

February 18, 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:

Dennis Arthur, Commissioner  
Lisa Edmiston Commissioner  
Roger Joseph, Commissioner  
David D. Schreiber, Manager  
Dennis O'Neill, P.E. Engineer  
Michael Davey, Esq., Solicitor's Office

Commissioner Patrick Barr was absent from this meeting.  
Township Solicitor Sam Auslander, Esq., 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 opening prayer.

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

Mr. McCarthy reported that the bill list for February 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 February 2025 by a unanimous voice vote.

**Public Comments on Agenda Items:**

Mr. Zurdi Dobi, 200 Powhattan Avenue, referring to Item #8, Post-Retirement Benefits Memorandum of Understanding with Fraternal Order of Police, asked if this benefit would be for the rest of the Spouses life. The Board responded, Yes. Regarding Item #9 Adoption of Resolution 2025-003 Hotel/Motel Licensing Fees, commented that in 2009 Ordinance 833 pertaining to inspection fees was advertised. Mr. Dobi asked why an Ordinance was not being advertised pertaining to these new fees. Asked if a report of the “fees” requested from the County were obtained.

Mr. Dobi asked the Solicitor for an update on the Wawa, and Wu litigation. Regarding Item #12, Other Business, Mr. Dobi commented that the handouts he gave to the Board during the December 2024 Commissioner Meeting representing examples of other entities budgeting process were not mentioned in the December 2024 minutes. Mr. Dobi asked that the December 2024 Minutes be amended. Asked the Township Engineer to provide an explanation on the “phone call about 291”.

**COMMITTEE REPORTS:**

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

**Extension Land Development Application of Alliance HD at 76 Industrial Highway**

**ON A MOTION** by Roger Joseph and second by Lisa Edmiston the Board voted via unanimous roll call vote to accept applicant Alliance HD request to grant the Board an extension of time by which the Board must consider their “final” Land Development Application at 76 Industrial Highway. Said Land Development is to construct 3 warehouse/flex buildings consisting of 57,000 sq. ft., 45,375 sq. ft., and 50,985 sq. ft. and associated improvements. The extension shall be until April 30, 2025

**Post-Retirement Benefits Memorandum of Understanding with Fraternal Order Police**

**ON A MOTION** by Roger Joseph and second by Dennis Arthur the Board voted via unanimous roll call vote to enter into a Memorandum of Understanding with Lodge 27 of the Fraternal Order of Police regarding “post-retirement medical benefits”. Pursuant to the agreement entered into in 2018 with the FOP, spouses of retired officers are eligible for post-retirement medical benefits after the death of the officer, provided the benefits are coordinated with Medicare Parts A&B. This MOU will coordinate the movement of three officers and their spouse to said coverage.

**Adoption of Resolution 2025-003 Hotel/Motel Licensing Fees**

**PRIOR TO VOTING** on this item, Mr. Davey addressed Mr. Dobi’s question by stating that the existing Ordinance regarding the Fees allowed for a change in fee amounts via Resolution and did not require the drafting and advertising of a new Ordinance.

**ON A MOTION** by Roger Joseph and second by Lisa Edmiston the Board voted unanimously via roll call vote to adopt Resolution 2025-003 revising the Hotel / Motel / Inn License Fees to \$500 plus \$50 per room or unit; and all inspections and re-inspections in excess of one (1) hour to complete shall incur additional fees at the rate of \$150 per hour inspection.

**Tax Assessment Appeal of Louis Cicconi, Jr. for the property located at 815 4<sup>th</sup> Avenue, Tincum Township, Folio No. 45-00-01152-00**

**ON A MOTION** by Dennis Arthur and second by Roger Joseph the Board voted unanimously via roll call vote to approve the settlement of the Tax Assessment Appeal for 815 4th Avenue, Tincum Township, Delaware County, Pennsylvania fixing Tincum Township, County of Delaware and Interboro School District’s assessment as follows:

<u>Year</u>	<u>Assessment</u>	<u>FMV</u>
2021 & 2022	\$335,000	\$335,000
2023	\$291,200	\$400,000
2024	\$263,200	\$400,000
2025	\$246,000	\$400,000

Said settlement has been recommended by the Interboro School District, County of Delaware and the attorney for Property Owner.

**COMMITTEE REPORTS**

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

**January 2025 - The Code Enforcement Officer Issued:**

44 Certificates of Occupancies for a total of **\$ 6,250**

07 Building Permits for a total of **\$ 22,592**

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

**Police Report: January 2025**

Township Fines: **\$ 4,100** Of that amount, a total of **\$ 1,334** were Parking Tickets.

The department handled **372** 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

**Fire Company Report: January 2025**

Building Fire	09	Investigation	02
Vehicle Fire	01	Gas Leak	02
Assist EMS	07	Dispatch / Cancel	01
MVA	13	Auto Fire Alarms	11
Assist PD	01	Elevator Rescue	01
CO Alarm	01		
Total Calls	49		

**Fire Marshal Report: January 2025**

**Plan Reviews: NONE**

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

1. PHL Terminal A East damper smoke detector
2. Interboro High School Radio Operability Test
3. Annual Fire House sprinkler inspection and backflow prevention test

**Fire Investigations:**

1. LaQuinta Hotel – Fire Alarm Issue
2. LaQuinta Hotel – Outdoor mulch fire
3. 313 Taylor Avenue – Investigation of old fire damage

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: January 2025**

Regular Trash	152	Tons
Bulk Trash	08	Tons
Yard Waste	02	Tons

- Serviced all snow removal equipment
- Repaired snow plow
- Trimmed trees along trash truck routes
- Repaired rock salt shed
- Trimmed trees along sound barrier service road
- Elevated playgrounds at Gov Printz Park with top soil and mulch
- Installed new vehicle lift
- Opened tide gate a total of 10 hours to prevent flooding

**George Hinkle, Superintendent**

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

**Tinicum Township Wastewater Treatment Plant: January 2025**

Total flow	25,810,000 gallons	
Average Daily Flow	832,000 gallons	
Total sludge	52,500 gallons	(2.95 solids)
Methane Gas	34,022 cu ft.	

