

April 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.

After the Pledge of Allegiance, Board President McCarthy introduced members of the Upper Darby Square Club (UDSC). The UDSC is a volunteer organization that supports police and other first responders with contributions for on-the-job safety equipment. Members of the UDSC presented a check to the Tinicum Township Police Department in the amount of \$3,300 for the purchase of vests and helmets for the officers of the TTPD. The donation was accepted by Police Superintendent William Righter.

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**3. ON A MOTION** by Lisa Edmiston and second by Patrick Barr, the minutes of the March 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 Dennis Arthur, the reports were accepted and approved as submitted by a unanimous voice vote.

Mr. McCarthy reported that the bill list for April 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 April 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. Ivy Realty Regarding Land Development Project at Airport Logistics Center**

**Ivy Realty currently has** a pending approved Land Development project at the Airport Logistics Center (10 Industrial Highway) to construct a warehouse/distribution facility of approximately 1.1 million square feet with an associated parking deck. Mr. Mike Zulie of Ivy Realty, and Ms. Stephanie Herman of Langan Engineering presented to the Board and the Public a slightly revised building that would reduce the facility by approximately 100,000 square feet and eliminate the parking deck – with sufficient surface parking to satisfy zoning requirements. All other aspects of the project (use, access and egress point, storm water management, etc.) will remain the same. Ivy is seeking approval from the Board to proceed with this revised concept under the current approved Land Development Application. The Board took this request under advisement and will render a decision within 30 days.

**Sign at “Lou Turks” – After the presentation by Ivy Realty**, Board President McCarthy took questions and comments from several residents regarding the new marquee sign at the establishment historically known as “Lou Turks” and recently renamed “Delco Carousel”. Residents voiced their concern, anger, and frustration over the new “Carousel” sign which is spelled out with silhouettes of women. The residents stated that they were offended, that the sign was inappropriate for children to see, and opined that the sign should not be allowed. The Board responded that while some may find the sign offensive, before acting the Township has to consider the rights of the business owner to have a sign for their legitimate business. The Commissioners did state, however, that they would review the issue to see what can be done.

**8. Maintenance Agreement for the Water Treatment Plant**

**ON A MOTION** by Dennis Arthur and second by Lisa Edmiston the Board voted unanimously via roll call vote to enter into an agreement with Jurich, Inc to provide the Township with a 2-year maintenance agreement for the Tinicum Township Waste Water Treatment Plant. Said agreement will be for emergency and other services that would typically be completed by an industrial contractor on an as needed basis. Said services will be used and paid for only when needed and will not exceed \$ \$170,900 in year one or \$ 174,295 in the second year.

**9. Storm Water Management Ordinance Relief for Rehabilitation of Taxiway Z at Philadelphia International Airport (PHL)**

**ON A MOTION** by Roger Joseph and second by Patrick Barr the Board voted unanimously via roll call vote to grant the request of PHL and their contractor ACDI for relief from sections 308-18 Infiltration volume, 308-19 Water Quality, 308-20 Stream Bank Erosion, 308-21 Stormwater Peak Rate Control of the Township Storm Water Maintenance Ordinance for the rehabilitation of Taxiway Z at PHL. Said relief is needed because infiltration at the site is not feasible. PHL and/or ACDI will make a voluntary contribution of \$ 198,150 to the Township's Storm Water fund

**10. Relief from Chapter 131 of the Township Code (Fences) at 300 Mohican Street**

**ON A MOTION** by Patrick Barr and second by Roger Joseph the Board voted unanimously via roll call vote to provide relieve to Ms. Tatiana Stankovic at 300 Mohican Street from Chapter 131 of the Township Code prohibiting fences in excess of 42 inches in "front" yards. As this is a corner property fronting both Mohican Steet and 3<sup>rd</sup> Avenue, said relief will allow for a 6 ft. white vinyl in the yard fronting 3<sup>rd</sup> Avenue.

