

December 16, 2024 @ 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, Vice President
Dennis Arthur, Commissioner
Lisa Edmiston Commissioner
Roger Joseph, Commissioner
David D. Schreiber, Manager
Sam Auslander, Esq., Solicitor
Dennis O'Neill, P.E. Engineer

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.

* * * * *

Prior to the start of the Regular Commissioner Meeting at 6:30, the Board held a Conditional Use hearing to present the application of the City of Philadelphia's Department of Aviation and their proposal to reconstruct Taxiway S east of Runway 17-35. A transcript of the Conditional Use Hearing is provided under its own, separate cover.

At the conclusion of the Conditional Use Hearing, Commissioner McCarthy resumed the Regular Monthly Commissioner Meeting at 6:45pm.

ON A MOTION by Lisa Edmiston and second by Patrick Barr, the minutes of the November 2024 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 Patrick Barr and second by Roger Joseph, the reports were accepted and approved as submitted by a unanimous voice vote.

Mr. McCarthy reported that the bill list for December 2024 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 December 2024 by a unanimous voice vote.

Public Comments on Agenda Items:

Mr. Zurdi Dobi, 200 Powhattan Avenue, referring to Item #10, Tax Assessment Appeal of Pennallen Corp (UPS), stated that in light of Delaware County raising taxes “25%” the Board of Commissioners should not vote in favor of the settlement of the tax assessment appeal. Regarding Item #7, Adoption of the 2025 Township of Tincum Financial Budget, objected to the way the motion was written in that the motion did not note the millage rate and that the budget included an increase for the Township Manager. Asked the Board to introduce a motion to terminate the Township Manager and appoint the President of the Board as Manager

COMMITTEE REPORTS:

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

Adoption of the 2025 Township of Tincum Financial Budget

ON A MOTION by Roger Joseph and second by Patrick Barr the Board voted via unanimous roll call vote to approve and adopt the Township of Tincum 2025 Budget as read by the Township Secretary and authorizing the corresponding notice to be placed in the Delaware County Daily Times.

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

Prior to voting on this items, Commissioner Arthur asked how long this application has been pending (January 2020) and how many extensions have been requested/granted (>6).

ON A MOTION by Patrick Barr and second by Lisa Edmiston the Board voted 4-1 via majority roll call vote (McCarthy, Barr, Arthur, Edmiston AYE, and Joseph Nay) 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 June 30, 2025

Extension Land Development Application of Alliance HD at 76 Industrial Highway

ON A MOTION by Dennis Arthur and second by Roger Joseph the Board voted unanimously via roll call vote 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 February 28, 2025

Tax Assessment Appeal of Pennallen Corp (UPS Facility) Docket CV 2020 008348

ON A MOTION by Roger Joseph and second by Lisa Edmiston the Board voted unanimously via roll call vote to approve the settlement of the tax assessment appeal of Pennallen Corp (c/o BT Newyo) for folio 45-00-00276-50 (commonly known as the UPS site). The proposed settlement will fix the property assessments as follows:

2021, 2022, 2023 and 2024 \$66,181,500
2025 \$61,500,000

The settlement also stipulates that no appeal will be filed for 2026 for the \$61,500,000 assessment. Said settlement has been recommended and accepted by the Interboro School District and property owner’s counsel

Public Works Department New Hires

ON A MOTION by Lisa Edmiston and second by Dennis Arthur the Board voted unanimously via roll call vote to hire Mr. Nathan McGee of Norwood and Mr. Ron Quigley-Donahue of Essington for part-time employment within the Township Public Works Department at a rate of \$17/hr.

Award of Mini Parks Recreation Open Space (Mini PROS) Plan

ON A MOTION by Patrick Barr and second by Roger Joseph the Board voted unanimously via roll call vote to enter into an agreement with Campbell Thomas & Company of Philadelphia to conduct a study and provide a Mini Parks Recreation Open Space plan as outlined in the grant awarded to the Township by the Delaware County Planning Department in the amount of \$49,840

Change Order to Marina Reconstruction Contract with AP Construction Company

ON A MOTION by Patrick Barr and second by Lisa Edmiston the Board voted unanimously via roll call vote to approve “Change Order #1” to the contract awarded in July 2024 to AP Construction for the reconstruction of the Township Marina. Said Change Order #1 will entail restoration of the Lazaretto Property’s “Bargeman’s House” at a cost not to exceed \$135,000.

COMMITTEE REPORTS

Code Enforcement Report – Roger Joseph, Chairman

November 2024 - The Code Enforcement Officer Issued:

33 Certificates of Occupancies for a total of **\$ 4,750**
13 Building Permits for a total of **\$ 9,373**

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

Police Report: November 2024

Township Fines: \$ 2,670 Of that amount, a total of \$ 601 were Parking Tickets.

