

March 17, 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.

* * * * *

ON A MOTION by Patrick Barr and second by Roger Joseph, the minutes of the February 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 Patrick Barr, the reports were accepted and approved as submitted by a unanimous voice vote.

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

ON A MOTION by Patrick Barr and second by Roger Joseph the bill list will be paid for the month of March 2025 by a unanimous voice vote.

Public Comments on Agenda Items:

Mr. Zurdi Dobi, 200 Powhattan Avenue, referring to Item #12, Waiver of Land Development at Tincum Township Police Station, asked what the cost of the storage/garage unit would be. Regarding Item #9, Extension of the Agreement Pertaining to the Detour for the Relocated Tincum Island Road, referenced Mr. McCarthy's remarks at the Workshop meeting that this project is "raising his blood pressure" and asked for an explanation.

Regarding Item #15, Committee Reports, asked a.) The engineer for an update on the monthly Airport meeting b.) An explanation of the "planning" meeting for 140 Powhattan Avenue c.) The Township Manger for the fees collected by Delaware County d.) The Township Solicitor what Wu was seeking in their litigation, e.) Update on the Wawa litigation and Lutheran Church. Regarding #14, Adjustment to December 2024 Commissioner Meeting Minutes, asked that the word "amendment" be used instead of "adjustment".

COMMITTEE REPORTS:

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

Corinthian Yacht Club Request for Waiver of Fence Restriction

ON A MOTION by Roger Joseph and second by Patrick Barr the Board voted via unanimous roll call vote to approve the request of the Corinthian Yacht Club to consider a waiver of the requirements which limits the height of a fence in the front yard to 42" and allow for an 8' chain link fence around their new Pickle-Ball Court. Said fence will be approximately 150' from Second Street and 123' from their neighbor the West End Boat Club.

Extension of Subdivision Application of Ed Rubillo at 117 Seneca Street

ON A MOTION by Patrick Barr and second by Roger Joseph the Board voted via unanimous roll call vote to accept applicant Ed Rubillo request to grant the Board an extension of time by which the Board must consider his 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 July 31, 2025

Extension of the Agreement Pertaining to the Detour for the Relocated Tincum Island Road

PRIOR TO VOTING on this item, Mr. McCarthy stated that he was frustrated with the progress on coming to an agreement for the new Tincum Island Road. There are only a few areas that need resolving and the Township will be meeting with Philadelphia Airport personnel this coming week.

ON A MOTION by Dennis Arthur and second by Roger Joseph the Board voted unanimously via roll call vote to execute an Amendment to the Indemnification Agreement signed in July 2024, to use the newly constructed Relocated Tincum Island Road for the temporary detour of traffic at the intersection of the Relocated Tincum Island Road and Hog Island Road. Said extension agreement shall be subject to receipt of signed Agreements from the City of Philadelphia. The extension shall be through May 31, 2025.

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

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 May 17, 2025.

Resignation of Mr. Donald (Buster) Porter from the Township Planning Board

ON A MOTION by Patrick Barr and second by Roger Joseph the Board voted unanimously via roll call vote to accept Mr. Donald Porter’s resignation from the Township Planning Board. The Board would like to thank Buster for his many years of service to the Planning Board

Waiver of Land Development at Tinicum Township Police Station

ON A MOTION by Roger Joseph and second by Patrick Barr the Board voted unanimously via roll call vote to approve a waiver of the requirement to complete and seek approval of a Land Development Application for the Tinicum Township Police Station. The Township is looking to place a 24’ by 24’ pre-fabricated structure on the existing paved parking lot to act as an accessory storage/garage unit. The approximate cost of said structure is \$21,737

Appointment of Mr. John Ryan to Township Planning Board

ON A MOTION by Patrick Barr and second by Dennis Arthur the Board voted unanimously via roll call vote to appoint Mr. John Ryan of Jansen Avenue, Essington to the Township Planning Board for a two year term ending in December 2026. Mr. Ryan will be replacing Mr. Porter.

