

February 17, 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
Lisa Edmiston, Commissioner
Roger Joseph, Commissioner
David D. Schreiber, Manager
Dennis O'Neill, P.E. Engineer's Office
Jim Byrne, Esq., Solicitor

Commissioner Dennis Arthr was absent from this meeting.

Mr. McCarthy called the meeting to order and all rose for the Pledge of Allegiance to the Flag.

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3. ON A MOTION by Patrick Barr and second by Lisa Edmiston, the minutes of the January 2026 Reorganization Meeting and January 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 Roger Joseph and second by Lisa Edmiston, the reports were accepted and approved as submitted by a unanimous voice vote.

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

5. ON A MOTION by Dennis Arthur and second by Lisa Edmiston the bill list will be paid for the month of February 2026 by a unanimous voice vote.

6. Public Comments on Agenda Items:

Mr. Rob Gundlach, Esq., representing the owner of 100 and 400 Stevens Drive (former Keystone Mercy Properties) presented to the Board and the attending Public a proposed land development project at this site. The proposal is for a manufacturing/distribution operation within a building approximately 206,000 square feet on the site of the current 100 Stevens Drive building and the undeveloped lot at 400 Stevens Drive. Mr. Gundlach asked for the Board's support of the project in anticipation of the applicant's appearance before the Zoning Hearing Board. The applicant presented a number of conditions of approval that they would be willing to abide by and are attached hereto.

Mr. Gundlach also indicated that the applicant would provide a sound study for the Township Engineer's review and that the applicant is willing to cover the Township's reasonable engineering and attorney costs.

The Board instructed the Township Solicitor to appear at the applicant's Zoning Hearing Board appearance on behalf of the Commissioners noting their support of the project.

There were no questions from the attending Public on this item.

COMMITTEE REPORTS:

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

7. Appointment of New Employees at Water Treatment Plant and Public Works Department

ON A MOTION by Lisa Edmiston and second by Roger Joseph the Board voted via unanimous roll call vote to appoint Mr. Kyle Oliveras of Essington as full time employee of the Tincum Township Public Works Department and Mr. Scot Nagle of Lester as a part time employee at the Township Wastewater Treatment Plant.

8. Withdrawal of Proposed Ordinance 2025-931 Changing the Heavy Industrial Zoning District to Waterfront 1

ON A MOTION by Roger Joseph and second by Patrick Barr the Board voted via unanimous roll call vote to withdraw the proposed 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. A vote on this Ordinance was previously tabled in October and November 2025 and it is the Board's intention to consider a different zoning district for this parcel

9. Tax Assessment Appeal of Neemtrees Hotels (Renaissance Hotel) CV 2024-210224

ON A MOTION by Roger Joseph and second by Lisa Edmiston the Board voted unanimously via roll call vote to the settlement of the tax assessment appeal of Neemtrees Hotels at 500 Stevens Drive (folio 45-00-00504-06). The proposed settlement will fix the property assessment from \$16,744,000 as follows: 2025 \$ 12,853,500 2026 \$ 10,892,700

10. Appraisal for Property at 600 Jansen Avenue

ON A MOTION by Patrick Barr and second by Roger Joseph the Board voted unanimously via roll call vote to instruct the Township Solicitor, Engineer, and Manager to obtain a Title Report, Survey and Appraisal for the property located at 600 Jansen Avenue.

11. Adoption of Resolution 2026-003 Changing E-Bicycle Ordinance 2025-933 to 2025-934

ON A MOTION by Lisa Edmiston second by Patrick Barr the Board voted unanimously via roll call vote to adopt Resolution 2026-003 changing the Electric Bicycle Ordinance adopted in December 2025 from Ordinance 2025-933 to Ordinance 2025-934 to correct an inadvertent administrative error

12. COMMITTEE REPORTS

Code Enforcement Report – Roger Joseph, Chairman

January 2026 - The Code Enforcement Officer Issued:

29 Certificates of Occupancies for a total of \$ 3,975
01 Building Permits for a total of \$ 6,754

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

Police Report: January 2026

Township Fines: \$ 3,918 Of that amount, a total of \$ 1,847 were Parking Tickets.

