

June 19, 2023 @ 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, Vice President
- Dennis Arthur, Commissioner
- Roger Joseph, Commissioner
- David D. Schreiber, Manager
- Sam Auslander, Esq., Solicitor
- Dennis O’Neill, Engineer

Commissioner Lisa Edmiston was absent from this meeting.

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

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PRIOR TO the regular meeting, the Board held a special Conditional Use Hearing for the application of Berwind Aviation and their proposal to construct a 50’ expansion of an existing private hangar at the Philadelphia International Airport. A transcript of this hearing is prepared under separate cover.

AFTER the Conditional Use Hearing concluded, the regular Commissioner Meeting resumed with Pastor Ash of the New Life Community Church providing a brief opening prayer.

ON A MOTION by Patrick Barr and second by Roger Joseph, the minutes of the May 2023 Commissioners Monthly Meeting were accepted and approved by a unanimous voice vote.

Board President McCarthy reported that all members had 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 Patrick Barr, the reports were accepted and approved as submitted by a unanimous voice vote.

Mr. McCarthy reported that the bill list for June 2023 will be distributed to all members at the end of the month. There being no questions;

ON A MOTION by Patrick Barr and second by Roger Joseph, the bill list will be paid for the month of June 2023 by a unanimous voice vote.

Public Comments on Agenda Items:

Zurdi Dobi, 200 Powhattan Ave. Regarding item #10, Extension of Land Development for 101 Taylor Avenue, Mr. Dobi asked what the extension date would be. Regarding item # 11, Settlement of Tax Assessment Appeal for Delta Hotel, stated that the Board “should not allow this”. Asked for an update on the following: Township Audit, litigation involving Wu, Delaware County Health Department, Wawa appeal, and whether or not the Board was aware of any “illegal aliens” coming into town from the Philadelphia International Airport.

COMMITTEE REPORTS:

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

Adoption of Resolution 2023-007 and Land Development at 207 S. Gov Printz Blvd.

ON A MOTION by Roger Joseph and second Dennis Arthur the Board voted via unanimous roll call vote to approve Resolution 2023-007 for the land development application of NPU, LLC at 207 S. Governor Printz Blvd. Said Land Development proposes to construct a “tradesman” shop to be used for information technology training and consists of razing an existing dwelling and build a 3,200 sq. ft. two story building, 16 parking spaces and other site improvements.

Approval is subject to the satisfactory address of the comments contained in the May 17, 2023 letter of the Township Engineer and the conditions outlined in the Written Decision of the Board dated June 19, 2023.

Adoption of Resolution 2023-008 and Reverse Subdivision at 242 Wanamaker Avenue

ON A MOTION by Patrick Barr and second by Roger Joseph, the Board voted unanimously via roll call vote to approve Resolution 2023-008 for the reverse subdivision application of Mark Perry at 242 Wanamaker Avenue. Said application proposes to consolidate two existing parcels into one larger parcel.

Approval is subject to the satisfactory address of the comments contained in the June 12, 2023 letter of the Township Engineer and the conditions outlined in the Written Decision of the Board dated June 19, 2023.

Summer Seasonal Employees

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 hire Mr. Zac Clarke of Lester as a part time seasonal employee beginning in June 2023 at an hourly rate of \$ 17.00

Extension of Land Development Application for 1 Hotel Group at 101 / 103 Taylor Avenue

ON A MOTION by Patrick Barr and second by Roger Joseph the Board voted unanimously via roll call vote to accept applicant 1 Hotel Group LLC request to grant the Board an extension of time by which the Board must consider Hotel Group’s land development application at 101/103 Taylor Avenue. Said land development application is to construct two new hotels on the site of the current Holiday Inn Express. The extension shall be until December 31, 2023

Settlement of Tax Assessment Appeal of Neemtree Hotels, LLC (Delta/Renaissance)

Prior to voting on this item, Mr. Auslander stated that the applicant’s appeal was filed based on the conditions prevalent during the 2021 COVID pandemic whereby many hotels were affected adversely. The “Common Level Ration” during the County’s 2020 reassessment (fixed every July 1) was 100%, in 2021 it was 72.5% and in 2022 it was 65.5%. This settlement comes with a stipulation that the applicant will not file an appeal in 2024. Mr. McCarthy commented that during the 2020 re-assessment process, most residents experienced a raise in assessment value while most commercial properties experienced a decrease in assessment value.

