

September 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
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

Township Solicitor Sam Auslander, Esq., was absent from this meeting. The Solicitor's Office was represented by Mr. Michael Davey, Esq.

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

Prior to the start of the evening's regular agenda, Mr. McCarthy asked for a moment of silence in memory of the recent passing of former Public Works Superintendent Walter Lee, Sr., former Township Solicitor and Common Pleas Judge Barry Dozer, and Mr. Charlie Kirk.

After the moment of silence, Mr. McCarthy addressed the "assassination" of Mr. Kirk, stating that the "discourse" in the Country has become more pronounced and contentious where people on different sides of an issue cannot "agree to disagree" any more. Mr. McCarthy called what is happening within the Country and what happened to Mr. Kirk "an abomination". Mr. McCarthy stated that he is a "live and let live" person no matter what one chooses to believe or how they live. Mr. McCarthy commended the Township's current state representatives Ms. Young and Mr. Williams, but stated that "others" just want to take advantage of all that Tincum has to offer. Mr. McCarthy spoke about how some in office only want to "take" from Tincum while giving nothing and that Tincum seems to be "on its own". Mr. McCarthy stated that for himself and the Board, they will continue to serve Tincum unselfishly as they have for their whole life's without asking anything in return.

Mr. McCarthy also read a letter (attached) received recently from a resident that cites many of the good things that Tincum does.

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

4. 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 Dennis Arthur and second by Roger Joseph, the reports were accepted and approved as submitted by a unanimous voice vote.

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

ON A MOTION by Roger Joseph and second by Lisa Edmiston the bill list will be paid for the month of September 2025 by a unanimous voice vote.

6. Public Comments on Agenda Items:

Mr. Zurdi Dobi, 200 Powhattan Avenue, regarding Item #11, 2026 Minimum Municipal Obligations, referenced the MMO for last year and the number of retirees receiving benefits and asked for confirmation on the number of retired employees collecting benefits and disability benefits. Regarding Item #12, Extension of Land Development Application of Alliance HD at 76 Industrial Highway, asked what the extension date would be. Regarding Item #16, Raith Land Development Application at 140 Powhattan Ave., asked for the status of the Zoning relief requested. Asked for the purchase price of the Township Manager vehicle obtained in 2024. Asked the Engineer for an update on any meetings with the Airport. Asked the Solicitor if the "pre-trial conference" for the Wu litigation was open to the public. Asked for an update on the Wawa litigations.

Mr. Dobi referenced President Trump's Executive Order of February 2025 regarding men participating in women's sports and asked the Board of Commissioners to adopt a resolution in support of the President's order.

COMMITTEE REPORTS:

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

7. Industrial Heritage Corridor Overlay District (2)

PRIOR TO VOTING on this item, the Township Engineer commented that this motion stems from the property owner's efforts to develop and construct a new project at the Stevens Drive property where there is currently an office building.

ON A MOTION by Patrick Barr and second by Roger Joseph the Board voted unanimously via roll call vote to instruct the Township Solicitor to draft and advertise an amendment to the Township Zoning Ordinance, Chapter 395, creating an Industrial Heritage Corridor Overlay District 2 in the area of Stevens Drive, Lots 1 and 4.

8. Ratify Advertising of Ordinance 2025-933

PRIOR TO VOTING on this item, the Township Manager commented that this motion is in reference to the discussions over the past few Commissioner Meetings to provide Advanced Life Support ambulance service to Township Residents by forming a consortium of sorts among the 4 Interboro School District municipalities as well as Ridley Park. The Board advertised its intent to enter into an Intergovernmental Agreement with these municipalities on September 8, 2025. However, having had no meeting to approve the advertisement ahead of time, this motion is meant to ratify the Board’s intention to publish the advertisement and adopt the Ordinance.

ON A MOTION by Roger Joseph and second by Lisa Edmiston the Board voted unanimously via roll call vote to ratify the advertisement of notice (published on Sept 8, 2025) to adopt Township Ordinance 2025-933 of Tinicum Township establishing Appendix Chapter A-500 approving and authorizing the execution of an Intergovernmental Cooperation Agreement for the purposes of providing emergency medical services.

9. Adoption of Ordinance 2025-933 ALS Intergovernmental Cooperation Agreement

ON A MOTION by Roger Joseph and second by Lisa Edmiston the Board voted unanimously via roll call vote to adopt Ordinance 2025-933 allowing the Township to enter into an Intergovernmental Cooperation Agreement with various communities to provide Advanced Life Support Ambulance Service to community residents.