Amendment to December 2024 Commissioner Meeting Minutes

ON A MOTION by Patrick Barr and second by Dennis Arthur the Board voted unanimously via roll call vote to amend the December 2024 Meeting Minutes to reference budget related handouts provided to the Board of Commissioners by Mr. Zurdi Dobi

COMMITTEE REPORTS

Code Enforcement Report – Roger Joseph, Chairman

February 2025 - The Code Enforcement Officer Issued:

42 Certificates of Occupancies for a total of **\$ 5,797**
09 Building Permits for a total of **\$ 22,592**

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

Police Report: February 2025

Township Fines: \$ 4,969 Of that amount, a total of \$ 1,777 were Parking Tickets.

The department handled 420 incidents and made 16 criminal arrests

16 of those criminal arrests were adults

00 of those criminal arrests were juveniles.

00 animals were taken into custody

Mr. McCarthy noted that the police department, in conjunction with other surrounding departments, were able to capture and arrest the suspect who is alleged to have illegally entered parked cars in town. Mr. McCarthy commended the police for their good work.

Fire Company Report: February 2025

Building Fire	11	Investigation	04
Fuel Burner Malfunction	01	Train Fire	01
Vehicle Fire	01	Gas Leak	01
Assist EMS	01	Dispatch / Cancel	04
MVA	10	Auto Fire Alarms	04
<u>CO Alarm</u>	<u>02</u>	Dumpster Fire	01
Total Calls	41		
EMS Calls	149		

Fire Marshal Report: February 2025

Plan Reviews:

1. PHL Terminal A East roof HVAC systems phase II
2. 9 Hog Island Road Corporate Hanger demolition of foam fire suppression system

Fire / Code Inspections and Acceptance Tests:

1. 401 Powhattan Ave., Flashback's Tavern and apartments
2. Motel 6 and Red Carpet Motel annual inspection
3. PHL American Airlines Premium Lounge rest room fire sprinkler
4. 427, 429, 431, Powhattan Ave Apartment Buildings annual inspection
5. Interboro High School kitchen hood fire suppression system
6. Terminal A East damper smoke detectors

Fire Investigations:

1. 103 Taylor Ave, Water Front Inn dumpster fire ignited by lit cigarette. The dumpster was relocated.

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: February 2025

Regular Trash	133	Tons
Bulk Trash	07	Tons
Yard Waste	10	Tons

- Serviced and stored all snow removal equipment
- Serviced and readied all landscaping equipment
- Removed various trees at Westinghouse Grove Park
- Elevated trees at fire station and Town Hall
- Cold patched various locations in Town

George Hinkle, Superintendent

Sanitation: Dennis R. Arthur, Chairman

Tinicum Township Wastewater Treatment Plant: February 2025

Total flow	25,711,000	gallons
Average Daily Flow	918,000	gallons
Total sludge	39,500	gallons (2.8 solids)
Methane Gas	39,000	cu ft.

- Investigated complaint and jetted sewer line on 300 block of S. Governor Printz Blvd.
- Installed new GFI outlet in storage shed
- Serviced plant vehicles

Louis Clark, Jr., Superintendent

Health & Recreation: Pat Barr, Chairman

Mr. Barr reported that basketball and hockey seasons have wrapped up. The girls U14 won the Championship basketball game. Mr. Barr thanked Ed Whelan and the volunteers that helped run the basketball league. Mr. Barr also thanked Ms. Jess Edmiston and all of the volunteers that helped run the hockey league as well.

Mr. Barr reported the following Health Inspections done during the past month. Motel 6 and Red Carpet Motels. Also investigated room complaints at the Red Carpet and Red Roof motels. Food inspections included Airport establishments Philly Tribute, British Airways Lounge, Brueggars Bagels, Smashburger and Hudson News. Other inspections included La Bella Dolce Italia Market, Wawa, and Riverside Yacht Club. All of the food establishments passed their inspections.

Commissioner McCarthy stated that the Township is making a concerted effort to enforce the ordinance governing extended stays at Hotels/Motels in the Township. Inspections are being made to ensure all Hotels/Motels are abiding by the ordinance.

Solicitor's Report: Sam S. Auslander, Esquire

Mr. Auslander reported that his office is still working with Tesla on their proposed electric charging stations at the Wawa store. Tesla is still sorting out issues on their end. Ivy Realty's subdivision application will be addressed within the next two months. Mr. Auslander's office is also working with PennDOT and Ivy on Ivy's Highway Occupancy Permit pertaining to Ivy's land development plan and a Maintenance and Operations Agreement for improvements required along 4th Avenue required by Ivy's plan.

