

November 18, 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
David D. Schreiber, Manager
Sam Auslander, Esq., Solicitor
Dennis O'Neill, P.E. Engineer

Commissioner Roger Joseph 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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Prior to the start of the Regular Commissioner Meeting at 6:30, a Special Public Hearing was conducted to present to the public, collect and consider public comment and review two proposed ordinances amending Chapter 395 (Zoning) of the Township Code. Board President Patrick McCarthy opened the Special Public Hearing at 6:30pm. A transcript of the Special Public Hearing is provided under its own, separate cover.

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

ON A MOTION by Patrick Barr and second by Lisa Edmiston, the minutes of the October 2024 Monthly Commissioners Meeting were accepted and approved by a unanimous voice vote.

Board President McCarthy reported that all members had 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 Lisa Edmiston, the reports were accepted and approved as submitted by a unanimous voice vote.

Mr. McCarthy reported that the bill list for November 2024 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 Patrick Barr the bill list will be paid for the month of November 2024 by a unanimous voice vote.

Public Comments on Agenda Items:

Mr. Zurdi Dobi, 200 Powhattan Avenue, asked about Items #13, Appointment to Full Time Staff at the Public Works Department. Mr. McCarthy stated that this item would be tabled at tonight’s meeting. Referenced some discussion from the November Workshop meeting regarding Ivy Realty’s inquiry into the Board’s feelings towards a reduction in the fee for a possible future Subdivision Application by Ivy. The Board responded that Ivy’s inquiry was speculative as they have not yet made an application at this time.

Mr. Dobi asked for an update on litigation including the proposed Wawa store, the County Health Department and Wu, Inc.

Referencing the motion the Commissioners passed in October 2024 pertaining to a non-disclosure agreement for a possible business transaction, Mr. Dobi asked how many “secret meetings” the Board has had regarding this potential business partner.

COMMITTEE REPORTS:

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

Adoption of Ordinance 2024-925 Amending Chapter 395, Zoning; Section 395.6 Zoning Map

ON A MOTION by Patrick Barr and second by Lisa Edmiston the Board voted via unanimous roll call vote to adopt Township Ordinance 2024-925 amending Chapter 395.6 Zoning Map, district boundary lines and tolerances to rezone certain parcels and properties on the northern and southern side of the 100 to 300 blocks of Powhattan Avenue from C1 Commercial to R2 Residential and directing the Township Engineer to amend the Zoning Map of Tinicum Township to reflect said changes

Adoption of Ordinance 2024-926 Amending Chapter 395, Zoning; Article IX, C2 Commercial District, Section 395-41.6

ON A MOTION by Patrick Barr and second by Lisa Edmiston the Board voted via unanimous roll call vote to adopt Ordinance 2024-926 amending Chapter 395 Zoning; Article IX, C2 Commercial District, Section 395-41.6, deleting multi-family buildings and multi-family units (apartments) above a commercial use as a permitted use in the C2 Commercial District.

Appointment of Township Auditor for Fiscal Year 2024

ON A MOTION by Patrick Barr and second by Lisa Edmiston the Board voted unanimously via roll call vote to appoint the accounting firm of John R. Hanna & Sons, LLC as Auditor for the Township’s 2024 fiscal year at an approximate cost of \$27,000 for both the Township and the Library.

Release #1 for 2024 Street Resurfacing

ON A MOTION by Patrick Barr and second by Lisa Edmiston the Board voted unanimously via roll call vote to approve releases for the Township’s 2024 Street Resurfacing program and for miscellaneous street improvements (inlet patches, concrete ADA curbs, Manor Park pump station drive, etc.) in the amounts of \$ 295,367.50 and \$67,299.50 respectively payable to Gessler Construction Co., Inc. of Media Pa. The releases have been reviewed and recommended for payment by the Township Engineer.

Release #1 for Repairs to Township Marina

ON A MOTION by Dennis Arthur and second by Patrick Barr the Board voted unanimously via roll call vote to approve Release #1 for the repairs to the Township’s marina in the amount of \$196,200 payable to AP Construction of Philadelphia Pa. The release has been reviewed and recommended for payment by the Township Engineer.

Adoption of East Coast Greenway Feasibility Study

ON A MOTION by Patrick Barr and second by Lisa Edmiston the Board voted unanimously via roll call vote to accept and adopt the Feasibility Study completed by Traffic Planning and Design evaluating the viability of linking the existing multiuse path on Industrial Highway to the John Heinz Wildlife Refuge

Appointment to Full Time Staff at the Public Works Department

ON A MOTION by Patrick Barr and second by Lisa Edmiston the Board voted unanimously via voice vote to TABLE this item.

John Morton Winter Survival Event

ON A MOTION by Patrick Barr and second by Lisa Edmiston the Board voted unanimously via roll call vote to approve the request of the John Morton Winter Survival group to hold their annual event at Westinghouse Grove Park on the weekend of January 11th and 12th 2025 with a bad weather date of January 18 and 19 2025.

