

February 2, 2026

The regular meeting of the Marcus Hook Borough Council was held on Monday evening February 2, 2026, at 7:00 PM, in Council Chambers.

**CALL TO ORDER**

Cheryl Evernham, Council President, called the meeting to order.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Present were Councilors Cheryl Evernham, Larry Killinen, Josephine Laird, Michael Manerchia, Lauren Ottinger and Janette Weigand. Also present were Mayor, Gene Taylor, Borough Manager, Jacqui Guenther.

**APPROVAL OF MINUTES**

Motion by Josephine Laird, seconded by Larry Killinen to dispense with the reading of the minutes of the last meeting and that they stand as written. All in favor.

**APPROVAL OF RECEIPT VOUCHER**

The manager advised that the receipt voucher for the month of January 2026, totaled \$106,871.89. Motion by Micheal Manerchia, seconded by Josephine Laird to receive and deposit. All in favor.

**APPROVAL OF PAYMENT OF BOROUGH BILLS**

The manager advised that the payment voucher for the period from January 6, 2026, through February 1, 2026, totaled \$186,539.06. Motion by Larry Killinen, seconded by Josephine Laird to approve payment of Borough bills. All in favor.

**GENERAL GOVERNMENT**

- The Borough Manager stated that Reverend Sandy Cislo would like to be appointed to the Library Board to fill the vacant seat. Micheal Manerchia, seconded by Josephine Laird to approve and execute. All in favor.
- The Borough Manager stated that Library Board Member Wendy VanCleve wishes to be appointed President of the Library Board. Motion by Janette Weigand, seconded by Micheal Manerchia to approve and execute. All in favor.
- The Borough Manager stated that she received an email stating Thomas McLaughlin has resigned from the planning commission stating personal reasons. Motion By Micheal Manerchia, seconded by Josephine Laird to receive and file. All in favor.
- The Borough Manager stated the following vacancies need to be filled and that anyone interested in volunteering should send their resume and cover letter stating which vacancy you would like to apply for to Borough Hall for Borough Council's consideration. Borough Council appoints these seats using their discretion.
  1. Planning Commission - 3 seats
  2. Shade Tree Commission – 1 seat
  3. Zoning Hearing Board – 1 seat
  4. Historical Commission – 4 seats
  5. Vacant Property – 2 seats
  6. EAC – 1 alternate seat

- The Borough Manager presented Resolution R-26-4 approving the DCNR Grant Application for Williamson Field Revitalization. Motion by Larry Killinen, seconded by Janette Weigand to adopt and execute Resolution R-26-4. All in favor.
  
- The Borough Manager stated that Special Counsel Tim Sullivan, Esquire is retiring and Tim Berger, Esquire has taken over the reins. Accordingly, attached is Tim Berger Esquire's Letter of Representation. He will charge the same rate of \$300 per hour which Mr. Sullivan engaged the Borough for. Motion by Michael Manerchia, seconded by Larry Killinen to approve and execute. All in favor.

**CODE REPORT FOR THE MONTH OF JANUARY 2026**

4	Plumbing Permits
1	Electrical Permit
1	Building Permits
3	U&O Permits
10	Rental Applications
0	Sidewalk Permit
10	Rental Inspections
5	Notices to Correct Violations
4	Fines Issued for Property Maintenance
<b>Total</b>	<b>\$8,452.00</b>

The Borough Manager presented the Code Enforcement Report for the month of January 2026. Motion by Larry Killinen, seconded by Micheal Manerchia, to receive and file the Code Enforcement Report. All in favor.

**ENGINEERING REPORT:**

1. 2026 Street Paving Project
  - Preliminary street list
  - Approve County Aid resolution
  - Authorize project and advertisement to bid
  
2. DCNR Community Conservation Partnership Program
  - Application submitted for Williamson Field Improvements
  - Not funded
  - New round of application open and due April 30
    - Resolution authorizing submission of new application
  
3. PY26 CDBG Application
  - Application submitted for Viscose Village project – Chestnut Street
  - Expecting award decision in April/May
  
4. Walnut St – 10th to Dalton Streetscape (CDBG Grant)
  - Ernel Co tentative start early Spring
  
5. COVID-19 ARPA Small Water & Sewer Grant
  - \$50,634 grant for stormwater quality improvements (MS4 requirement)
  - Rain Gardens – Haebel Plaza & Williamson Field
  - Delaware Environmental Construction Services contracts for execution
  