- Investigated sewer complaints on 400 block of Powhattan Ave and 300 block of Pontiac Street
- Removed clog at Clarion Hotel Pump Station
- Repaired Treatment Plant Valve
- Replaced back flow preventer at Little League Field Snack Bar
- Jetted sewer on 5<sup>th</sup> Avenue
- Installed new motor on Plant Pump

**Louis Clark, Jr., Superintendent**

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

Mr. Barr was absent from this meeting. Commissioner McCarthy reported that baseball and softball sign-ups are in progress and participants can use the Recreation website to register.

Local Health Inspections this month included: Dunkin Donuts and Smashburger at the Airport, and cleanliness complaints at the Quality Hotel, Red Roof Inn, and apartments at N. Gov Printz Blvd.

**Solicitor's Report: Sam S. Auslander, Esquire**

Mr. Auslander was absent from this meeting. Mr. Davey reported that the Wawa litigation continues at the Commonwealth Court level and briefs are due in March. Mr. Davey also reported that the Wu litigation is ongoing.

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

The Township Engineer reported that the phone call Mr. Dobi referenced was the Township advising residents that construction on the Rt. 291 Bridge is beginning in the near future. Mr. O'Neill reported that during the winter months there is only a small amount of outdoor work going on at the airport. The Corinthian Yacht Club has asked to erect an 8' fence around their pickle ball court and would like to ask the Board for some relief from the current fence regulations. The Board requested that the Corinthian send a formal letter requesting relief to be considered at the March meeting. A bid package for the sanitary sewer force main on Jansen Ave. will be prepared within the next month.

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

The Township Manager reported that the Township continues to attend meetings about the ongoing issues surrounding Crozer Health Systems Emergency Management Services in light of Prospect Medical's pending bankruptcy filings. These meeting are attended by members of Delaware County Council and other communities, however no resolution to the potential issues in providing EMS services has been determined. Construction to repair the bridge over Rt. 291 headed towards Scott Way was to being on or about March 1. However, PennDOT has announced that the work actually began during the week of February 14. The consultant working with PennDOT and the general contractor on the project to upgrade and synchronize the traffic signals along 291 is reviewing the timing sequences and any issues brought to their attention recently.

**Secretary's Correspondence** – The Township received a request from the Tincum Township Historical Society to use the Lazaretto Building to present a talk on Hog Island.

On a motion by Dennis Arthur and second by Lisa Edmiston, the Board voted unanimously via voice vote to approve the request from Tincum Township Historical Society to use the Lazaretto Building for a talk on Hog Island on Thursday, March 20.

**Other Business –** Commissioner Arthur referenced a notice from PennDOT and Prospect Park that PennDOT will be intermittently closing Rt. 420 on Wednesday, Thursday, and Friday during the week of Feb 18. There will be 15 minutes closures from 9:00 pm to 6:00am in order for PennDOT's contractor to put new bridge beams in place.

**Adjourn the Business Portion of Meeting**

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

**Public Participation**

Mr. Richard Powley, 443 Manhattan Street asked about the storm water derived from the new Tincum Island Road and whether or not it is being addressed. Mr. O'Neill responded that all of the new Storm Water management features of the road are now installed and completed and the runoff is being managed. Mr. Powley referenced what he stated were defects in the sidewalk and handicap ramp at his address and asked who is responsible for repairs. Mr. O'Neill responded that his office did look at the site and that the handicap ramp appears to be in good condition but that there are several blocks that appear to need repairs and that sidewalks are the responsibility of the homeowner. Mr. Powley also stated that drivers are going through the stop sign at new Tincum Island Road and that signs are knocked down.

Mr. Walt Ludwig stated that the light at the Smart Park parking lot on 2<sup>nd</sup> Street was “blinding” to drivers. Stated that the new timing of the traffic signal lights at 4<sup>th</sup> Avenue between North and South Governor Printz Blvd does not give vehicles enough time to get through both intersections without stopping at each one.

Mr. Zurdi Dobi asked about the cost of the zoning ordinance changes enacted in 2024. Mr. Arthur responded that total costs were approximately \$5,700 (mail \$500, office supplies \$100, legal \$4,000, administrative \$500, advertising \$600)

Mr. Dobi referenced an incident at the airport whereby someone was shot and killed and asked if that occurred in Tinicum Township. The Board responded, No. Asked that the minutes for December 2024 be amended to reference the budget related information he provided to the Board in December. Referred to the timing of the traffic light signals at 4<sup>th</sup> Avenue so that a vehicle can travel between S. Gov Printz and N. Gov Printz without encountering a red signal. Referenced trash at Rt. 420 and the entrance to south I-95.

### **Adjournment of Meeting**

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

Respectfully Submitted,  
David D. Schreiber  
Manager/Secretary