

June 1, 2026

The regular meeting of the Marcus Hook Borough Council was held on Monday evening June 1, 2026, at 7:00 PM, in Council Chambers.

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

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

APPROVAL OF MINUTES

Motion by _____ second by _____ 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 borough Manager advised that the receipt voucher for the month of May 2026, totaled \$_____. Motion by _____ second by _____ to receive and deposit. All in favor.

APPROVAL OF PAYMENT OF BOROUGH BILLS

The Borough Manager advised that the payment voucher for the period from May 5, 2026 through June 1, 2026, totaled \$_____. Motion by _____ second by _____ to approve payment of Borough bills. All in favor.

GENERAL GOVERNMENT

Borough Manager noted that the Memorial Day Parade which was scheduled for May 23, 2026 was postponed due to inclement weather. Borough Council will announce a new date for the parade in the coming weeks once a date and time have been established. Motion by _____ second by _____ to record and file. All in favor.

Borough Manager requested Council's ratification of the conditional use permit dated May 8, 2026 for the property at 945 Market Street, applicant Kevin Durnan to be used as a retail sports memorabilia store as well as a game of skill arcade with the following conditions:

- With the exception of the existing nonconformities (relating to the physical dimensions of the property) and any waivers of requirements approved by Borough Council, all other ordinance requirements shall be met.
- Any change or expansion of business opened with a conditional use requires new conditional use prior to opening a new business, or a change or expansion of the business or building.
- If, any signs, exterior lights, or other fixtures are proposed with this application or in the future, they will need to be permitted as applicable and be ordinance compliant.
- The business will be permitted to operate seven days a week with closure no later than 11:00 PM.
- If the Commonwealth of Pennsylvania changed the laws surrounding "games of skill", that the applicant will do the following:
 - If, the laws governing "games of skill" become MORE restrictive than any requirements or conditions established during this conditional use

proceeding, then the applicant will become one hundred percent (100%) compliant with the newly existing Commonwealth law.

- If, the laws governing “games of skill” become LESS restrictive than the conditions set forth in this conditional use proceeding, then the applicant will apply to Borough Council for a new conditional use hearing to establish conditions between the Applicant and the Borough regarding the arcade. This application for conditional use shall be submitted within thirty (30) days after enactment of any change or law established by the Commonwealth.
- Under no circumstances shall any person under the age of 21, whether or not accompanied by a person over the age of 21 or a parent or guardian, be permitted to play the “games of skill”.
- The business shall maintain at least one on-site employee or manager physically present within the premises during all hours of operation. The employee or manager shall be responsible for monitoring patron activity, maintaining order, ensuring compliance with all applicable laws and permit conditions, and providing access to the premises for inspection by authorized officials.
- The use of alcoholic beverages within the building is strictly prohibited.

Motion by _____ second by _____ to ratify the conditional use permit for the property at 945 Market Street to be used as a retail sports memorabilia store as well as a game of skill arcade. All in favor.

Borough Manager noted receipt of notification to the Borough of Marcus Hook of Sunoco LP’s request to the Pennsylvania Department of Environmental Protection’s (DEP) Air Quality Program to obtain a Plan Approval to increase the combined tanks emission limit and remove the vapor pressure limit on Source 206 for their existing Gasoline Terminal (Marcus Hook Terminal) located in Marcus Hook Borough. The facility is currently authorized under a Synthetic Minor Operating Permit (SM 23-00001). There is a 30-day comment period which ends on June 5, 2026. Motion by _____ second by _____ to receive and file. All in favor.

ENGINEERING

Borough Manager notes that AF Damon was awarded the 2026 Street Repaving Project on the following streets in the Borough: Ninth St from dead end to Green St, McClure Lane from Ninth St to Eighth St, Ross Ln from Church St to McClure Ln, and Fifth St from Green St to Market St. Work is tentatively scheduled to begin in Mid-June upon timely receipt of the paving schedule. Motion by _____ second by _____ to record and file. All in favor.

CODE ENFORCEMENT

Borough Manager presented the Code Enforcement Report for the month of May 2026. Motion by _____ second by _____ to receive and file the Code Enforcement Report. All in favor.

Borough Manager noted that the Borough is accepting applications for the position of Code Enforcement Officer, Councilors L. Killinen and M. Manerchia will participate in the hiring committee and interview process. Requested was Council’s authorization for the hiring committee to approve a conditional offer upon identification of a qualified candidate, and to be ratified by Council at the July 6 Council Meeting. Motion by _____ second by _____ to allow the hiring committee to approve a conditional offer of employment for the Code Enforcement Officer position, upon identification of a qualified individual, and to be ratified by Borough Council at the July 6 Council Meeting. All in favor.

PUBLIC SAFETY

Mayor Taylor presented the Police Report and related statistics for the month of May 2026. Motion by _____ second by _____ to receive and file the Mayor’s Public Safety Report. All in favor.

FIRE

Councilor L. Killinen presented the Fire Report and related statistics for the month of May 2026. Motion by _____ second by _____ to receive and file the Fire Report. All in favor.

LIBRARY

Councilor J. Weigand presented the Library Report for the month of May 2026. Motion by _____ second by _____ to receive and file the Library Report. All in favor.

PARKS, RECREATION & SHADE TREE COMMISSION

Borough Manager reminded residents that the 2026 Summer Concert Series will begin on Tuesday, June 23 featuring the Class of 84 to be held at Market Square Memorial Park at 7:00PM. Concerts run for seven consecutive Tuesdays and ending on Tuesday, August 4 which is National Night Out and featuring Fabulous Greaseband. Concerts have been provided, in part, by our generous neighbors including Energy Transfer, Marcus Hook Energy, Peco, and Monroe Energy. Motion by _____ second by _____ to record and file. All in favor.

COUNCIL REPORTS

PUBLIC COMMENTS

ADJOURNMENT

Motion to adjourn by _____, seconded by _____. All in favor. Meeting was adjourned at 7:___ PM.

Andrew Weldon
Borough Manager