

COMMISSIONERS MEETING AGENDA

September 21, 2026 – 6:30 P.M.

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

Conditional Use Hearing

PHL Lester Lodging seeks Conditional Use pursuant to Chapter 395 SubSection 50 of the Tinicum Township Zoning Ordinance. The applicant is proposing to covert storage rooms in the lobby of the Motel 6 into living quarters.

Public Hearing

Public Hearing whereby the Board of Commissioners will consider the adoption of a proposed ordinance to amend the Township Zoning Code to define and add specific requirements for Data Centers and Data Center Accessory Uses.

3. Approval of Minutes from the Regular Commissioner Meeting of July 2026
4. Approval of Treasurer's and Secretary's Reports
5. Payment of Bills for the month of September 2026
6. Public Forum
7. **Conditional Use Application of PHL Lester Lodging**
Motion to authorize the Board of Commissioners to 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.
8. **Adoption of Ordinance 2026-937 Amending Chapter 395, Zoning, of the Township Code**
Motion to authorize the Board of Commissioners 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**
Motion to authorize the Board of Commissioners 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**
Motion to authorize the Board of Commissioners 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**
Motion to authorize the Board of Commissioners to authorize the alternate Township Solicitor's office to draft and advertise an Ordinance for the 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**
Motion to authorize the Board of Commissioners 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**
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 the applicant's 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.
- 14. Release #1 for the Replacement of the Emergency Generator at the Front St. and Jansen Avenue Pump Station**
Motion to authorize the Board of Commissioners 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**
Motion to authorize the Board of Commissioners 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**
Motion to authorize the Board of Commissioners to authorize the Township Manager and Township Engineer to work with IBX to apply for a "Fitness Court" grant

17. Committee Reports

- Code, Police, Fire, Public Works, Sanitation
- Recreation & Health
- Solicitor's Report
- Engineer's Report
- Manager's Report
- Secretary's Correspondence

18. Other Business:

19. Adjournment of Business Portion of the Meeting

20. Public Participation

21. Adjournment of Meeting