$ 303,457

Commissioner Joseph also thanked the volunteers, Township workers (Public Works, Police, and Fire personnel), and participants in the Township’s National Night Out on August 4. Mr. Joseph thanked the events sponsors, Wawa and America’s Pie for their donations to the event.

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

Police Report: July 2026

Township Fines: \$ 4,209 Of that amount, a total of \$ 1,325 were Parking Tickets. The department handled 557 incidents and made 29 Adult and 04 Juvenile arrests.

Police Report: August 2026

Township Fines: \$ 4,241 Of that amount, a total of \$ 1,609 were Parking Tickets. The department handled 520 incidents and made 16 Adult arrests.

Fire Company Report: No Fire Company report was available.

Fire Marshal Report: July 2026

Inspections / Violations/ Acceptance Tests:

1. Fire Code Inspection at 101 Taylor Ave., Hyatt Hotel – First floor corridor where furniture and old AC units are stored
2. Fire Code Inspection at 50 W. Powhattan Avenue, All State Career School & Esstech – Followed up on alarm panel showing “Disabled”. Alarm is a combination of “Burglar and Fire Alarm” and is no longer up to fire code.
3. Investigating fire alarm panel at 50 Powhattan Ave, All State Career School – Panel has three “trouble” alarms showing
4. Investigated Fire Alarm System at 1 Hog Island Road, UPS. Dust in the duct work was setting off the smoke detectors
5. Met with Construction Engineer and Prospect Park Fire Marshall to review requirement to provide outdoor fire sprinkler over Interboro High School building entrances.
6. Provided recommendations to Fire Company on type of fire extinguishers for the Township Marina and Seaplane Base.

August 2026

Inspections / Violations/ Acceptance Tests:

1. Reviewed PHL Terminal A West Restrooms Phase 7 Fire Sprinkler Plans
2. Reviewed PHL Terminal A West Restrooms Phase 8 Fire Sprinkler Plans
3. Acceptance Test at PHL Terminal A West of Fire Sprinklers under the modified baggage conveyor behind the ticket counter
4. Fire Code Inspections at LaQuinta Hotel, Delco Carousel, Hyatt Select Hotel, Water Front Inn.
5. Participated in Conference Call on the standard of protection for a new proposed corporate aircraft hangar at PHL
6. Prepared July false fire and carbon monoxide report
7. Had new Knox Box installed at 125 Powhattan Ave

Attended various meetings and training sessions for the Fire Marshal’s Association

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Ray Lonabaugh, Fire Marshal

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

Trash removal for the month of July 2026:

Regular Trash	181	Tons
Yard Waste	07	Tons
Bulk Trash	09	Tons
Street Sweepings	03	Tons

- Cleaned out storm drains for improved water drainage
- Cut and cleaned lawn at Lazaretto for splash-in
- Continue street sweeping
- Maintained ball fields
- Trimmed trees at Manor Field for National Night Out
- Cold patched various pot holes
- Began annual street line re-painting
- Repaired gazebo at Governor Printz Park
- Continue routine grass cutting

August 2026:

Regular Trash	185	Tons
Yard Waste	02	Tons
Bulk Trash	10	Tons
Street Sweepings	01	Tons

- Completed preparation for National Night Out
- Continue seasonal grass cutting
- Continue bi-weekly street sweeping
- Removed damaged bus shelters
- Trimmed back growth at Westinghouse Grove fence line
- Installed soccer fields at Manor Field
- Received and installed new shop air compressor

Walt Lee, Jr., Superintendent

Sanitation: Dennis R. Arthur, Chairman

Tinicum Township Wastewater Treatment – July 2026

Total flow	34,661,000 gallons	
Average Daily Flow	1,118,000 gallons	
Total sludge	45,500 gallons	(3.7% solids)

- Jetted and videoed sewer main at 200 block of Wanamaker Ave.
- Placed new packing in sludge pumps
- Repaired motor on mag mixer
- Cut grass around Plant
- Trimmed trees around plant

August 2026

Total flow	34,829,000 gallons	
Average Daily Flow	1,124,000 gallons	
Total sludge	52,000 gallons	(3.5% solids)

- Cleaned wet well at Manor and 4th Ave Pump Stations
- Unclogged pump at Airport Business Campus pump station
- Unclogged pump at Manor Field pump station
- Replaced shear pin on secondary tank
- Removed grit from aeration tank
- Serviced blower arm in grit tank

Louis Clarke, Jr., Superintendent

Health & Recreation: Pat Barr, Chairman

Mr. Barr stated that the Township's special September 11 Farmer's Market was well received and was a nice event to remember 25th anniversary of the tragedy of September 11, 2001. The final Farmer's Market of the season will be on September 23rd. This year's Community Day will be Saturday, November 7.

Mr. Barr reported the following inspections completed:

Family Style Pizza; PA Wine Company; New Philly Diner; Stellar News; Jack Duggans; Hold Room at PHL; Yard's Café; Carousel Delco; Gateway Café; America's Pie; America's Pie food truck.

The following complaints were investigated: Health violations at 606 Saude Ave.; Bed Bug complaint at Red Roof Inn; created protocol for recognizing and handling drug paraphernalia for local hotel/motel staff; insects at Quality Hotel; Health violations at 212 Carre Avenue.

Solicitor's Report: J. Adam Matlawski, Esquire

Mr. Matlawski reported that his office has filed several liens this past month including a sewer lien on Jansen Avenue and a property maintenance lien on Bartram Avenue. Mr. Matlawski also represented the Township at District Court against two food establishments for improper maintenance of their grease traps. The solicitor is also working towards drafting an updated Subdivision and Land Development Ordinance for the Township.

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

Mr. O'Neill reported that work is continuing on the Jansen Avenue sewer force main replacement project. The vendor has had to resort to cutting open the street as directional drilling has not been successful. The engineer's office is also still working with PennDOT to obtain a project number for the Township's 2026 repaving project. The Township's MS4 permit is due on September 30th to the DEP.

Manager's Report: David D. Schreiber

The Township Manager reported that the seasonal hires for the summer have ended. The Township continues to work on new Collective Bargaining Agreements with the Police and Non-Uniform employees. hearings that Mr. Matlawski referred to are McBride's and Kelly's Corner. The Township's contracts with both the Police and Non-Uniform workers are up this year and the Township will be engaging in contract negotiations in the next few weeks.

Secretary's Correspondence – David D Schreiber

There was no correspondence this month

Other Business

There was no other business discussed this month

Adjourn the Business Portion of Meeting

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

Public Participation

Mr. Walt Ludwig asked the Board the City of Philadelphia was cutting the grass at their property on Seminole St. and if the Board knew what the City's plans were for this property. The Board responded that it had not received any applications for this property yet. Mr. Ludwig asked the Board to clean up the playground on Massasoit St. Mr. Ludwig asked if the turtles that were on the south side of Tinicum Island Road would be moved to the "other" (north) side.

Adjournment of Meeting

ON A MOTION by Roger Joseph and second by Lisa Edmiston this meeting was adjourned by a unanimous voice vote.

Respectfully Submitted,
David D. Schreiber

Manager/Secretary