ON A MOTION by Roger Joseph and second by Patrick Barr the Board voted unanimously via roll call vote to approve the settlement of the Tax Assessment Appeal for parcel 45-00-00504-06 owned by Neemtree Hotels, LLC for the property located at 500 Stevens Drive fixing the total Delaware County assessment as follows:

2021	\$19,400,000	2022	\$21,410,000	2023	\$16,744,000
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Said settlement has been recommended, accepted and signed off by the Interboro School District and attorney for Property Owner.

COMMITTEE REPORTS

Code Enforcement Report – Roger Joseph, Chairman

May 2023 - The Code Enforcement Officer Issued:

66 Certificates of Occupancies for a total of \$ 9,375

17 Building Permits for a total of \$ 410,162

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

Police Report: May 2023

Township Fines: \$ 2,613 Of that amount, a total of \$ 1,113 were Parking Tickets.

Police Report: May 2023

The department handled 534 incidents and made 23 criminal arrests 23 of those criminal arrests were adults 00 of those criminal arrests were juveniles. Out of those juveniles 00 of the juveniles were handled within the Department and Released. 00 animals were taken into custody

Fire Company Report: May 2023

There was no report available for this month.

Fire Marshal Report: May 2023

Plan Reviews:

There were no Plan Reviews submitted to the Fire Marshall in May

Fire Code Violations:

1. Delta Hotel for over parking

Fire Inspections and Acceptance Tests:

1. 10 industrial Highway, Building 'H' fire sprinkler hydrostatic test

Fire Investigations:

1. Federal Express building in a ceiling fan in one of the men's room.

Attended various meeting on Emergency Preparedness, Life and Safety and the Airport Disaster Exercise. Attended Training for PEMA and NFPA

Ray Lonabaugh, Fire Marshal

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

Trash removal: May 2023

Regular Trash	179	Tons
Yard Waste	4	Tons
Bulk Trash	10	Tons
Sweeper	13	Tons

- Removed dead trees and replanted new ones at old Townhall
- Elevated trees along Memorial Day Parade route
- Pressure-washed porch of old Townhall and VFW Memorial
- Removed dead trees and replanted new ones at Gov Printz Park
- Street sweeping continues bi-weekly
- Maintained all ball fields
- Hung Memorial Day lights at Gov Printz Park
- Maintained all Township plantings and gardens

George Hinkle, Superintendent

Sanitation: Dennis R. Arthur, Chairman

Tinicum Township Wastewater Treatment Plant: May 2023

Total flow	44,216,000	gallons
Average Daily Flow	1,420,000	gallons
Total sludge	55,000	gallons (2.7 solids)
Methane Gas	79,198	cu ft.

- Replaced manhole cover and frame on 4th Avenue
- General maintenance work at Manor Pumping Station
- Cut grass on all wastewater sites
- Serviced plant vehicles

Louis Clark, Jr., Superintendent

Health & Recreation: Pat Barr, Chairman

Mr. Barr reported that this past Wednesday, June 14, marked the start of the first Farmers Market of the year. Despite some rain, the event was well attended. June 24 will be the date of the Township's Independence Day celebration. Beginning at 9:00 am there will be various events throughout the day including food, refreshments, games and fireworks in the evening.

Mr. Barr stated that one establishment within the Township was incorrectly reported in the newspaper as having health code violations and that he would speak to the Health Officer to see what happened. The Township Manager stated that the newspaper went into the public site of the State health reporting system and read the wrong report. The newspaper reported on an inspection in 2021 rather than on the 2023 inspection. The newspaper did print a correction but it remains unclear how effective that would be.

