

October 20, 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 Barr, Board Vice President, presiding. Present:

Patrick Barr, Commissioner
Dennis Arthur, Commissioner
Lisa Edmiston, Commissioner
Roger Joseph, Commissioner
David D. Schreiber, Manager
Dennis O'Neill, P.E. Engineer's Office
Sam S. Auslander, Esq., Solicitor

Commissioner Patrick McCarthy was absent from this meeting

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

Prior to the start of the Regular Commissioner Meeting at 6:30, the Board held two separate Public Hearings on two separate items. The first was a Conditional Use hearing to present the application of General Industries, LLC / DARGACI Holdings. General Industries seeks Conditional Use pursuant to Chapter 395 Section 116 of the Tinicum Township Zoning Ordinance. The applicant is proposing to construct a new corporate aircraft hangar with adjoining office space and associated improvements in the area of 3 Hog Island Road.

The second Public Hearing was in connection with two proposed amendments to the Township's Zoning Ordinance. Proposed Ordinance 2025-930 would amend Chapter 395 Sections 395-138A and 395-138B modifying the setbacks required for swimming pools.

Proposed Ordinance 2025-931 would amend Chapter 395-6 rezoning parcel 45-00-01811-00 (commonly referred to as "The Piasecki Property") from "H" Heavy Industrial to "W-1" Waterfront.

A transcript of the Conditional Use Hearings is provided under their own, separate cover.

The two Public Hearings concluded at approximately 7:40. Commissioner Barr resumed the Regular Monthly Commissioner Meeting at approximately 7:53 pm.

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3. **ON A MOTION** by Dennis Arthur and second by Lisa Edmiston, the minutes of the September 2025 Monthly Commissioners Meeting were accepted and approved by a unanimous voice vote.

Board Vice President Barr 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. Barr reported that the bill list for September 2025 will be distributed to all members at the end of the month. There being no questions;

5. **ON A MOTION** by Lisa Edmiston and second by Dennis Arthur the bill list will be paid for the month of October 2025 by a unanimous voice vote.

6. Public Comments on Agenda Items:

Mr. Ed Rubillo, Wyandotte St., thanked the Board for considering his request to extend his application for a subdivision of his property at 117 Seneca Street.

Zurdi Dobi, 200 Powhattan Avenue, asked if the annual Township audit has been completed. Asked for the invoice date of the purchase of the vehicle being driven by the Township Manager. Asked the Board of Commissioners to adopt a resolution supporting Presidential Order 14201 of February 2025 regarding men participating in women's sports. Asked for an update on the Wu and Wawa litigation. Matters. Suggested the Board vote "no" or table agenda item #8

COMMITTEE REPORTS:

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

7. Adoption of Ordinance 2025-930 for Swimming Pool Setbacks

ON A MOTION by Lisa Edmiston and second by Roger Joseph the Board voted unanimously via roll call vote to adopt Ordinance 2025-930 amending the Tinicum Township Zoning Ordinance by amending Chapter 395 Sections 138 A & B modifying the setback dimensions for the placement of swimming pools consistent with Chapter 341. Said modification will allow for swimming pool setbacks as follows: 5' from any side yard, 8' from rear property line, 8' from the dwelling.

8. Adoption of Ordinance 2025-931 Rezoning Parcel 45-00-01811-00 from "H" Heavy Industrial to "W-1" Waterfront District

ON A MOTION by Dennis Arthur and second by Roger Joseph the Board voted unanimously via voice vote to table this item for a period of 30 days.

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

ON A MOTION by Roger Joseph and second by Lisa Edmiston 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 January 31, 2026

10. Request for Proposals for Noise Consultant

ON A MOTION by Dennis Arthur and second by Lisa Edmiston the Board voted unanimously via roll call vote to instruct the Township Engineer to prepare a Request for Proposals for a Noise Consultant to review and advise the Township on any noise studies conducted by the Philadelphia International Airport in connection to the newly constructed Tinicum Island Road and the proposed West Cargo Development facility.