The department handled 462 incidents and made 13 criminal arrests

13 of those criminal arrests were adults

00 of those criminal arrests were juveniles.

00 animals were taken into custody

Fire Company Report: January 2026

Building Fire	09	Vehicle Fire	02
Bus Stop Fire	01	MVA	15
Auto Fire Alarms	11	Gas Leak	04
Fuel Spill	01	Assist EMS	03
<u>CO Alarm</u>	<u>01</u>		
Total Calls	47		

Fire Marshal Report: January 2026

Fire / Code Inspections and Acceptance Tests:

1. PHL Terminal 'A' Primo Hoagies, East Fire Alarm Acceptance Test

Fire Scene Investigation:

1. SEPTA Bus Shelter in front of the Quality Hotel 45 Industrial Highway

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 January 2026

Regular Trash	149	Tons
Bulk Trash	10	Tons
Yard Waste	08	Tons

- Repaired and serviced snow blowers for upcoming storm
- Serviced ATVs and installed plows for snow removal
- Removed hazardous trees from new Township property at Chippewa St.
- Repaired fence at residence on Chippewa St. damaged by tree falling from Township Property
- Ordered salt and snow melt for winter season
- Provided assistance with snow removal to Ridley Park as their equipment failed

George Hinkle, Superintendent

Sanitation: Dennis R. Arthur, Chairman

Tinicum Township Wastewater Treatment

January 2026

Total flow	27,863,000 gallons	
Average Daily Flow	899,000 gallons	
Total sludge	39,500 gallons	(2.9% solids)

- Removed ice from plant filters
- Maintained secondary tank #3
- Repaired snow blower
- Installed gas meter
- Removed snow and ice from around plant and pump stations
- Cleaned and prepped restrooms for Winter Survival event

Louis Clark, Jr., Superintendent

Health & Recreation: Pat Barr, Chairman

Mr. Barr reported that spring baseball and softball sign ups are coming up. However, over the past three (3) years, there have not been enough children in any age group to form a full team. Those wishing to sign up for baseball or softball should contact one of the other organizations within the Interboro School District. T-Ball sign ups will continue.

Regarding the Board of Health, Mr. Barr reported the following inspections completed: Dunkin Donuts; Flashback's Bar; Philly Tribune; Primos Hoagies; British Airways; LaBella Dolce passed their inspections. The Health Officer responded to calls at the Motel 6 for a bed bug complaint.

Solicitor's Report: J. Adam Matlawski, Esquire

Mr. Matlawski reported that his office has been working on issues concerning 600 Jansen Avenue, Stevens Drive, the Piasecki property and the Cruise Terminal.

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

Mr. O'Neill reported that his office has filed various year end DEP reports concerning the Waste Water Treatment Plant and all the required reports reflected no violations or incidents to report.

Wanamaker Ave to Second Street and Second Street to 4th Avenue are scheduled to be repaved by PennDOT this coming year. As part of the preparation, several man-holes are being replaced or repaired. A project to replace the Jansen Avenue force main will be advertised for bids in April.

Manager's Report: David D. Schreiber

The Township Manager reported that Executive Sessions were held this past month to discuss real estate matters.

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 Patrick Barr to adjourn the business portion of this meeting by a unanimous voice vote.

Public Participation

Mr. Ed Rubillo, Wyandotte Street, asked when the Township Marina will be operational, if there was a development being proposed at the former Keystone site and if any traffic calming devices can be placed on N. Gov Printz Blvd near his property at 144 N. Governor Printz.

Adjournment of Meeting

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

Respectfully Submitted,
David D. Schreiber
Manager/Secretary