6. PY25 CDBG Application

- Walnut Street – Dalton to Pine
  - Tentative bid March 26, 2026
7. Market Sq Memorial Park/Mickey Vernon Park – Delco Greenways Phase 2
    - Work substantially completed
    - Change order request to be reviewed
  8. PADEP Coastal Zone Management Grant
    - Application submitted for upgrades to riverwalk
    - Received notice that awarded \$75,000 for pier design work (already awarded \$200,000 from DCED)
    - Authorization to prepare request for proposals for pier design
  9. DCED PA Small Water & Sewer Grant
    - Application submitted for Phase 1 of 4<sup>th</sup> & Market/Green St drainage improvements
    - Not funded
  10. PADEP Site Cleanup Close-out (former Jocks Service Station)
    - Correspondence from PADEP on final testing results
    - Set up meeting with PADEP
  11. 10<sup>th</sup> Street PECO Manhole
    - PADEP meeting – requested a meeting with Borough officials
    - Follow-up with PADEP and DELCORA on temporary fix
  12. Local Share Account 2026
    - Application to be submitted for community center renovations
    - HVAC; plumbing/electrical repairs; brick repointing; windows; epoxy flooring
  13. PADOT Green Light Go Grant
    - Pre-application due January 2
    - Authorize pre-application for 10<sup>th</sup> & Market
  14. PECO Green Region Grant
    - Application submitted for tree planting at Market Square Memorial Park
  15. MIPC Pipeline Project
    - Pipeline work along Marcus Hook Creek from Trainer into Monroe refinery
    - No schedule at this time
  16. Prologis
    - Replacement of dead trees – IMC subcontractor scheduled work
  17. RACP Grant
    - Working with manager to prepare reimbursement request

**PUBLIC SAFETY**

ABANDONED AUTOMOBILES:

Abandoned Vehicles for Month-11 Abandoned Vehicles Year to Date-11

COMPLAINT/POLICE ACTIONS TAKEN:

Total Number of Complaints or Police Actions taken for Month-245

Total Number of Complaints or Police Actions taken for Year to Date-245

**CRIME PREVENTION:**

Bank Checks-44 Security/Vacation Checks-244

**CRIMINAL ARRESTS:**

Accident Involving Damage to Attended Vehicle/Property-01 Aggravated Assault-01  
Contempt Violation of PFA Order-01 Defiant Trepass-01  
Simple Assault-01 Strangulation-01 Terroristic Threats-01  
Total Criminal Arrests-07

**JUVENILE CRIMINAL ARRESTS/CITATIONS:**

Harassment-01  
Total Juvenile Arrest-01

**NON-TRAFFIC ARRESTS:**

Dog Running at Large-01 Harassment-03  
Harboring a Dangerous Dog-01 Public Drunkenness-01  
Total Non-Traffic Arrests-06 PARKING TICKETS:  
Parking Tickets Issued-257

**POST ORDERS:**

10th & Green Streets-34

**TRAFFIC CITATIONS:**

Traffic Citations Issued-78

**TRAINING CONDUCTED:**

Annual Naloxone Training January 2026 Case Law Updates Less-Lethal Munitions  
Taser Re-certification Trauma Informed Policing

**TOWED VEHICLES:**

Towed Vehicles for Month-05 Towed Vehicles Year to Date-05

Mayor Taylor presented the Police Report and related statistics for the month of January 2026. Motion by Josephine Laird, seconded by Larry Killinen, to receive and file the Mayor's Public Safety Report. All in favor

**FIRE MARSHALL REPORT Updates for incidents for January 2026:**

No Report Received.

**FIRE REPORT:**

**MARCUS HOOK TRAINER FIRE DEPARTMENT**

**MONTHLY REPORT – JANUARY 2026**

Building Fire: 4	Pedestrian Struck: 1
Accidents: 2	Gas leak Inside: 3
Assist EMS: 7	Fire Alarm: 4
Service Call: 1	Brush Fire: 1
Wires: 2	
Investigation: 1	

Calls for the month of January:26  
Cancelled/No Response in Marucs Hook: NONE  
Cancelled/No Response out of town: 4 library

Marcus Hook Calls: 8

OUT OF TOWN Calls: 18

CALLS FROM 6AM – 6PM 13 CALLS

CALLS FROM 6PM – 6AM: 13 CALLS

TOP RUNNER FOR THE MONTH: Ray McMillion 13 CALLS

REPORTING OFFICER: Chief Joey Smith

Larry Killinen presented the Fire Report and related statistics for the month of January 2026. Motion by Larry Killinen, seconded by Micheal Manerchia, to receive and file the Fire Report. All in favor.