**11. Release of Escrow Funds for Berwind Aviation Land Development**

**ON A MOTION** by Dennis Arthur and second by Patrick Barr the Board voted unanimously via roll call vote to approve the release of escrow funds secured via a letter of credit from PNC Bank in the amount of \$ 463,441 for the completed land development project to expand the private airplane hangar of Berwind Aviation at 1 Hog Island Road

**12. Adoption of Resolution 2026-004 Approving the Land Development Application of Philadelphia International Airport for Improvements to the Airport Rescue and Fire Fighting Station #78**

**ON A MOTION** by Lisa Edniston and second by Patrick Barr the Board voted unanimously via roll call vote to adopt Resolution 2026-004 approving the land development application of the Philadelphia International Airport to expand the Airport Rescue and Fire Fighting facility. Said improvements will include a 3,080 s.f. addition to include new sleeping quarters, locker rooms, restrooms, with mechanical, electrical, and plumbing upgrades. Said approval is subject to the terms and conditions as set forth in the adopted resolution.

**13. Appointment of New Employee at Waste Water Treatment Plant**

**ON A MOTION** by Dennis Arthur and second by Lisa Edmiston the Board voted unanimously via roll call vote to appoint Mr. Scot Nagle of Lester as a full-time employee at the Township Waste Water Treatment Plant. Mr. Nagle was previously appointed as a part-time employee in February 2026

**14. Extension of Subdivision Application for Ivy Airport Property LLC at 10 Industrial Highway**

**ON A MOTION** by Roger Joseph and second by Patrick Barr the Board voted unanimously via roll call vote 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. The extension shall be until December 31, 2026

**15. Draft and Advertise Revised Subdivision and Land Development Ordinance**

**ON A MOTION** by Patrick Barr and second by Lisa Edmiston the Board voted unanimously via roll call vote to instruct the Township Engineer and Solicitor to draft and advertise a revised Subdivision and Land Development Ordinance. Said revision will provide for a more robust and comprehensive Ordinance.

**16. COMMITTEE REPORTS**

**Code Enforcement Report – Roger Joseph, Chairman**

**March 2026 - The Code Enforcement Officer Issued:**

|           |                                                            |
|-----------|------------------------------------------------------------|
| <u>60</u> | Certificates of Occupancies for a total of <u>\$ 9,150</u> |
| <u>07</u> | Building Permits for a total of <u>\$ 1,961</u>            |

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

**Police Report: March 2026**

Township Fines: \$ 3,778 Of that amount, a total of \$ 853 were Parking Tickets.

The department handled 450 incidents and made 21 criminal arrests  
21 of those criminal arrests were adults  
00 of those criminal arrests were juveniles.  
00 animals were taken into custody

**Fire Company Report: March 2026**

|                    |            |                     |    |
|--------------------|------------|---------------------|----|
| Building Fire      | 13         | Odor Investigation  | 02 |
| Brush Fire         | 01         | Assist EMS          | 02 |
| MVA                | 12         | CO Alarm            | 01 |
| Gas Leak           | 01         | Smoke Investigation | 01 |
| Wires              | 02         | Residential Rescue  | 01 |
| Vessel in Distress | 01         | Auto Fire Alarms    | 22 |
| <b>TOTAL CALLS</b> | <b>59</b>  |                     |    |
| <b>EMS Calls</b>   | <b>130</b> |                     |    |

**Fire Marshal Report: March 2026**

**Fire / Code Inspections and Acceptance Tests:**

1. 127 Powhattan Avenue
2. PHL Terminal A East Restroom Fire Sprinkler

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 March 2026**

|               |     |      |
|---------------|-----|------|
| Regular Trash | 181 | Tons |
| Yard Waste    | 04  | Tons |
| Bulk Trash    | 08  | Tons |

- Weatherized and stored snow maintenance equipment for the season
- Installed "Parking by Permit Only" at Library parking lot
- Placed new mulch at all playgrounds
- Completed maintenance of all ball fields for spring/summer seasons
- Serviced and maintained all landscaping equipment for upcoming season
- Replaced damaged "banners" along Rt. 291
- Refurbished trailer floor used for Farmer's Market
- Began mulching Township plant and flower beds
- Serviced and maintained street sweeper
- Set up stands for Easter flower sales

