

December 15, 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
Lisa Edmiston, Commissioner
David D. Schreiber, Manager
Dennis O'Neill, P.E. Engineer's Office
Sam S. Auslander, Esq., Solicitor

Commissioners Dennis Arthur and Roger Joseph were absent from this meeting.

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

Prior to the start of the Commissioner's normal regular agenda, Mr. Robert (Bob) Thomas of Campbell Thomas & Company presented the Mini Parks Recreation and Open Space plan for the Township Bob's company has been working on. This study was designed to provide guidance and recommendations on improvements and enhancements to the Township's open spaces and was funded by a grant from Delaware County.

After Mr. Campbell's presentation, Board President McCarthy resumed the regular agenda.

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3. ON A MOTION by Patrick Barr and second by Lisa Edmiston, the minutes of the November 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;

4. ON A MOTION by Patrick Barr 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 December 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 Patrick Barr the bill list will be paid for the month of December 2025 by a unanimous voice vote.

6. Public Comments on Agenda Items:

There were no Public Comments on Agenda Items.

COMMITTEE REPORTS:

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

7. Adoption of the 2026 Township Of Tinicum Financial Budget

PRIOR TO VOTING on this item, the Township Secretary/Manager read the budget to the public in attendance. There were no comments from the public after the reading.

ON A MOTION by Patrick Barr and second by Lisa Edmiston the Board voted via unanimous roll call vote to approve and adopt the Township of Tinicum 2026 Budget as read by the Township Secretary and authorizing the corresponding notice to be placed in the Delaware County Daily Times.

8. Adoption of Mini Parks, Recreation, Open Space (PROS) Plan

ON A MOTION by Lisa Edmiston and second by Patrick Barr the Board voted via unanimous roll call vote to adopt the Mini PROS Plan prepared by Campbell Thomas Consulting Group that outlines suggestions and recommendations for the Township's parks and open space areas.

9. Extension of Land Development Application for 1 Hotel Group at 101 / 103 Taylor Avenue

ON A MOTION by Patrick Barr and second by Lisa Edmiston the Board voted unanimously via roll call vote to accept applicant 1 Hotel Group LLC request to grant the Board an extension of time by which the Board must consider Hotel Group's land development application at 101/103 Taylor Avenue. Said land development application is to construct two new hotels on the site of the current Holiday Inn Express. The extension shall be until March 31, 2026

10. Adoption of Ordinance 2025-933 Regulating Electric Bicycles, Scooters and Skateboards

ON A MOTION by Patrick Barr and second by Lisa Edmiston the Board voted unanimously via roll call vote to adopt Ordinance 2025-933 establishing regulations for operating, age restrictions, and limitations for Electric Bicycles, Electric Scooters, and Electric Skateboards

11. Tax Assessment Appeal of 100 Airport KPG III LLC (100 Stevens Drive) Docket # CV 2024 010397

PRIOR TO VOTING on this item, Solicitor Auslander stated that the current assessment on this property is \$13,685,000 and has been vacant since 2020

ON A MOTION by Lisa Edmiston and second by Patrick Barr the Board voted unanimously via roll call vote to approve the settlement of the tax assessment appeal of 100 Stevens Drive (folio 45-00-00504-01) The proposed settlement will fix the property assessments as follows: 2025 \$4,920,000 and 2026 \$4,013,100. Said settlement has been recommended and accepted by the Interboro School District and property owner's counsel

12. Purchase of Open Space Properties at 4th Avenue and Chippewa Street

ON A MOTION by Patrick Barr and second by Lisa Edmiston the Board voted unanimously via roll call vote to authorize the President of the Board of Commissioners to execute any and all reasonable and necessary documents required to purchase and acquire the property at 4th Ave and Chippewa St. (Folios 45-00-00428-00 and 45-00-00429-00) for the purpose of obtaining access to the Long Hook Creek and preservation of open land from present owners Tincum Island Properties, LLC. The purchase price of \$50,000 plus closing costs will be covered by the Township's MS4 fund

13. Advertisement of Civil Service Test for the Hiring of New Patrol Officers

ON A MOTION by Patrick Barr and second by Lisa Edmiston the Board voted unanimously via roll call vote to instruct the Township Manager to advertise a Civil Service Test for the purpose of hiring new Patrol Officers for the Tincum Township Police Department.

14. Land Development Application of William Betz, Jr., Inc. at 320 S. Governor Printz Blvd.

ON A MOTION by Lisa Edmiston and second by Patrick Barr the Board voted unanimously via roll call vote to approve the Land Development Application of William Betz, Jr., Inc at 320 S. Governor Printz Blvd. Said Land Development Application is to construct a 1 story, 1,250 sq.ft. addition on the west side of their existing wholesale/warehouse building. Approval is contingent and subject to the terms and provisions outlined in the Township Engineer letter of December 9, 2025.