**LIBRARY:** Mary M. Campbell Marcus Hook Public Library Monthly Report

NO REPORT RECEIVED.

### **HIGHWAY AND SANITATION**

- The Borough Manager stated that 2026 Budget allows \$30,000 for the purchase of Kubota. Slayde found one through co-stars/Eagle Power Turf & Tractor in the amount of \$29,149.00. Instead of purchasing the paint trailer this year he would like to use those funds for a plow attachment for the Kabuto in the amount of \$6,548.58 for a total of \$35,697.58. Borough Council needs to approve this purchase. Motion by Larry Killinen, seconded by Janette Weigand to approve and execute. 5 yeas, Cheryl Everngham, Larry Killinen, Josephine Laird, Lauren Ottinger and Janette Weigand; one nay, Micheal Manerchia. Motion passed 5-1.
- The manager stated that the 2026 Road Project needs to go out for bid. The Manager stated that she provided Borough Council with the Engineer’s Spreadsheet with the proposed roads and specs for the 2026 Road Project Bid as follows:
  1. 5<sup>th</sup> Street
  2. McClure Lane from 9<sup>th</sup> to 8<sup>th</sup> for
  3. Ross Lane from McClure Lane to Church Street for
  4. 9<sup>th</sup> Street from Green to Dead EndEstimated total \$56,600.
- The Borough Manager stated that Borough Council approve the proposed 2026 Road Project and direct the Engineer to put this out for bid. Motion by Micheal Manerchia, seconded by Larry Killinen to approve the 2026 road program and to put the 2026 road program out to bid. All in favor.

### **PLANNING AND ZONING**

- The Borough Manager stated that the Zoning Hearing Board rendered the following decision regarding DiGiacomo Construction Services, LLC/Jerry DiGiacomo NO. 25-02

After hearing duly advertised and held on Wednesday, January 7, 2026, in the above application, the Property having been properly posted, and after receipt of evidence in the above application, the Zoning Hearing Board finds as follows:  
After hearing duly advertised and held on Wednesday, January 7, 2026, in the above application, the Property having been properly posted, and after the receipt of evidence in the above application, the Board finds as follows:

1. This application seeks Variances from Sections 196-17 to allow a hair salon use (not permitted use) and 196- 92 through 96, to allow unspecified violations of the requirements for off-street parking. The Property is zoned R-2 Residential.
2. The Property involved is 100 East 10<sup>th</sup> Street, Marcus Hook, PA. The Property is zoned R-2 Residential and is owned by Applicant.

3. Applicant intends to lease the Property to Keyshanna Douglas, who plans to use the Property for a hair salon operated solely by herself, without any additional employees/workers.
  4. The previous uses of the Property were as a laundromat and consignment shop. Those uses were abandoned long ago which is why Applicant is seeking a use variance.
  5. The Property has no parking and, accordingly, is nonconforming as to parking. The proposed use requires six off-street parking spaces.
  6. Applicant proposes no changes to the exterior of the building on the Property.
  7. Applicant submitted Exhibit A-1 as a plan showing the Property extending from the sidewalk on East 10<sup>th</sup> Street 121.5 ± feet into the alley shown on A-1.
  8. Applicant has a month-to-month lease for three off-site parking spaces at 37 Wertz Lane in Marcus Hook and has agreed to post a sign in the salon window directing patrons to those parking spaces.
  9. Applicant and the proposed tenant agreed to condition the grant of these variances on the conditions stated below.
  10. Applicant established unnecessary hardship sufficient to justify the use variance to allow the hair salon use as the Property has been vacant for a long time and immediately adjoins a commercial district.
  11. The proposed use is consistent with the surrounding uses and poses no adverse impact on public health, safety or welfare.
  12. The grant of the variances would not alter the character of the neighborhood with the conditions stated below.
  13. Accordingly, this Board grants the requested use variance to allow a hair salon and the requested parking variance at the Property subject to the following conditions:
    - a. Applicant shall maintain the lease for the three parking spaces at 37 Wertz Lane in Marcus Hook for as long as the salon use granted in this Decision exists or until Applicant can establish three legal parking spaces within 300 feet of the Property or on the Property.
    - b. Applicant shall post a sign in the salon window directing patrons to the location of the parking spaces.
    - c. The hair salon shall have no more than one employee/worker working at the salon at any one time.
    - d. The hair salon shall have no more than two customers/clients being serviced at the salon at any one time.
- The Planning Commission met on January 14, 2026, to discuss Alan McIlvain Company's construction of their new silo and land planning for construction of a new showroom located at 501 Market Street. The next step is for them to seek the necessary variances from the ZHB. The Planning Commission has offered no objections to the proposed plans.
  - The Conditional Use hearing/continuation was held today at 5:30 PM. Borough Council has 45 days to render their decision.

