

June 16, 2025 @ 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
Dennis Arthur, Commissioner
Roger Joseph, Commissioner
David D. Schreiber, Manager
Dennis O'Neill, P.E. Engineer
Sam S. Auslander, Esq., Solicitor

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.

Pastor York Ash provided a brief invocation after the Pledge of Allegiance

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ON A MOTION by Patrick Barr and second by Dennis Arthur, the minutes of the May 2025 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;

ON A MOTION by Roger Joseph and second by Dennis Arthur, the reports were accepted and approved as submitted by a unanimous voice vote.

Mr. McCarthy reported that the bill list for June 2025 will be distributed to all members at the end of the month. There being no questions;

ON A MOTION by Dennis Arthur and second by Roger Joseph the bill list will be paid for the month of June 2025 by a unanimous voice vote.

Public Comments on Agenda Items:

Mr. Zurdi Dobi, 200 Powhattan Avenue, regarding Item #11, Release #3 to AP Construction for Repairs to Township Marina, asked if the Township Engineer would provide a description of the work completed to date and if any additional change orders were approved.

Asked Commissioner Joseph if the annual audit has been started. Asked for an update on: the vehicle purchase by the Township that the Township Manager drives; the “deed issue” for St. John’s Lutheran Church; Delaware County Health Department litigation; the Wu litigation; a lawsuit for one “Mario McKinnie”.

COMMITTEE REPORTS:

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

Approval of Conditional Use Application of USA Eagle Carports

ON A MOTION by Roger Joseph and second by Dennis Arthur the Board voted unanimously via roll call vote to approve the Conditional Use application of USA Eagle Carports on behalf of The Parking Spot, 621 North Governor Printz Blvd. Eagle Carport’s Application seeks Conditional Use pursuant to Section 395-136 of the Tinicum Township Zoning Ordinance governing “canopies” as an accessory use and structure. The Applicant requests approval to install two canopy structures to serve as access control points on the property. Said approval is subject to the conditions set forth in the Written Decision of the Tinicum Township Board of Commissioners dated June 16, 2025

Adoption of Ordinance 2025-929 Amending Chapter 181 Hotels, Motels, and Inns

PRIOR TO VOTING on this item, Solicitor Auslander stated that this Ordinance is being amended to provide some additional support to the Township’s 30-day length of stay regulation. Mr. Auslander stated that some establishments attempt to circumvent this provision by moving guests from one room to another or by having guests “check out” for one day. Consequently, the new Ordinance will state that guests may stay a maximum of 30 days within a 45-day period so as not to use any hotel or motel as a permanent residence.

ON A MOTION by Patrick Barr and second by Roger Joseph the Board voted unanimously via roll call vote to Township Ordinance 2025-929 amending and supplementing Chapter 181: Hotels, Motels, and Inns, Section 181-12: Rules and Regulations pertaining to length of stay, and Section 181-14 Violations and Penalties

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

PRIOR TO VOTING on this item, Commissioner McCarthy stated that he had met with the applicant and the applicant stated that he will be submitting an amended application to comply with the Zoning Hearing Board’s decision to allow for only one building.

Mr. Arthur asked if the Township denies the current application instead of extending it, would the applicant need to start the process over with a new application. Mr. Auslander stated that the applicant would start over and that the Township would need to provide a written decision with the reason(s) for denial.

ON A MOTION by Patrick Barr and second by Dennis Arthur the Board voted via roll call majority 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, 2025. Commissioners Barr, Arthur, and McCarthy vote Aye. Commissioner Joseph votes Nay.

Extension of Land Development Application of James Raith at 140 Powhattan Avenue

ON A MOTION by Roger Joseph and second by Patrick Barr the Board voted unanimously via roll call vote to accept applicant James Raith request to grant the Board an extension of time by which the Board must consider his proposed Land Development Application at 140 Powhattan Avenue. Said Application is to construct a 30' by 50' Pole Barn, paved driveway extension and storm water management facility on an existing lot. The extension shall be until August 1, 2025

Release #3 to AP Construction for Repairs to Township Marina

PRIOR TO VOTING on this item, the Township Engineer noted that the contractors invoice consists of items including mobilization, inspecting the current docks, 50% completion of the ramp, and gangway, and demolition of various components.

ON A MOTION by Roger Joseph and second by Patrick Barr the Board voted unanimously via roll call vote to approve Release #3 for the repairs to the Township's marina in the Amount of **\$217,224** payable to AP Construction of Philadelphia Pa. The release has been reviewed and recommended for payment by the Township Engineer

Appointment of Crossing Guard

ON A MOTION by Patrick Barr and second by Dennis Arthur the Board voted unanimously via roll call vote to appoint Donald McBride as an Alternate Crossing Guard on as "as needed" basis at a rate of \$15/hr.

Appointment of "Turn Key"

ON A MOTION by Roger Joseph second by Patrick Barr the Board voted unanimously via roll call vote to appoint John Moretti as police "turn key" on an "as needed" basis at a rate of \$17/hr.

Lateral Hires for Patrolman within the Tinicum Township Police Department

ON A MOTION by Patrick Barr and second by Dennis Arthur the Board voted unanimously via roll call vote to instruct the Township Solicitor to draft and present a Memorandum of Understanding to the Fraternal Order of Police Lodge 27 to allow for “lateral” hiring of Patrol Officers within the Tinicum Township Police Department. “Lateral” hires meaning that accredited Police Officers in another jurisdiction will have their years of service recognized for the purposes of the Tinicum Township pay scale.