Mr. Auslander reported there are no new developments in the Wu litigation and that it may be listed for trial in late fall or in early 2026. Regarding the Wawa litigation, briefs are due to the court in March 2025 and may be listed for court in the fall. There has been no further activity on the County Health Department litigation. There have also been no new developments regarding the Lutheran Church.

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

The Township Engineer reported that projects involving Taxiway's E, J, S, and Z at the Airport will be moving forward now that the winter months are behind us. Maintenance of runway 9R 27L will also begin to pick up as well. Regarding the new traffic signal timings, the contractor will be making some slight changes to the "detection" areas to increase the timing of the green phase by a few seconds. Some of the timing issues may be caused by the camera mounts and signal mast arms moving in high winds or bad weather. The "pre-emption" devices will be tested this coming week to ensure they are working properly. The Treatment Plan sludge heater is scheduled to be delivered near the end of May with its corresponding gas line installed in April. Installation of the heater is expected to be a 6-8 week project. Mr. O'Neill stated his office is working with the Wastewater Treatment Plant on renewing their license from the DEP and other regulatory agencies.

Manager's Report: David D. Schreiber

The Township Manager reported that PennDOT has reported several different issues with the construction to repair the bridge over Rt. 291. Initially, PennDOT reported that the West-bound lanes of the bridge would be completely closed with only one East-bound lane towards the airport. All West-bound traffic was going to be detoured to I-95 South to Wanamaker Ave. Subsequently, PennDOT has now decided that while West-bound lanes will still be closed, they will allow for two lanes on the East-bound side with one lane of traffic in both directions. The project is expect to take approximately 3 years with both sides of the bridge to be replaced and traffic routed over the West-bound and East-bound lanes as construction permits.

The Commonwealth Office and Management and Budget is working on closing out the RACP grant awarded to the Township for the acquisition and restoration of the Lazaretto Building. Documentation has been provided to the OMB and their consulting staff is reviewing.

While the Township continues to attend meetings about the ongoing issues surrounding Crozer Health Systems Emergency Management Services the meeting organizers continue to just re-iterate what the issues are. No potential solutions have been suggested.

Secretary's Correspondence – The Township received two requests this month. One from the Tincum Township Historical Society to use Governor Printz Park for their annual flea market and antique car show and one from the VFW hall to use Westinghouse Grove Park for their annual Easter egg hunt.

On a motion by Patrick Barr and second by Roger Joseph, the Board voted unanimously via voice vote to approve the request from the Tincum Township Historical Society to use Governor Printz Park for their annual flea market and antique car show on Saturday, June 14 as noted in their February 27 letter.

On a motion by Roger Joseph and second by Patrick Barr, the Board voted unanimously via voice vote to approve the request from Tincum Township VFW Fox-Smith Post 4845 to use the Cabin at Westinghouse Grove Park on Saturday, April 12 for their annual Easter Egg Hunt starting at 9:00.

Other Business – Commissioner Joseph participated in a “walk-through” of the new section of Interboro High School (who's estimated completion date is 2027) and stated that is coming along very well and looks great.

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

Mr. Zurdi Dobi, 200 Powhattan Ave, asked if the person arrested for entering vehicles was a Township Resident. The Board responded, Yes. Referred to the resignation motion for Donald Porter from the Planning Board and stated that the Board of Commissioners did not have a similar motion when Police Superintendent Edmiston retired. Asked what the issue was regarding the extended stays at the hotels in the Township. The Board responded that Township Code limits the length of time one may reside at a hotel/motel to 30 days. Referencing the renewal of the Wastewater Treatment Plant license, asked how often this needs to be done. The Board responded, every 5 years. Referencing a law suit from some years ago regarding the Waste Water Treatment Plant, asked if there have been any other alleged violations. The Board responded, No.

Referencing the Department of Governmental Efficiency within the Federal Government, suggested that the Township adopt a similar department. Mr. McCarthy stated that while Mr. Dobi is entitled to his opinion about how the Township is run, Mr. McCarthy believes that the Township has the right people doing the best job in each respective Township Department despite Mr. Dobi's constant criticism.

Commissioner McCarthy congratulated Commissioner Arthur on Mr. Arthur's retirement from his regular day job at the end of March 2025.

Adjournment of Meeting

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

Respectfully Submitted,
David D. Schreiber
Manager/Secretary