The department handled 461 incidents and made 23 criminal arrests
22 of those criminal arrests were adults
01 of those criminal arrests were juveniles. Out of those juveniles
01 of the juveniles were handled within the Department and Released.
00 animals were taken into custody

Fire Company Report: November 2024

| | | | |
|-------------------|----|------------------|----|
| Building Fire | 07 | Fuel Spill | 01 |
| Pedestrian Struck | 01 | CO Alarm | 03 |
| Vehicle Fire | 02 | Gas Leak | 03 |
| MVA | 12 | Dispatch/Cancel | 04 |
| Brush Fire | 01 | Auto Fire Alarms | 07 |
| Assist EMS | 10 | Elevator Rescue | 02 |
| Smoke Odor | 01 | False Call | 01 |
| Community Event | 01 | General Clean Up | 01 |
| Total Calls | 57 | | |

Fire Marshal Report: November 2024

Plan Reviews:

1. American Airlines Premium Lounge, PHL Terminal A fire sprinkler drawings
2. Lincoln Financial Group II Corporate Aircraft Hangar at 9 Hog Island Road demolition plan for the removal of the foam fire suppression system

Fire / Code Inspections and Acceptance Tests:

1. PHL Terminal 'A' East, fire alarm acceptance tests.
2. PHL Terminal 'A' East, smoke damper acceptance tests.
3. 11 Hog Island Road, Comcast Corporate Hangar, restroom renovations and Fire Standpipe Hose System

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: November 2024

| | | |
|---------------|-----|------|
| Regular Trash | 145 | Tons |
| Bulk Trash | 14 | Tons |
| Yard Waste | 4 | Tons |

- Continue seasonal leaf pick up
- Prepped vehicles and equipment for snow season
- Completed line painting on Jansen Ave, 2nd St., and Hog Island Road
- Serviced and winterized mosquito spraying equipment
- Decorated Town Hall
- Serviced and winterized trailer used for Township events
- Moved Township equipment to new storage cite at Tincum Industrial Park
- Refurbished ramp at Westinghouse Grove bath house
- Picked up and delivered Thanksgiving dinners

George Hinkle, Superintendent

Sanitation: Dennis R. Arthur, Chairman

Tincum Township Wastewater Treatment Plant: November 2024

| | | |
|--------------------|------------|------------------------|
| Total flow | 23,777,000 | gallons |
| Average Daily Flow | 746,300 | gallons |
| Total sludge | 39,000 | gallons (2.53% solids) |
| Methane Gas | 48,871 | cu ft. |

- Serviced Draft Tube Mixer
- Serviced Flame Stack

Louis Clark, Jr., Superintendent

Health & Recreation: Pat Barr, Chairman

Mr. Barr reported the following health inspections were performed: Pho Philly (no violations noted), Quality Inn (inspected 4 rooms as a result of a complaint), Travel Lodge (report of bugs).

Hockey and basketball season are coming to an end.

Solicitor's Report: Sam S. Auslander, Esquire

Mr. Auslander reported that his office has received notice of tax assessment appeals for the Delta, Wyndham, and Red Roof hotels. The solicitor is working on a renewal of the co-working space with the Swedish Colonial Society. The Hog Island Road Operations and Maintenance agreement is completed. The Solicitor is working with TESLA and Wawa on some of the responsibilities between the two in relation to TESLA's land development application. The Solicitor's office is awaiting the return of the documents related to the license agreement for Tincum Island Road as the latest indemnity agreement expires on January 31, 2025.

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

The Township Engineer reported that his office has met with the City of Philadelphia on the status of the "punch list" for completion of the construction of Tincum Island Road and has also met with the City representatives regarding the West Cargo Development area. The City has provided a 90% plan for beginning of site work on the property.

Manager's Report: David D. Schreiber

The Township Manager had no further report this month.

Secretary's Correspondence – There was no Correspondence received this month.

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

Adjourn the Business Portion of Meeting

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

Public Participation

Mr. Zurdi Dobi asked the solicitor for the docket number for various litigation involving the Township. The Solicitor responded that Wawa has three different docket numbers (1238 CD 2024, 1239 CD 2024, and 1206 CD 2024). Asked for an update on the Wu mediation. The Solicitor responded that mediation has ended and was not successful. Judge Scanlon will be assigned the case in January 2025 and does not expect a court date until the fall of 2025 at the earliest. Asked Commissioner Arthur for the cost of the recent zoning changes, and Commissioner Barr for the amount of funding distributed by the Patriotic Organization.

Stated trash in one area has not been picked up in two months and that graffiti has not been addressed.

Adjournment of Meeting

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

Respectfully Submitted,
David D. Schreiber
Manager/Secretary