Appointment to Library Board of Trustees

ON A MOTION by Dennis Arthur and second by Roger Joseph the Board voted unanimously via roll call vote to appoint Alysa Williams of Lester as a member of the Tinicum Township Library Board of Trustees for a 2-year term ending in December 2027.

COMMITTEE REPORTS

Code Enforcement Report – Roger Joseph, Chairman

May 2025 - The Code Enforcement Officer Issued:

37 Certificates of Occupancies for a total of **\$ 4,950**
07 Building Permits for a total of **\$ 5,396**

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

Police Report: May 2025

Township Fines: **\$ 2,125** Of that amount, a total of **\$ 1,545** were Parking Tickets.

The department handled **477** incidents and made **11 criminal** arrests

11 of those criminal arrests were adults

00 of those criminal arrests were juveniles.

00 animals were taken into custody

Fire Company Report: May 2025

Building Fire	08	Hazmat	01
Vehicle Fire	01	CO Alarm	04
Trash Fire	01	Fuel Spill	01
Brush Fire	01	Water Rescue	01
Assist EMS	03	Dispatch/Cancel	05
Wires	01	Public Assist	01
MVA	08	Auto Fire Alarms	17
Total Calls	53		
EMS Calls	191		

Fire Marshal Report: May 2025

Plan Reviews

1. PHL Aero Mexico Offices Rooms Alarm Devises
2. Corinthian Yacht Club Fire Works Application for wedding day fireworks

Inspections and Acceptance Tests:

1. Monaghans Pub
2. American Airlines Admirals Lounge and kitchen hood suppression system

Investigations:

1. Lori Apartments – Electrical arching issue
2. Holiday Inn Express – Wall outlet failure
3. 310 S. Gov Printz – Defective gas range and gas leak
4. 815 4th Avenue – Electric range arcing issue Romano’s Restaurant – investigate electrical panel after water leak

Also attended varios DELCO EMS meetings and training sessions.

Ray Lonabaugh, Fire Marshal

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

Trash removal for the month of May 2025

Regular Trash	185	Tons
Bulk Trash	15	Tons
Yard Waste	13	Tons

- Continue to spray for weeds
- Continue landscaping activities
- Continue to maintain ball fields
- Set up 5th Ward polling station
- Removed fallen tree from Westinghouse Grove
- Painted interior of police station
- Removed old furniture from police station
- Removed brush from behind Church at Seneca and Jansen

George Hinkle, Superintendent

Sanitation: Dennis R. Arthur, Chairman

Tinicum Township Wastewater Treatment

May 2025

Total flow	38,048,000 gallons	
Average Daily Flow	1,227,000 gallons	
Total sludge	42,000 gallons	(2.63 solids)
Methane Gas	22,951 cu ft.	

- Received DEP Inspection Report reporting No Violations
- Replaced float sensor on primary tank
- Replaced sir release valve on primary tank
- Serviced sludge pumps
- New sludge heater delivered
- New Magnesium shed is in place

Louis Clark, Jr., Superintendent

Health & Recreation: Pat Barr, Chairman

Mr. Barr reported that the season's first Farmers Market was on June 11, where there was nice weather and good attendance. Mr. Barr thanked the Public Works Department for their help with the event. There were a good number of vendors and the vendor proceeds go to help residents within the Township.

Mr. Barr reported that the following establishments passed their annual Health Inspection: Femi Pizza, Delta Hotel Kitchen, Monaghan's Bar, Tinicum Township Swim Club, Chickie/Pete's and Dunkin at the Airport. Quality Hotel had multiple violations and their inspection report is pending.

Solicitor's Report: Sam S. Auslander, Esquire

Mr. Auslander reported that there are two zoning ordinances pending; one to change the Heavy Industrial district to W1 and another to amend the private swimming pool regulations. These ordinances may be enacted in September.

Mr. Auslander stated that the County's appeal of Judge Bradley's permanent injunction against the Delaware County Health Department from conducting food and drink licensing inspection to the Commonwealth Court was not successful as the Court upheld the Common Pleas Court's decision. The original 7 communities that filed suit and were heard by Judge Angelos have sent a letter to the Judge asking for a permanent decision.

Mr. Auslander stated that the Wu litigation may be tried next year. There is no change in the issue regarding the Lutheran Church. A change to the Parking Lot Tax will be on the agenda for July. Mr. Auslander is not familiar with a suit from a “Mario McKinnie”.

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

The Township Engineer reported that the replacement of the manhole at Front and Erickson Streets has been completed as part of the Inflow and Infiltration project.

Manager’s Report: David D. Schreiber

The Township Manager had no further report.

Secretary’s Correspondence – David D Schreiber There was no correspondence this month.

Adjourn the Business Portion of Meeting

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

Public Participation

Ed Rubillo, Wyandotte Street, requested “traffic monitoring” on S.R. 291 for speeding vehicles. Asked if there was any update on the parking issue brought to the Board last month. The Board replied they would ask Herb to speak with the business.

Pastor Ash of the New Life Community Church apologized for not being able to provide hay-rides at Township events this year. The tractor the Church used had to be sold for financial reasons.

Mr. Zurdi Dobi, 200 Powhattan Ave, asked if the Uniform Construction Appeals Board was still meeting this week at Town Hall. Referencing “Mario McKinnie”, asked if a Suzanne MacDonald was part of Mr. Auslander’s firm. Mr. Auslander responded, No. Stated that Mr. O’Meara (representing Wu) has a list of witnesses and asked if Mr. Auslander would have one. Mr. Auslander stated he would at the appropriate time. Suggested that the Township place a trash can at Wawa that cannot be moved.

Adjournment of Meeting

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

Respectfully Submitted,
David D. Schreiber
Manager/Secretary