10. Execution of Service Agreement with Mercy Management of Southeastern Pennsylvania (MMSEPA) for Advanced Life Support Ambulance Service

ON A MOTION by Roger Joseph and second by Lisa Edmiston the Board voted unanimously via roll call vote to enter into a Service Agreement with Mercy Management of Southeastern Pennsylvania (MMSEPA) providing for Advanced Life Support Ambulance Service to Tinicum Township and surrounding communities for a 1year period at a cost of approximately \$125,000 per year. Said Agreement may be renewable each year up to 5 years.

11. 2026 Minimum Municipal Obligations for the Township’s Police and Non-Uniform Pension Plans

PRIOR TO VOTING on this item, the Township Secretary read the Township’s Financial Requirement and Minimum Municipal Obligation for 2026

ON A MOTION by Roger Joseph and second by Patrick Barr the Board voted unanimously via roll call vote to adopt the Township’s 2026 Minimum Municipal Obligations for the Township’s Police and Non-Uniform Pension Plans in the amounts of \$ 908,311 and \$ 00 respectively.

12. Land Development Application of Alliance HD at 76 Industrial Highway

ON A MOTION by Roger Joseph second by Patrick Barr the Board voted unanimously via roll call vote to accept applicant Alliance HD request to withdraw their Land Development application at 76 Industrial Highway. Applicant states they are presently unable to address/satisfy some outstanding issues and comments in a prompt fashion and believes withdrawing their request is in the best interest of all involved.

13. 2026 Budget Workshop Meeting Advertisements

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 the dates of Wednesday, November 12 and Wednesday, November 19 for the Township's 2026 Budget Workshop meetings.

14. Resolution 2025-005 Delaware County Vision Zero

ON A MOTION by Roger Joseph and second by Lisa Edmiston the Board voted unanimously via roll call vote to adopt Resolution 2025-005 in support of Delaware County Vision Zero to eliminate traffic fatalities by 2050.

15. Resolution 2025-006 Related to Ivy Airport Properties LLC Project Authorization to Execute Highway Occupancy Permits

ON A MOTION by Dennis Arthur and second by Patrick Barr the Board voted unanimously via roll call vote to adopt Resolution 2025-006 authorizing the Board to execute the Township's application and submission of Highway Occupancy Permit No. 280956 and Highway Use Agreement/Right-of-Entry for Landscape Installation and Maintenance Agreement.

16. Resolution 2025-007 Raith Land Development Application at 140 Powhattan Ave.

ON A MOTION by Roger Joseph and second by Patrick Barr the Board voted unanimously via roll call vote to adopt Resolution 2025-007 approving the Preliminary/Final land development application of James Raith to construct a 30' by 50' Pole Barn, paved driveway extension and storm water management facility on an existing lot at 140 Powhattan Ave, Lester. Said approval shall be subject to the safeguards and conditions described in the Board's Record of Decision dated September 15, 2025.

17. Settlement of Tax Assessment Appeal of Donald Dallal, Jr. for 208 Governor Printz Blvd (Folio 45-00-02288-00)

ON A MOTION by Roger Joseph and second by Lisa Edmiston the Board voted unanimously via roll call vote to enter into a Court Stipulation resolving the Tax Assessment Appeal of Donald Dallal, Jr. for the property located at 208 N. Governor Printz Boulevard. Said Stipulation will set the annual tax assessment from \$579,300 as of January 2022 to the following:

2022	\$543,000	2023	\$407,680	2024	\$414,540	2025	\$399,750
2026	\$384,111						

This stipulation has been recommended for settlement by the Interboro School District and the Property Owner.

18. Release #5 to AP Construction for Repairs to Township Marina

ON A MOTION by Patrick Barr and second by Roger Joseph the Board voted unanimously via roll call vote to approve Release #5 for the repairs to the Township's marina in the Amount of \$ 137,610 payable to AP Construction of Philadelphia Pa. The release has been reviewed and recommended for payment by the Township Engineer

19. COMMITTEE REPORTS

Code Enforcement Report – Roger Joseph, Chairman

July 2025 - The Code Enforcement Officer Issued:

27 Certificates of Occupancies for a total of \$ 4,025
11 Building Permits for a total of \$ 17,571

Code Enforcement Report - August 2025

38 Certificates of Occupancies for a total of \$ 5,325
08 Building Permits for a total of \$ 28,226

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

Police Report: July 2025

Township Fines: \$ 6,335 Of that amount, a total of \$ 1,755 were Parking Tickets.

