

July 20, 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 swearing in of New Police Officers. Board President McCarthy introduced District Judge Mary Hopper. Judge Hopper then swore in Patrol Officers Mr. Daniel Kirsh; Mr. Darren D'Ambrasio; Mr. Daniel Gallagher. Mr. McCarthy paused for the opportunity to take photos and congratulate the new Police Officers.

The Board of Commissioners then held a Conditional Use Hearing. Applicant City of Philadelphia Department of Aviation has applied for and seeks Conditional Use pursuant to Chapter 395 Section 116 of the Tinicum Township Zoning Ordinance. The applicant is proposing to reconstruct Taxiway S between Taxiway U and Taxiway Y as part of the overall total reconstruction of Taxiway S. 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 Lisa Edmiston and second by Patrick Barr the minutes of the June 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 Patrick Barr and second by Roger Joseph the reports were accepted and approved as submitted by a unanimous voice vote.

Mr. McCarthy reported that the bill list for July 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 July 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. Advertisement of Ordinance Authoring the Purchase of 600 Jansen Avenue, Essington, PA

PRIOR TO VOTING on this item, the Township Manager stated that this property is the St. John Lutheran Church property commonly known to be on Seneca Street. The congregation for this property has disbanded and the church is no longer used. The Township would like to inquire about acquiring the property to preserve its history and for possible use as a Senior and/or Community Center.

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 an Ordinance authorizing the Board of Commissioners to enter into a purchase agreement for the property at 600 Jansen Avenue at a cost not to exceed \$650,000.

8. Land Development Application of 1 Hotel Group at 101/103 Taylor Avenue

ON A MOTION by Roger Joseph and second by Patrick Barr the Board voted unanimously via roll call vote to deny the land development application of 1 Hotel Group LLC dated January 13, 2020 to construct two new hotels on the site of the current Hyatt Hotel (formerly the Holiday Inn Express). The Board's denial is predicated on the applicant's failure to comply with the Zoning Hearing Board decision of September 3, 2020 limiting the development to one (1) hotel and not two (2) hotels. Further the Delaware County Planning Board and the Tinicum Township Planning Board have recommended the applicant comply with the Zoning Hearing Board's decision.

9. Reconstruction of Taxiway S at PHL Conditional Use Application

ON A MOTION by Patrick Barr and second by Lisa Edmiston the Board voted unanimously via roll call vote to approve the application of the City of Philadelphia Department of Aviation to reconstruct Taxiway S between Taxiway U and Y at Philadelphia International Airport. Said approval is subject to the conditions as recommended by the Township Engineer. Including: Waived Land Development; Granted Stormwater Management Waivers to Section 308-18, 308-19, 308-20, and 308-21; Applicant agreed to make a voluntary contribution to MS4 fund in the amount of \$42,246.00; Obtain and pay all fees for all applicable permits including but not limited to Drainage, Grading, Erosion and Sediment Control, Flood Plain, and Stormwater Management; Comply with any comments from the Township Professional Consultants during the review of permit applications; Comply with all Federal, State and Local codes, regulations and ordinances.

10. Storm Water Management Ordinance Waiver for Renovation and Reconstruction of Taxiway J at Philadelphia International Airport

PRIOR TO VOTING on this item, The Township Engineer noted that the cost of the facility to comply with the Township Storm Water Ordinance would be approximately \$166,400. The applicant will make a voluntary contribution to the Township's storm water fund of approximately \$ 49,900.

ON A MOTION by Dennis Arthur and second by Patrick Barr the Board voted unanimously via roll call vote to approve the request of ACDI on behalf of the Philadelphia International Airport to provide relief from Sections 308-18 (Infiltration Volume), 308-19 (Water Quality), 308-20 (Stream Bank Erosion) and 308-21 (Stormwater Peak Rate Control) of the Township's Storm Water Management Ordinance for the renovation of Taxiway J.

11. Adoption of Resolution 2026-006 Transferring Title and Rights to Old Tinicum Island Road

ON A MOTION by Patrick Barr and second by Roger Joseph the Board voted unanimously via roll call vote to adopt Resolution 2026-006 authorizing the Township to enter into a purchase, exchange and sale agreement with the City of Philadelphia for the transfer of all rights, title, and interest to Tinicum Island Road.

12. COMMITTEE REPORTS

Code Enforcement Report – Roger Joseph, Chairman

June 2026 - The Code Enforcement Officer Issued:

33 Certificates of Occupancies for a total of **\$ 4,500**

11 Building Permits for a total of **\$ 73,106**

Commissioner Joseph also stated that the Township's 2nd Annual National Night Out would take place on August 4 at Manor Field.

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

Police Report: June 2026

Township Fines: **\$ 5,587** Of that amount, a total of **\$ 1,054** were Parking Tickets. The department handled **459** incidents and made **36** Adult arrests.

