

COMMISSIONERS MEETING AGENDA

October 20, 2025 – 6:30 P.M.

1. Meeting called to order.
2. Pledge of Allegiance to the Flag.

Conditional Use Hearing for General Industries, LLC / DARGACI Holdings.

General Industries seeks Conditional Use pursuant to Chapter 395 Section 116 of the Tinicum Township Zoning Ordinance. The applicant is proposing to construct a new corporate aircraft hangar with adjoining office space and associated improvements in the area of 3 Hog Island Road.

Public Hearing in connection with two proposed amendments to the Township's Zoning Ordinance. Proposed Ordinance 2025-930 would amend Chapter 395 Sections 395-138A and 395-138B modifying the setbacks required for swimming pools.

Proposed Ordinance 2025-931 would amend Chapter 395-6 rezoning parcel 45-00-01811-00 (commonly referred to as "The Piasecki Property") from "H" Heavy Industrial to "W-1" Waterfront.

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3. Approval of Minutes from Regular Commissioner Meeting of September 2025
 4. Approval of Treasurer's and Secretary's Reports
 5. Payment of Bills for the month of October 2025
 6. Public Forum

7. Adoption of Ordinance 2025-930 for Swimming Pool Setbacks

Motion to authorize the Board of Commissioners to adopt Ordinance 2025-930 amending the Tinicum Township Zoning Ordinance by amending Chapter 395 Sections 138 A & B modifying the setback dimensions for the placement of swimming pools consistent with Chapter 341. Said modification will allow for swimming pool setbacks as follows: 5' from any side yard, 8' from rear property line, 8' from the dwelling.

- 8. Adoption of Ordinance 2025-931 Rezoning Parcel 45-00-01811-00 from “H” Heavy Industrial to “W-1” Waterfront District**
Motion to authorize the Board of Commissioners to adopt Ordinance 2025-931 rezoning Parcel 45-00-01811-00 (commonly referred to as “The Piasecki Property” from “H” Heavy Industrial to “W-1” Waterfront District.
- 9. Extension of Subdivision Application for Ivy Airport Property LLC at 10 Industrial Highway**
Motion to authorize the Board of Commissioners 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.
- 10. Request for Proposals for Noise Consultant**
Motion to authorize the Board of Commissioners to instruct the Township Engineer to prepare a Request for Proposals for a Noise Consultant to review and advise the Township on any noise studies conducted by the Philadelphia International Airport in connection to the newly constructed Tinicum Island Road and the proposed West Cargo Development facility.
- 11. Extension of Subdivision Application for Ed Rubillo at 117 Seneca Street**
Motion to authorize the Board of Commissioners to accept applicant Ed Rubillo request to grant the Board an extension of time by which the Board must consider his proposed Subdivision Application at 117 Seneca. Said Application is to subdivide an existing 15,000 sq. ft. parcel into two lots of 5,000 sq. ft. and 10,000 sq. ft. The extension shall be until June 30, 2026
- 12. Replacement of Generator at Front St. and Jansen Ave. Pumping Station**
Motion to authorize the Board of Commissioners to instruct the Township Engineer to procure emergency pricing to replace the 175 kilo-watt generator at the pumping station on Front Street and Jansen Avenue.
- 13. Storm Water Management Ordinance Relief for Reconstruction of Taxiway S at Philadelphia International Airport**
Motion to authorize the Board of Commissioners to grant the request of Johnson, Mirmiran,& Thompson (JMT), Inc. to provide relief from Sections 308-18 (Infiltration Volume Requirements), 308-20 (Stream Bank Erosion Requirement), and 308-21 (Stormwater Peak Rate Control) for the reconstruction of Taxiway S at Philadelphia International Airport. Said relief is needed as infiltration at the site’s location is not feasible. JMT and or the City will make a voluntary contribution of \$102,011 to the Township’s MS4 Stormwater Fund.
- 14. Storm Water Management Ordinance Relief for Reconstruction of Runway 9R-27L2 at Philadelphia International Airport**
Motion to authorize the Board of Commissioners to grant the request of Airport Design Consultant, Inc., to provide relief from Sections 308-18 (Infiltration Volume Requirements), 308-20 (Stream Bank Erosion Requirement), and 308-21 (Stormwater Peak Rate Control) for the reconstruction and rehabilitation of Runway 9R-27L2 at Philadelphia International Airport. Said relief is needed as infiltration at the site’s location is not feasible.

15. Committee Reports (Code, Police, Fire, Public Works, Sanitation, etc.)

- Recreation & Health
- Solicitor's Report
- Engineer's Report
- Manager's Report
- Secretary's Correspondence

During the Public Workshop Meeting of October 9, 2025 the Board of Commissions adopted Resolution 2025-008 authorizing a grant application to the Commonwealth Finance Authority in the amount of \$207,974 for the purchase of three police vehicles was adopted at the Board of Commissioners Workshop meeting on October 9, 2025. The Motion was as follows:

"Motion to authorize the Board of Commissioners to adopt Resolution 2025-008 applying to the Commonwealth Financing Authority for a Statewide Local Share Assessment Grant of \$207,974 for the purchase and outfitting of three police Interceptor Vehicles. Said Resolution will also appoint the Township Manager and Police Superintendent as the officials to execute all appropriate documents for the Application."

The motion Roger Joseph and second by Lisa Edmiston passed unanimously.

16. Other Business:

17. Adjournment of Business Portion of the Meeting

18. Public Participation

19. Adjournment of Meeting