The department handled 456 incidents and made 12 criminal arrests

12 of those criminal arrests were adults

00 of those criminal arrests were juveniles.

00 animals were taken into custody

August 2025

Township Fines: \$ 6,401. Of that amount, a total of \$ 1,639 were Parking Tickets.

The department handled 486 incidents and made 24 criminal arrests
23 of those criminal arrests were adults
01 of those criminal arrests were juveniles.
00 animals were taken into custody

Fire Company Report: **July 2025**

Building Fire	02	Hazmat	01
Vehicle Fire	02	CO Alarm	03
Brush Fire	01	Fuel Spill	01
Water Rescue	01	Assist EMS	02
Dispatch/Cancel	06	Elevator Rescue	01
MVA	12	Auto Fire Alarms	17
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Total Calls	49		

August 2025

Building Fire	04	Assist PD	01
Vehicle Fire	01	CO Alarm	01
Brush Fire	01	False Call	01
Water Rescue	01	Assist EMS	07
Dispatch/Cancel	04	Elevator Rescue	01
MVA	09	Auto Fire Alarms	16
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Total Calls	47		

Fire Marshal Report: **July 2025**

Plan Reviews

1. 9 Hog Island Road Corporate Hangar, foam removal review
2. 5 Hog Island Road Corporate Hangar, Fire Alarm system

Inspections and Acceptance Tests:

1. 5 Hog Island Road fire alarm system
2. Energy Transfer hydrostatic test of underground pipeline

August 2025

Plan Reviews

1. 7 Hog Island Road, FG Aviation, LLC Corporate Aircraft Hangar Fire Suppression Foam (AFFF) System Removal

Inspections and Acceptance Tests:

- Red Roof Inn Fire Code Inspection
- Travel Lodge Fire Code Inspection
- Motel 6 CO Inspection
- Red Carpet Inn CO Inspection
- Lou Turks Fire Code Inspection
- Fantasy Boutique Fire Code Inspection
- PHL Terminal A East Phase II Fire Alarm Acceptance Test
- PHL Berwind Corporate Aircraft Acceptance Test for Temp CO
- Interboro High School Fire Alarm Acceptance Test, 2nd Floor

Investigations:

1. 45 Industrial Highway, Quality Inn. Found burned towel and non-working alarms in several rooms

Issued Fire Code violation notice to owner/occupant of 325 S. Governor Printz Blvd. 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 July 2025

Regular Trash	181	Tons
Bulk Trash	09	Tons
Yard Waste	16	Tons
Street Sweepings	09	Tons

- Continue to spray for weeds
- Continue landscaping activities
- Continue to maintain ball fields
- Continue bi-weekly street sweeping
- Trimmed trees at Gate 81
- Installed “No Loitering” and “No Soliciting” signs at 629 N. Gov Printz
- Elevated trees and removed tree at Manor Field
- Prepped Manor Field for National Night Out
- Began annual street lining/stripping
- Continue mosquito spraying
- Cut and cleaned out various drainage ditches along RR

August 2025

Regular Trash	173	Tons
Bulk Trash	12	Tons
Yard Waste	05	Tons
Street Sweepings	09	Tons

- Continue to spray for weeds
- Continue landscaping activities
- Continue to maintain ball fields
- Continue bi-weekly street sweeping
- Continue mosquito spraying
- Removed tee at Saude Alley
- Removed street plate cover on Jansen Ave near RR tracks
- Completed crosswalk painting at Tincum School
- Prepped Fire House for funeral of Walter E. Lee, Sr.