Fire Company Report: June 2026

Building Fire	07	Accidental Alarm	02
CO Alarms	02	Assist EMS	01
Smoke Investigation	01	Auto Fire Alarms	07
Fuel Spill	01	Gas Leak	01
Industrial Rescue	01	Malfunctioning Alarm	03
MV Accidents	09	Vehicle Fire	02
Brush Fire	03	Cover Assignment	01
TOTAL CALLS	41	EMS Calls	130

Fire Marshal Report: June 2026

Inspections / Violations/ Acceptance Tests:

1. Inspection at Terminal A West at PHL. Fire Alarm and Sprinkler System for Philadelphia Visitor Center
2. Inspection at 120 Powhattan Ave Fire Alarm System and illumination of emergency exit signage
3. Violation at 103 Taylor Ave, Water Front Inn for obstruction of exit corridor and staff member refusing entry of fire personnel.
4. Violation at 45 Industrial Highway, Quality Inn for
 - a.) inoperable damaged stair tower doors and missing panic hardware;
 - b.) chained and locked gates in the egress pathway
 - c.) fire sprinkler system valve not locked open and not supervised

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

Ray Lonabaugh, Fire Marshal

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

Trash removal for the month of June 2026:

Regular Trash	190	Tons
Yard Waste	12	Tons
Bulk Trash	06	Tons
Street Sweepings	03	Tons

- Elevated trees at Governor Printz Park
- Cut drainage ditches to improve storm water drainage
- Continue bi-weekly street sweeping
- Removed door to seaplane shed to prevent injuries
- Continue seasonal grass cutting
- Repaired storm drains at Delaware and Jansen Aves
- Cleaned Westinghouse Grove Park for Independence Day
- Installed and replaced new Hometown Hero Banners

Walt Lee, Jr., Superintendent

Sanitation: Dennis R. Arthur, Chairman

Tinicum Township Wastewater Treatment – July 2026

Total flow	27,965,000 gallons	
Average Daily Flow	932,000 gallons	
Total sludge	46,500 gallons	(2.7% solids)

- Cleaned wet well at Manor and Comfort Stations
- Cleaned restroom at ball field
- Repaired secondary tank flights
- Installed new handles on secondary #3 tank skimmers
- Continued weekly grass cutting
- Preventative maintenance done on equipment around plant
- Marked out PA “One-Calls”

Louis Clarke, Jr., Superintendent

Health & Recreation: Pat Barr, Chairman

Mr. Barr reported the following inspections completed:

Tinicum Swim Club snack bar; Delta Hotel kitchen; Quality Hotel kitchen; Illy Café at PHL; Good to Go at PHL; Gachi Sushi at PHL; American Express Centurion Lounge.

The following complaints were investigated: Insect activity and cleanliness issues at the Red-Carpet Motel.

Solicitor’s Report: J. Adam Matlawski, Esquire

Mr. Matlawski reported that a revised draft of a proposed Data Center Ordinance has been provided to the Board and sent to Delaware County Planning Department for their review. The Ordinance proposes that Data Centers would be allowed in the Special Use zoning district and in the Industrial Heritage Corridor Overlay by special use with conditions. Mr. Matlawski anticipates a public hearing on this proposed ordinance during the Board’s September meeting.

Mr. Matlawski’s office has hearings with the District Justice Court for two township establishments for their handling of their grease and septic systems.

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

Mr. O'Neill reported that the County has completed their Act 167 Storm Water Management plan and model ordinance. The County is anticipating adopting the ordinance in August. After the County adopts, municipalities will consider the model ordinance for their own communities. Mr. O'Neill's office has reviewed the flood study done by the Airport for Long Hook Creek. The Engineer's Office has provided feedback to the Airport and has asked that the Airport re-address the study as it does not seem to address the issues it was intended to address.

The project to replace the Jansen Avenue force main should be starting in 30 days or so. Repaving should also start in September.

Manager's Report: David D. Schreiber

The Township Manager reported that the 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 Roger Joseph and second by Patrick Barr to adjourn the business portion of this meeting by a unanimous voice vote.

Public Participation

Mr. Tom Shuda, 133 Putcan Avenue, provided some photos of planes flying from PHL that he stated were causing too much noise and flying too low over the homes and Township. The Board advised Mr. Shuda to contact the PHL Noise Office so that the Office could note the time and day to try to address the issue. Mr. Shuda responded that he did that before "a few years ago". The Board advised him to contact the Noise Office each time he notices the noise and low flying planes.

Mr. Rich Powley stated he has brought the issue of the problems of the sidewalk and roadway at 5th Avenue of Manhattan and Iroquois Streets in the past and asked the Board and Engineer's office to look into what Mr. Powley states may be a water problem under the street. Mr. Powley also stated that people drive "45 miles an hour" down 5th Avenue. Superintendent Righter will look into the speeding.

Ms. Sharon Watson, of Manhattan Street, thanked the Board for their participation in the seaplane "splash in" on behalf of Mr. Rob Dant.

Mr. Walt Ludwig asked the Board if the Township was still spraying for mosquitoes. The Board replied, yes. Mr. Ludwig stated he has also seen low flying planes over the houses. Mr. Ludwig asked the Board if it was permissible to rid his property of poison ivy by having herd of goats brought in to eat it.

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