11. Extension of Subdivision Application of Ed Rubillo at 117 Seneca Street

ON A MOTION by Lisa Edmiston and second by Roger Joseph the Board voted unanimously via roll call vote 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. The extension shall be until June 30, 2026

12. Replacement of Generator at Front St. and Jansen Ave. Pumping Station

ON A MOTION by Dennis Arthur and second by Lisa Edmiston the Board voted unanimously via roll call vote to instruct the Township Engineer to procure emergency pricing to replace the 175 kilo-watt generator at the pumping station on Front Street and Jansen Avenue.

13. Storm Water Management Ordinance Relief for Reconstruction of Taxiway S at Philadelphia International Airport

ON A MOTION by Dennis Arthur and second by Lisa Edmiston the Board voted unanimously via roll call vote to grant the request of Johnson, Mirmiran, & Thompson (JMT), Inc. to provide relief from Sections 308-18 (Infiltration Volume Requirements), 308-20 (Stream Bank Erosion Requirement), and 308-21 (Stormwater Peak Rate Control) for the reconstruction of Taxiway S at Philadelphia International Airport. Said relief is needed because infiltration is not feasible. JMT and or the City will make a voluntary contribution of \$102,011 to the Township's MS4 Stormwater Fund.

14. Storm Water Management Ordinance Relief for Reconstruction of Runway 9R-27L2 at Philadelphia International Airport

ON A MOTION by Roger Joseph and second by Lisa Edmiston the Board voted unanimously via roll call vote to grant the request of Airport Design Consultant, Inc., to provide relief from Sections 308-18 (Infiltration Volume Requirements), 308-20 (Stream Bank Erosion Requirement), and 308-21 (Stormwater Peak Rate Control) for the reconstruction and rehabilitation of Runway 9R-27L2 at Philadelphia Internation Airport. Said relief is needed because infiltration is not feasible

15. COMMITTEE REPORTS

Code Enforcement Report – Roger Joseph, Chairman

September 2025 - The Code Enforcement Officer Issued:

- 37** Certificates of Occupancies for a total of **\$ 5,225**
- 16** Building Permits for a total of **\$ 174,572**

Commissioner Joseph stated that the Township Audit is expected shortly

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

Police Report: September 2025

Township Fines: **\$ 5,386** Of that amount, a total of **\$ 2,157** were Parking Tickets.

The department handled **502** incidents and made **20 criminal** arrests
20 of those criminal arrests were adults
00 of those criminal arrests were juveniles.
00 animals were taken into custody

Fire Company Report: September 2025

Building Fire	01	Smoke Removal	01
Vehicle Fire	03	CO Alarm	01
Commercial Vehicle Fire	01	Gas Leak	05
MVA	08	Fuel Spill	01
Water Rescue	02	Assist EMS	04
<u>Dispatch/Cancel</u>	<u>02</u>	Auto Fire Alarms	09
Total Calls	49		
EMS Calls	165		

Fire Marshal Report: September 2025

Plan Reviews

1. Reviewed Permit Application for Com
2. Community Day fireworks

Inspections and Acceptance Tests:

1. Clarion Hotel Fire Code Inspection
2. American Airlines Admirals Lounge at PHL

Fire Code Violations:

1. Travelodge smoke detector damage in room
2. Ciccone Auto Body at former Lester School. Lack of fire lanes in vehicle storage yard
3. American Airlines Admirals Lounge at PHL. Obstructed Emergency Exits

Participated in Township Emergency Management Team's triennial Airport Disaster Drill (EPEX).

Also attended various DELCO EMS meetings and training sessions.

Ray Lonabaugh, Fire Marshal

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

Trash removal for the month of September 2025

Regular Trash	180	Tons
Bulk Trash	10	Tons
Yard Waste	03	Tons
Street Sweepings	02	Tons

- Removed trees at end of Seneca Street
- Cleaned out and expanded drainage ditch behind Wawa Store
- Replaced broken windows at Lester Fire House
- Painted and refurbished inside of Lester Fire House
- Fitted leaf box on leaf collection machine in preparation for leaf season
- Repaired various areas of roof at 629 N. Gov Printz building
- Serviced and winterized grass mowers for next season

George Hinkle, Superintendent

Sanitation: Dennis R. Arthur, Chairman

Tinicum Township Wastewater Treatment

September 2025

Total flow	23,916,000 gallons	
Average Daily Flow	797,200 gallons	
Total sludge	54,000 gallons	(2.85 solids)
Methane Gas	1,466 cu ft	