Extension of Subdivision Application of Ed Rubillo at 117 Seneca Street

ON A MOTION by Lisa Edmiston and second by Patrick Barr the Board voted unanimously via roll call vote 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 March 30, 2025

Renovation of Lester Fire House

ON A MOTION by Dennis Arthur and second by Patrick Barr the Board voted unanimously via roll call vote to instruct the Township Engineer to solicit bids for the demolition and renovation of the interior of the Lester Fire House

Extension of the Agreement Pertaining to the Detour for the Relocated Tinicum Island Road

ON A MOTION by Patrick Barr and second by Dennis Arthur the Board voted unanimously via roll call vote to execute an Amendment to the Indemnification Agreement signed in July 2024, to use the newly constructed Relocated Tinicum Island Road for the temporary detour of traffic at the intersection of the Relocated Tinicum 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 January 31, 2025

COMMITTEE REPORTS

Code Enforcement Report – Roger Joseph, Chairman

October 2024 - The Code Enforcement Officer Issued:
18 Certificates of Occupancies for a total of \$ 2,375
11 Building Permits for a total of \$ 10,084

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

Police Report: October 2024
Township Fines: \$ \$3,366 Of that amount, a total of \$ 175 were Parking Tickets.

The department handled 479 incidents and made 23 criminal arrests
23 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

<u>Fire Company Report:</u>	<u>October 2024</u>	
Building Fire	05	Fuel Spill 01
Rubbish Fire	02	CO Alarm 02
Vehicle Fire	05	Gas Leak 02
MVA	07	Dispatch/Cancel 04
Brush Fire	04	Auto Fire Alarms 18
<u>Assist EMS</u>	<u>06</u>	
Total Calls	56	
EMS Calls	172	

Fire Marshal Report: October 2024

Plan Reviews:

1. 1 Hog Island Road, Comcast Aircraft Hangar, Fire Sprinkler Plan re-review of original submission
2. Terminal A American Airlines Lounge
3. Reviewed application for Community Day fireworks on the river barge

Fire / Code Inspections and Acceptance Tests:

1. 76 Industrial Highway, Clarion Hotel, Fire Sprinkler Inspection and Backflow Prevention devices test
2. 10 Industrial Highway, proposed demolition of “B” Complex
3. 200 Stevens Drive fire sprinkler alarm test

Had several meetings with Prospect Park officials regarding the fire department connections for the newly constructed renovation of Interboro High School.

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: October 2024

Regular Trash	166	Tons
Bulk Trash	9	Tons
Yard Waste	7	Tons
Street Sweepings	1	Ton

- Began seasonal leaf pick up
- Removed park equipment at 3rd and Carre Ave
- Power washed Band Shell at Gov Printz Park
- Stained and seal coated Band Shell
- Placed new Christmas lights at Gov Printz Park
- Cleaned out storm inlets
- Replaced railing at Westinghouse Grove restroom
- Moved Township equipment to new storage area at Tinicum Industrial Park
- Cleaned and prepped Gov Printz Park for Community Day

George Hinkle, Superintendent

Sanitation: Dennis R. Arthur, Chairman

Tinicum Township Wastewater Treatment Plant: October 2024

Total flow	23,352,000 gallons	
Average Daily Flow	753,300 gallons	
Total sludge	65,000 gallons	(2.6% solids)
Methane Gas	53,000 cu ft	

- Investigated sewer complain on 400 block of Iroquois
- Repaired drive shaft on recirculating pump
- Installed new pump and motor at deck pump station
- Serviced several plant trucks

Louis Clark, Jr., Superintendent

Health & Recreation: Pat Barr, Chairman

Mr. Barr reported the following health inspections were performed: Stellar News at PHL, Aramark at AmeriHealth, LaQuinta Inn, Travelodge, Quality Inn, Millers Café, Tinicum School, Denny's, VFW Post, West End Boat Club, Sbarro, LaTapenade. Basketball and Hockey sign-ups are completed. Mr. Barr thanked all of the volunteers and those that assisted with the final event of the year at Gov Printz Park, Community Day. Mr. Barr mentioned all of the Township Departments that helped, the office personnel that contributed their time, the Board Members and his "Communication Director" Mrs. Barr.

Solicitor's Report: Sam S. Auslander, Esquire

Mr. Auslander reported that his office is working on the License and the Maintenance and Operations Agreement for new Tinicum Island Road with the City of Philadelphia. There have been no new developments in the County Health Department, Wu, or Wawa litigation matters and no change to the status of the Lutheran Church (as it still remains a house of worship).

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

The Township Engineer reported that DEP has completed an inspection of the Sewage Treatment Plant. No items of concern were noted. Mr. O'Neill's office is working with a couple of firms to get pricing on the Mini-PROS plan for the Township. The Engineer will review potential projects with the Recreation Board for possible Redevelopment Grants. The older section of Tinicum Island Road is being milled and paved. Bids packages will be put together for the beginning of the year for repairs to the Jansen Avenue force main.

Manager's Report: David D. Schreiber

The Township Manager reported that the project to upgrade and synchronize the traffic lights along the 291 corridor is approximately 70% complete and on schedule for December. Repairs to Gate 81 have been completed.

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 Lisa Edmiston and second by Patrick Barr to adjourn the business portion of this meeting by a unanimous voice vote.

Public Participation

Mr. Ed Rubillo, Wyndotte Street, asked that the trees in Westinghouse Grove be looked at for safety in light of the Boy Scout event in January. Asked about the “green” and “red” lights on the Gate 81 gate arms.

Mr. Zurdi Dobi asked if there were any arrests for the damage done to one of the bus shelters on Rt. 291 and asked if anyone was arrested for graffiti he has seen on the Darby Creek Bridge and other areas. Referenced the brush and vegetation at Second Ave and Powhattan Ave that was brought up during last month's meeting by Mrs. Matuliwich and noted that it was cleaned up.

Adjournment of Meeting

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

Respectfully Submitted,
David D. Schreiber
Manager/Secretary