George Hinkle, Superintendent

Sanitation: Dennis R. Arthur, Chairman

Tincum Township Wastewater Treatment

July 2025

Total flow	40,303,000	gallons
Average Daily Flow	1,301,000	gallons
Total sludge	69,000	gallons (2.7% solids)
Methane Gas	24,555	cu ft

- Cleaned out sewer line at Town Hall
- Serviced Plant vehicles
- Painted restroom and trickling filters at Plant
- Trimmed trees at Ramada Pump Station

August 2025

Total flow	28,996,000	gallons
Average Daily Flow	935,000	gallons
Total sludge	56,000	gallons (2.9% solids)
Methane Gas	8,846	cu ft

- Investigated sewer complaint in 500 block of Saude Ave. and jetted sewer main
- Repaired secondary digester gas system
- Unclogged valve on secondary digester
- Serviced jet trailer
- Cleaned wet well at Manor Station

Summer employees went back to school. They did a great job

Louis Clark, Jr., Superintendent

Health & Recreation: Pat Barr, Chairman

Mr. Barr reported that soccer sign-ups for fall are complete. Unfortunately, enough players signed up to form only one 10U team. Other children that signed up will be directed to other leagues/towns.

Mr. Barr reported that the following establishments passed their annual Health Inspection: Illy Café, Good 2-Go, Gachi Sushi & Noodle, Pennsylvania Wine Co., Jack Duggans, Yard's Café, Stellar News, Philly Diner, Theresa Detomo, Lou Turks, 291 DVD and Video, Family Style Pizza, Getaway Café, America's Pie, American Express Centurion Lounge. Rooms 290 and 180 at Motel 6 were closed for repairs, inspected mold and smoke alarm complaints at Travel Lodge rooms 523 and 525.

Solicitor's Report: Sam S. Auslander, Esquire

Filling in for Mr. Auslander, Mr. Davey reported that a pretrial conference is for attorney's and is not a public forum. Briefs for the Wawa litigation have been submitted and the parties are awaiting a court date. Mr. Davey's office is working on the legalities of vacating the old/former Tinicum Island Road.

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

Mr. O'Neill reported there were no PHL airfield meetings in July or August. There was a brief meeting in September to discuss a new "sub-station" at Terminal A East. Mr. O'Neill's office is working on submitting the annual MS4 report.

Manager's Report: David D. Schreiber

The Township Manager reported that the Board will be holding a Public Hearing for a zoning change to the Heavy Industrial zoning district during its October 2025 meeting. Notice has been provided to the affected property owners and advertisements will appear during the first two weeks of October. The Board will also be holding a Conditional Use hearing during their October meeting for a proposed new corporate hanger in the Special Use zoning district. Treatment Plant's new sludge heater should be installed by the end of this summer. The Township is working with the surrounding communities on an Intergovernmental Agreement regarding the provision of Advanced Life Support ambulance service via a third-party vendor. Regarding the Lazaretto Grant, the Township Manager stated that despite Mr. Dobi's statements to the contrary, the Township has advised the public the Lazaretto Grant has been extended annually for some time, the latest through April of 2026 and that the Office of Management and Budget is aware of the Wu litigation.

Secretary's Correspondence – David D Schreiber There was no correspondence this month.

20. Other Business – There was no Other Business discussed this month

21. 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.

22. Public Participation

Ed Rubillo, Wyandotte Street, asked the Board to address the “Spiffy” vans parking on the street near his residence.

John Detweiler, LaGrange Ave., referenced an incident on his street during the annual block party held earlier in September. Mr. Detweiler stated that the street was blocked so that he could not exit his street. The barrier was moved after the police were called. However later that evening at around 11:00 Mr. Detweiler noticed that one of the barriers was placed in his driveway, preventing him from driving his car from the driveway in the event of an emergency. Commissioner Joseph stated he would speak to the block party organizers.

Keith Zurinsky added that he does not believe that the street should be blocked by anyone’s personal vehicle. Mr. Joseph stated he would address it.

Elaine Manning, Second Street, stated that there are people in Gov Printz Park after hours with golf carts and kids riding “e-bikes” in “dangerous situations”. Ms. Manning was advised to call the police when she sees such activity.

Zurdi Dobi, 200 Powhattan Ave, asked when and for how much the vehicle the Township Manager drives was purchased. Asked for a trash can to be placed at the Wawa store. Asked if the Township’s annual audit has been completed. The Board responded, No. Asked if Mr. McCarthy’s statement at the beginning of the meeting was in reference to Charlie Kirk being killed, and then referred to President Trumps February 2025 Executive Order regarding men participating in women’s sports and asked the Board to adopt a resolution in support of the Order. Mr. Dobi made reference to towns in New Jersey that refused to abide by the President’s request to lower flags to half-staff in light of Mr. Kirks death. Asked the Board to record and post its public meetings. Mr. Dobi stated that his previous questions about last year’s Township audit were not answered.

23. 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