**Walt Lee, Jr., Superintendent**

**Sanitation: Dennis R. Arthur, Chairman**

# Tinicum Township Wastewater Treatment

**March 2026**

|            |                    |
|------------|--------------------|
| Total flow | 36,479,000 gallons |
|------------|--------------------|

Average Daily Flow 1,177,000 gallons

|              |                |               |
|--------------|----------------|---------------|
| Total sludge | 26,000 gallons | (2.7% solids) |
|--------------|----------------|---------------|

- Rewired motor on drift tube
- Serviced both trickling filters
- Serviced plan vehicle
- Pumped out grease pit and Manor Field wet well
- Attended continuing education classes

**Louis Clarke, Jr., Superintendent**

**Health & Recreation: Pat Barr, Chairman**

Mr. Barr reported the following inspections completed:

Tinicum Elementary School, Mister Softee Ice Cream Truck, American Airlines Admirals Club.

The following complaints were investigated: Mold, insects and rodents at Motel 6 rooms 280 and 267.

Mr. Barr is making arrangements and preparations for the 2026 Farmers Market, the first of which is scheduled for Wednesday, June 10 beginning at 4:30

**Solicitor's Report: J. Adam Matlawski, Esquire**

Mr. Matlawski reported that the Tax Assessment Appeal for the property at 625 N. Gov Printz Blvd, initiated by the School District, is still pending. Mr. Matlawski noted that the School District may withdraw the appeal. For now, it is still pending.

The Solicitor stated that all of the appeals filed regarding the proposed Wawa store have been resolved and the decisions of both Township and Zoning Hearing Board have been upheld. The Township has prevailed in all three appeals.

Regarding the litigation involving the Delaware County Health Department, the County has submitted a stipulation that would close the matter. The Stipulation will be reviewed to ensure the Township's satisfaction.

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

Mr. O'Neill reported that the final step to complete the contract for the replacement of the Treatment Plant's sludge heater still needs to be completed – the removal of the underground oil tank. The bids received at the Workshop Meeting for the replacement of the Jansen Avenue force main will during the May Commissioner's meeting to give the Board more time to review the submissions.

The Township has received a Land Development Application from the owner of several vacant lots on Poulson Avenue for the construction of a 6400 sq. ft. warehouse. Since the Zoning Ordinance does not permit warehousing in this district, the applicant will need to seek relief from the Zoning Hearing Board.

### **Manager's Report: David D. Schreiber**

The Township Manager reported that because of all of the vandalism going on with the Bus Shelters along Rt. 291, the Shelters will be removed and will no longer be available.

### **Secretary's Correspondence – David D Schreiber**

Two motions were made by the Board resulting from Correspondence received this month.

**On a motion by** Lisa Edmiston and second by Patrick Barr the Board of Commissioners approved via unanimous voice vote to approve the request of the Tinicum Township Historical Society to hold their annual Flea Market in Governor Printz Park on Saturday June 13<sup>th</sup> 2026, with a rain date of Sunday, June 14, 2026

**On a motion by** Roger Joseph and second by Patrick Barr the Board of Commissioners approved via unanimous voice vote to approve the request of Ms. Erin Kelly of Kelly's Corner to close a portion of Powhattan Avenue for a fund-raising event on May 16, 2026 from 1-5pm.

### **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. Rob Dant discuss the possibility of a Sea Plan "Fly In" event at the Lazaretto site on July 11<sup>th</sup> or 12<sup>th</sup>.

Mr. Walt Ludwig stated that the sign at "Lou Turks" should be considered "obscene" and removed.

**Adjournment of Meeting**

**ON A MOTION** by Patrick Barr and second by Roger Joseph this meeting was adjourned by a unanimous voice vote.

Respectfully Submitted,  
David D. Schreiber  
Manager/Secretary