Mr. McCarthy stated that as some residents may have heard, there will be extensive renovations going on at Interboro High School over the next couple of years. Because of the extensive renovations, some school athletic events will be taking place at the Township's Manor Field.

Mr. Arthur noted that he and Mr. Joseph attended the renovations groundbreaking – a three year project that will be taking up much of the surrounding school fields. Mr. Arthur then described some of the renovations that will be taking place.

Solicitor's Report: Sam S. Auslander, Esquire

Mr. Auslander reported he and the Code Officer had attended a couple of Code Department hearings at the District Justice Court having to do with code violations such as Use and Occupancy and Property Maintenance issues.

Regarding the Wu, Delaware County Health Department, and Wawa litigations, Mr. Auslander reported that no further updates are available from what was reported last month. Mr. Auslander did not have the cost of litigation available for this meeting.

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

Mr. Dennis O'Neill reported that his office did have an outfit come out to service the storm water line at N. Gov Printz Blvd but they were unable to clear the line. Mr. O'Neill will look to have a vendor pressure wash the blockage out and is following up with PennDOT as well. Mr. O'Neill has met with representative of the Airport regarding a number of projects that will be taking place over the next 2 to 3 years – they consist primarily of taxiway projects.

Manager's Report: David D. Schreiber

The Township Manager reported the Township has advertised for a police officer Civil Service test that will be administered on June 24. A total of 15 candidates have applied. PECO gas main work has been ongoing on Wanamaker and Powhattan Avenues. Work has shifted to evenings so as to provide as little disruption to local business as possible. The Township attended the "groundbreaking" of the new bridge on Rt. 420 over Darby Creek that will be taking place over the next 36 to 48 months. The Township will be meeting with representatives of the Army Corp or Engineers regarding the Corp's plan to erect a levee on the Darby Creek in the Eastwick section of Philadelphia. Downstream effects of the levee will be a major topic of interest.

Secretary's Correspondence – There was no correspondence this month.

Other Business – During the “Other Business” portion of the meeting Mr. McCarthy put on the public record that at the Township’s June 13 Public Workshop Meeting the Board of Commissioners unanimously passed by a 3-0 vote (Mr. Arthur and Ms. Edmiston having been absent) the following motion:

Motion to Authorize the Board of Commissioners to accept applicant Ed Heron’s grant of an extension of by which the Board must consider Mr. Heron’s land development application at 336 Bartram Avenue. Said land development is for a proposed twin dwelling and associated improvements. The extension shall be until October 31, 2023

Adjourn the Business Portion of Meeting

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

Public Participation

Mr. Richard Powley, Manhattan Avenue, asked if the meetings Mr. O’Neill is attending with the airport are open to the public. Mr. O’Neill responded that they were mostly engineering meetings. Mr. Powley alluded to a previous meeting conducted by the Airport that was a public meeting that Mr. Powley felt was not sufficiently advertised or promoted.

Mr. Powley asked what is going on at Tinicum Island Road where the “Henderson” buildings used to be, as they are now demolished. Mr. McCarthy responded that this is where the new Tinicum Island Road and the Airport’s West Cargo Development will be constructed.

Mr. Zurdi Dobi, 200 Powhattan Ave., referred to several photos of what he described as graffiti and trash on Rt. 291 and stated it has not been addressed. Mr. Dobi asked if the Township had any knowledge of “illegal aliens” coming into the Township from the Airport. Mr. McCarthy responded that the Township has no reports of that activity. Mr. Dobi asked if the “Italian Museum” has anything in it yet. The Board responded that the organization has provided a few items, but nothing is yet on display.

Mr. Jerry Haufman asked if the Township has any plans to provide public access to the Delaware River for kayaks or other boats. The Board responded that this is a long range plan but nothing is imminent.

Adjournment of Meeting

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

Respectfully Submitted,
David D. Schreiber
Manager/Secretary