

COMMISSIONERS MEETING AGENDA

SEPTEMBER 16, 2024 – 6:30 P.M.

1. Meeting called to order.

2. Pledge of Allegiance to the Flag.

3. **Approval of Minutes from the July 2024 Commissioner Meeting**

4. **Approval of Treasurer's and Secretary's Reports**

5. **Payment of Bills for the month of September 2024**

6. **Public Forum**

7. **Highway Landscaping Maintenance and Operations Agreement at 4th Avenue with Ivy Realty**

Motion to authorize the Board of Commissioners to enter into a Highway Landscaping Maintenance and Operations (M&O) Agreement with Ivy Realty for certain improvements to be constructed at 4th Avenue. Said improvements include installation and maintenance of landscaping at Fourth Avenue. The agreement will provide financial responsibility and security by the Developer to ensure operations and maintenance.

8. **Mini Parks, Recreation, and Outdoor Space (Mini PROS) Plan Project**

Motion to authorize the Board of Commissioners to instruct the Township Engineer's Office to solicit qualified licensed Land Planners to complete the Mini PROS Plan project granted by Delaware County's Planning Department.

9. **Extension of the Agreement pertaining to the Access Gate 81 Detour**

Motion to authorize the Board of Commissioners to execute an Amendment to the Indemnification Agreements signed in July 2024, to use the emergency Access Gate 81 as a detour with respect to the Relocated Tincum Island Road construction project subject to the receipt of signed Agreements from the City of Philadelphia. The extension shall be through November 30, 2024.

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

Motion to authorize the Board of Commissioners 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 November 30, 2024.

- 11. Extension of Land Development Application for Alliance HD at 76 Industrial Highway**
Motion to authorize the Board of Commissioners to accept applicant Alliance HP 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 October 31, 2024
- 12. Retention of Sam Warshawer, Jr., Esquire as Non-Binding Mediator in the Litigation of Wu v. Vitetta Group and Tincum Township**
Motion to authorize the Board of Commissioners to retain and appoint Sam L Warshawer, Jr., Esq. in non-binding mediation of the matter before the Delaware County Court of Common Pleas Wu v. Vitetta Group and Tincum Township as it relates to the project to restore the Historic Lazaretto Building. Said non-binding mediation shall be at an initial cost of \$2,550 to each party and thereafter at an hourly cost of \$425 per hour to be shared among all parties.
- 13. Appointment of Crossing Guards**
Motion to authorize the Board of Commissioners to appoint Ms. Ida Mae Sinclare of Essington and Ms. Annette Betts of Lester as Alternate Crossing Guards at the rate of \$15/hr. on an as needed basis.
- 14. Appointment of Full Time Employee at Public Works Department**
Motion to authorize the Board of Commissioners to appoint Mr. John Lynch as a full time employee at the Township’s Public Works Department at a rate of \$18.09/hr. including benefits.
- 15. Extension of Subdivision Application of Ed Rubillo at 117 Seneca Street**
Motion to authorize the Board of Commissioners 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 November 30, 2024
- 16. Revision to Chapter 70 of the Township Code – Alcoholic Beverages**
Motion to authorize the Board of Commissioners to instruct the Township Solicitor to review, draft and advertise a revision to Chapter 70 of the Township Code governing the consumption of alcohol beverages in Township parks. Said amendment would allow for consumption of alcohol beverages in Township parks only at Township sponsored events
- 17. 2025 Minimum Municipal Obligations for the Township’s Police and Non Uniform Pension Plans**
Motion to authorize the Board of Commissioners to adopt the Township’s 2025 Minimum Municipal Obligations for the Township’s Police and Non Uniform Pension Plans in the amounts of \$732,597 and \$31,804 respectively
- 18. 2025 Budget Workshop Advertisements**
Motion to authorize the Board of Commissioners to instruct the Township Manager to advertise the dates of Wednesday, November 13 and Wednesday, November 20 for the Township’s 2025 Budget Workshop meetings

19. Re-Affirmation/ Re-Adoption of TESLA Land Development

Motion to authorize the Board of Commissioners to re-affirm and re-adopt Resolution 2024-005 adopted March 18, 2024 granting approval of the Preliminary/Final Land Development Application of TESLA to construct and install twelve (12) EV (electric vehicle) charging stations at the existing Wawa Store at 600 S. Governor Printz Blvd. Said approval shall be subject to the conditions and safeguards attached to the Resolution.

20. Public Hearing and Notice of Intent to Adopt two (2) Zoning Ordinance Amendments

Motion to authorize the Board of Commissioners to instruct the Township Solicitor to draft and provide the required Notices for a Public Hearing and Notice of Intent in connection with two (2) Ordinances (1) rezoning properties on the 100, 200 and 300 blocks of Powhattan Avenue from a C-1 Commercial District to an R-2 Residential District; and (2) deleting multi-family building and multi-family unit (apartment) above a commercial use as a permitted use in the C-2 Commercial District

21. Revision to Chapter 139 of the Township Code – Fire and Rescue Services Fees

Motion to authorize the Board of Commissioners to instruct the Township Solicitor to review, draft and advertise a revision to Chapter 139 of the Township Code governing the establishment of fees the Tinicum Township Fire Company may initiate for the delivery of fire and rescue services for motor vehicle accidents and highway incidents. Said revision would allow for the Fire Company to expand initiating fees to a broader array of incidents including hazardous abatement, environmental incidents, rescue responses, and others.

22. Committee Reports (Code, Police, Fire, Public Works, Sanitation, etc.)

- Recreation & Health
- Solicitors Report
- Engineer’s Report
- Manager’s Report
- Secretary Report – 2 Motions:

Motion to authorize the Board of Commissioners to allow the Tinicum Township Historical Society to hold a program on the Hog Island Ship Yard on September 20 at the Lazaretto Building.

Motion to authorize the Board of Commissioners to approve the request of Mr. Lorenzo Graciano at 137 Putcan Avenue to erect a 6’ tall privacy fence along the Second Street side of his “front” yard.

23. Other Business:

24. Adjournment of Business Portion of the Meeting

25. Public Participation

26. Adjournment of Meeting