**PARKS, RECREATION & SHADE TREE COMMISSION**

Nothing to report.

**COMMUNITY AND ECONOMIC DEVELOPMENT**

- The Borough Manager stated that she received a "Consent for Access and Right of Entry Located at 0 Tenth Street" as follows:

Property Owner: Marcus Hook Borough  
Property Address: 0 10<sup>th</sup> Street Marcus Hook, Pennsylvania  
Tax Parcel No. 24000082200

I do hereby state that I represent or am the owner of a certain parcel of property located at 0 10th Street in Marcus Hook, in Marcus Hook Borough, Delaware County, more

properly identified as Delaware County Parcel No. 24000082200 ("the Property").

I hereby consent to the Department of Environmental Protection ("the Department"), its employees, agents, and others under agreement with the Department, entering upon and having access to the Property for the purpose of conducting remedial work associated with the release of petroleum products at the Former Jock's Service Station located at 0 10<sup>th</sup> Street in Marcus Hook, Pennsylvania, in Marcus Hook Borough, Delaware County. This work will include surveying and mark out of utilities and earth disturbances, drilling of soil borings and collection of soil and groundwater samples. The work could also include equipment maintenance and other activities on the Property associated with DEP's remedial efforts. Findings of initial characterization activities could warrant additional future characterization and remedial actions.

No one shall interfere with the Department, its employees, agents, contractors, or subcontractors in the performance of any activities conducted on the Property. I understand that these actions by the Department are undertaken pursuant to its responsibilities and authority under the Storage Tank and Spill Prevention Act, Act of July 6, 1989, P.L. 169, *as amended*, 35 P.S. §§ 6021.101-6021.2105.

This Consent is given with the understanding that the Department, its employees, agents, contractors and subcontractors, will use reasonable efforts to minimize interference with the operations at the Property in the course of conducting their activities under this Consent For Access and Right of Entry, will notify the Property owner regarding the activities taking place on the Property before mobilization, and will use reasonable efforts to restore the Property to its original condition upon conclusion of its activities.

Motion by Micheal Manerchia, seconded by Larry Killinen, to approve and execute. All in favor.

### **COUNCIL REPORTS**

Cheryl Evernham: Thanked the highway department for their hard work during the recent snowstorm.

Janette Weigand: : Thanked the highway department for their hard work during the recent snowstorm.

Josephine Laird: Thanked the highway department for their hard work during the recent snowstorm.

Michael Manerchia: stated his sorrow over the loss of highway employee John Soles. He also said that residents should be cognizant of the fact that when the temperatures rise again it could result in water main breaks. Please report this to the Borough Office if you are aware of any.

Larry Killinen: Thanked the highway department for their hard work during the recent snowstorm.

Mayor Gene Taylor: Wished Everyone a Happy Valentines day. He also suggested we report the 2026 Borough Council Liaisons for boards and commissions. The Borough Manager said she would put this on the Agenda for the next meeting.

### **PUBLIC COMMENTS**

Mr. McCullom's legal counsel asked Borough Council to assist him in clearing the title to the property located at 650 Penn Avenue (Omega Property), Marcus Hook, PA 19061 so the buyers can move forward with the purchase. Feraro is looking to purchase the property and establish offices and dispatch. Borough Council invited them to meet with Borough Council on February 24 at 5:00 PM to discuss their development plans.

**ADJOURNMENT**

Motion to adjourn by Michael Manerchia, seconded by Larry Killinen. All in favor. Meeting was adjourned at 7:36 PM.

Respectfully submitted,

Jacqui Guenther  
Borough Manager