15. COMMITTEE REPORTS

Code Enforcement Report – Roger Joseph, Chairman

November 2025 - The Code Enforcement Officer Issued:

09 Certificates of Occupancies for a total of **\$ 1,325**
09 Building Permits for a total of **\$ 9,373**

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

Police Report: November 2025

Township Fines: **\$ 4,100** Of that amount, a total of **\$ 1,335** were Parking Tickets. The department handled **444** incidents and made **18 criminal** arrests **18 of** those criminal arrests were adults **00** of those criminal arrests were juveniles. Out of those juveniles **00** of the juveniles were handled within the Department and Released. **00** animals were taken into custody

Fire Company Report: November 2025

Wires	01	CO Alarm	02
Gas Leak	02	MVA	06
Brush Fire	02	Auto Fire Alarms	11
Assist EMS	<u>01</u>		
Total Calls	33		

Fire Marshal Report: November 2025

Fire Code Violations and Investigations:

1. 1201 and 1203 4th Avenue have corrected their faulty chimney liner issue by installing a new liner
 2. 50 W Powhattan Avenue. Investigated automatic fire alarm issue where the fire sprinkler flow switch was malfunctioning.
- Also attended varios DELCO EMS meetings and training sessions.

Ray Lonabaugh, Fire Marshal

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

Trash removal for the month of November 2025

Regular Trash 138 Tons
 Bulk Trash 10 Tons
 Yard Waste 5 Tons

- Repaired Salt Shed at Public Works Garage
- Continue to pick up leaves at curbside
- Decorated Town Hall for Christmas Season
- Completed winter maintenance on vehicles
- Remolded Public Works Garage break room
- Removed tree at 629 N. Gov Printz Memorial Building
- Removed fallen tree at I-95 sound barrier
- Picked up and delivered donated Thanksgiving dinners
- Removed falling wall from Seaplane Hangar

George Hinkle, Superintendent

Sanitation: Dennis R. Arthur, Chairman

Tinicum Township Wastewater Treatment

November 2025

Total flow	25,378,000 gallons	
Average Daily Flow	845,000 gallons	
Total sludge	34,500 gallons	(2.6% solids)

- Replaced valve on chlorine tank
- Passed state inspection on plant truck
- Flushed plant filter arms
- Cleaned out plant garage
- Continue work on installing new sludge heater

Louis Clark, Jr., Superintendent

Health & Recreation: Pat Barr, Chairman

Mr. Barr reported that hockey and basketball season are getting under way.

Regarding the Board of Health, Mr. Barr reported the following:

New Philly Diner passed their exterminator examination; Tinicum School passed their bi-annual inspection; Health Officer Cindy Joseph passed her SafeServe Instructor and Proctor certification.

Solicitor's Report: Sam S. Auslander, Esquire

Mr. Auslander reported that oral arguments for the Wawa litigation was scheduled for February 2026. The Wu litigation is scheduled for trial in January 2026. The Zoning Ordinance affecting the Piasecki property has been tabled until February. The Solicitor's office has sent the Piasecki's a letter advising what the Board is willing to consider. No reply has been received yet.

Mr. Auslander addressed the Board on his final meeting as the official Township Solicitor. Mr. Auslander will be working a reduced role in the coming years and the Township Solicitor-ship will be filled by another attorney. Mr. Auslander thanked the Board for their work together over 26 years and highlighted some of the projects that he and the Board worked on.

The Board expressed its sincere appreciation for Mr. Auslander's service and noted that the next Solicitor will have very big shoes to fill. Mr. Auslander was presented with an appreciation gift from the Commissioners.

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

Mr. O’Neill reported his office will assist in reviewing plans for the newly announced cruise terminal to be constructed in Tinicum Township and provide comments, suggestions, and guidance to the Board of Commissioners.

Manager’s Report: David D. Schreiber

Regarding the new Norwegian Cruise Line Terminal recently announced in the news, the Township Manager advised the public that Philaport had approached the Board of Commissioners some months ago about the prospect of this plan. The Board had asked Philaport to appear at the Commissioner’s meeting in September, in October, and in November to address the public so that residents did not hear about the idea in the newspaper. Philaport stated they would do so, but wound up making an announcement in the news.

The applicant for the proposed billboard at Stevens Drive has asked that their application be tabled for the time being. The Airport is in the process of moving an electrical substation from the basement (below grade) of a building straddling the Tinicum Township / Philadelphia border to the rooftop of said building. No new “on ground” construction is proposed. The Airport has asked the Board of Commissioners to waive the Land-Development requirement. However, as there is no “on ground” construction but only a unit being place on the roof portion mostly in Philadelphia, there is no Land Development required.

Secretary’s Correspondence – David D Schreiber

There was no correspondence this month

Adjourn the Business Portion of Meeting

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

Public Participation

There was no public comment given.

Adjournment of Meeting

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

Respectfully Submitted,
David D. Schreiber
Manager/Secretary