- Investigated sewer complaints at 400 block of Pontiac St. and 200 block of Carre Ave.
- Repaired “pre-heater” at Plant
- Repaired front gate at Plant
- Treated two pumping stations with degreaser
- Assisted Public Works Dept with storm sewers

Louis Clark, Jr., Superintendent

Mr. Arthur also reported that the vehicle the Township Manager is driving was authorized in the summer of 2023 and delivered in the spring of 2024 at a cost of approximately \$43,000

Health & Recreation: Pat Barr, Chairman

Mr. Barr reported that hockey and basketball sign-ups are going on via the Recreation Organization website.

Mr. Barr also read a letter from Waldeck Family thanking the Police Department for assisting a member of their family during a moment of crisis.

Mr. Barr reported that the following establishments passed their annual Health Inspection: Miller’s Café, Route 95 Gas, Lazaretto Ballroom, Corinthian Yacht Club, Coach’s Bar, Kelly’s Corner, 291 DVD and Video (pending Fire Marshal Inspection). The Health Officer also conducted a successful Safe-Serve class.

Solicitor’s Report: Sam S. Auslander, Esquire

Mr. Auslander reported that there is a court mediation scheduled in regard to the Wu litigation on November 6. This will be for the party’s attorneys only. A trial is tentatively scheduled in January 2026. The Wawa matter is still in Commonwealth Court and a motion has been filed by the new owner of the Sunoco Gas Station to become a party to the proceedings. Regarding the County Health Department litigation, the injunction issued in the Common Pleas Court is still pending a final ruling.

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

Mr. O’Neill reported that during the most recent PHL Airfield meeting the Taxiway S and Runway rehabilitation projects were discussed. They are both in the process of being permitted. Taxiway Z may be going out to bid for rehabilitation in 2026. The airport is working on a comprehensive storm water management plan in anticipation of all of the work being considered on the airfield.

Manager’s Report: David D. Schreiber

The Township Manager has no further report.

Secretary’s Correspondence – David D Schreiber

During the Public Workshop Meeting of October 14, 2025, the Board of Commissions adopted Resolution 2025-008 authorizing a grant application to the Commonwealth Finance Authority in the amount of \$207,974 for the purchase of three police vehicles was adopted at the Board of Commissioners Workshop meeting on October 14, 2025. The Motion was as follows:

“Motion to authorize the Board of Commissioners to adopt Resolution 2025-008 applying to the Commonwealth Financing Authority for a Statewide Local Share Assessment Grant of \$207,974 for the purchase and outfitting of three police Interceptor Vehicles. Said Resolution will also appoint the Township Manager and Police Superintendent as the officials to execute all appropriate documents for the Application.”

The motion by Roger Joseph and second by Lisa Edmiston passed unanimously.

Adjourn the Business Portion of Meeting

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

Public Participation

Ed Rubillo, Wyandotte Street, asked of Mr. Cicconi was a party to the Wawa litigation. The Solicitor responded, Yes.

Ms. Rita Morrow asked the Board if it was possible to implement a bicycle safety program. There then ensued a long discussion on bicycle safety and the ways that people ride their bicycles around town, in the public parks and elsewhere.

Ms. Morrow asked if a Christmas Tree can be placed in the area that used to be the Splash Pad. Mr. Barr responded that the tree is typically placed at the Band Stand. Mr. Barr also stated that Community Day is now rescheduled for November 8 and will have all activities except the car show.

Mr. Walt Ludwig asked that the playground equipment on 5th Ave be cleaned as it is covered in mud.

Mr. Zurdi Dobi, 200 Powhattan Ave., stated that the glass in the bus shelter at the Qualify Inn is broken and asked if anyone was arrested for that and whether anyone was arrested for the vandalism reported last month at Gov Printz Park. The Board responded, No. Asked that a trash can be placed at the Wawa store and at the bus shelter in front of the Denny's restaurant.

Ms. Elaine Manning asked if there were any plans for the former "The Deck" property. The Board responded that the Township is working with a possible vendor to place something there.

Mr. Richard Zelkie asked if a STOP sign can be placed on 2nd Street and Lagrange Ave. The Board responded that 2nd Street is a State highway and would need to be approved by PennDOT.

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