

**MINUTES**  
**LANGHORNE MANOR BOROUGH COUNCIL**  
**MEETING OF AUGUST 8, 2023**

- 1. CALL TO ORDER** – The Meeting of Langhorne Manor Borough Council was called to order in the Langhorne Manor Borough Hall, 618 Hulmeville Avenue, Langhorne, Pennsylvania on August 8, 2023, at 7:00 P.M. Daylight Savings Time by Dawn Seader, President.

**PERSONS PRESENT** – Dawn Seader – President, Councilpersons: James Niwinski, Alicia Gasparovic, Cheryl Oessenich, Grace Judge and Bob McBeth, Solicitor - Thomas J. Profy, IV., Bonnie McGoldrick – Secretary/Treasurer.

**PERSONS ABSENT** – Nicholas Pizzola – Vice-President, Police Chief John Kenney, Mayor Robert Byrne.

- 2. THE PLEDGE OF ALLEGIANCE** – Led by Cheryl Oessenich.
- 3. APPROVAL OF MINUTES** – Ms. Seader asked if there were any questions, concerns, or comments on the minutes of July 11, 2023. Ms. Seader asked for a motion to approve the minutes from July 11, 2023. Mr. McBeth made the motion as called for. Ms. Judge seconded. Mr. Niwinski abstained. There were no objections. The motion carried.
- 4. RESIDENT COMMENT** – There were no Resident Comments.
- 5. POLICE REPORT** – None
- 6. BOROUGH MANAGER – RESIGNATION/POSITION** – The Council President expressed her appreciation of the work that Mr. Ferraro did in his position as Borough Manager. After reading his resignation letter, The Council President called for a motion to accept Mr. Ferraro’s resignation and return the check that accompanied his resignation. Mr. Niwinski made the motion. Ms. Judge seconded. There were no objections. The motion carried.

Mr. Profy recommended Peter Greg, the current, full-time Borough Manager for New Hope as an interested and appropriate candidate for Borough Manager.

The Council President called for a motion to create an exploratory committee to review the job description, possibly adding oversight responsibility and bring additional recommendations for a borough manager to the September meeting. Mr. Niwinski made the motion. Ms. Judge seconded. There were no objections. The motion carried. The committee will include Alicia Gasparovic, Nick Pizzola and Bob McBeth.

7. **INSPECTOR'S REPORT** - There were three permits and one U&O issued in June.

8. **REPORTS** -

a. **Bob McBeth** – There are no Zoning Hearing Board Meetings scheduled. Mr. McBeth is still working on identifying the ZHB stenographer and information regarding her liability insurance.

b. **Grace Judge** – Ms. Judge presented the investment options identified by the finance committee. The council discussed the options.

i. **Approval to transfer funds** – The Council President called for a motion to approve the recommendation to transfer \$548,457.00 to PA Invest earning 5.26%, transfer \$867,686.00 to PLIGIT earning 5.43% and to retain \$30,000.00 in the First National Bank of Newtown. Ms. Judge Made the motion as called for. Mr. Niwinski seconded. There were not objections. The motion carried.

c. **Nick Pizzola** – Absent. Ms. Seader reported that we are looking to engage with an outside engineer to assess the roads and make recommendations. Council is looking at the fails in our roads that have occurred since the roads were paved several years ago. There was agreement to hire an engineering firm (not connected with the project) to provide us with an assessment. We are still waiting on RVE's proposal. To give council time to digest the proposals, we need a second meeting this month.

**d. Dawn Seader –**

**Approval for conflict solicitor** – There are several items that still need to be addressed, to protect the Borough's interests, in the Grupp land sub-division. It is the recommendation of our engineer and our conflict solicitor that a professional services agreement be signed along with the posting of an escrow and disposal facilities agreement be created as the property will need a grinder pump. The professional services agreement has already been created by Bob DeBias it just needs to be executed. The disposal facilities agreement will need to be drafted. Mr. DeBias has since retired so we need to identify a new conflict solicitor. Mr. Profy discussed using T.J. Walsh. There was some discussion.

Ms. Seader called for a motion to approve the TJ Walsh as the Borough's Conflict Solicitor. Mr. Niwinski made the motion. Mr. McBeth seconded. There were no objections. The motion carried.

PECO – We received a letter from PECO regarding work that they are planning to stay ahead of pruning and updating their systems.

FIRE INSPECTIONS – Ms. Seader met with Middletown's Borough Manager and new Fire Chief yesterday to discuss the possibility of the Township providing fire inspections for LMB. They are in conversations with Langhorne Borough regarding the same. The rental ordinance was forwarded them and we will need to provide them with the number apartments in The Manor. Any cost associated with the inspections should be added to our fee schedule.

ABANDONED CARS ORDINANCE – Council discussed this ordinance in a work session. There is nothing additional that needs to be done to enforce it. A letter was mailed out yesterday informing homeowners that the borough would begin enforcing the ordinance and giving 45 days to address the issue. The next step would be a letter from our enforcement officer.

GARAGE UPDATE – The garage will arrive on August 21<sup>st</sup>.

GRANT WORKSHOP - There is a Grant Workshop – 8/15 9:00 – 11:00; if anyone is interested, they need to register now.

RDA Grants – Ms. Seader received the letter from the RDA opening the next round of grant applications. There was discussion as to what projects should be submitted. Ideas involved – another police vehicle, SWM project

and planting trees. Dawn, Alicia, and Jim to work on applications. Resolutions will need to be approved at September meeting.

On October 14<sup>th</sup>, there will be a shredding event hosted by Senator Farry and Representative Hogan at Senator Farry's office in Langhorne. The event will run from 10:00 – 12:00. There's also a hazardous waste event this Saturday at the BCTHS.

- e. **Cheryl Oessenich** – Ms. Oessenich presented an example of the proposed signs and the cost for purchasing signs to advertise the LMB Yard Sale.
  - i. **Approval for Community Yark Sale Signs** – The Council President called for a motion to spend up to \$450 for the Yard Sale signs. Ms. Judge made the motion. Mr. McBeth seconded. There were no objections. The motion carried.
- f. **Alicia Gasparovic** – Ms. Gasparovic reported that we were refunded \$1545 from workers comp. The insurance payments, due now, will be mailed tomorrow.

Ms. Gasparovic completed a 4 hour, PennDOT, LTAP training on pedestrians & crosswalks. The Borough has money for paint and signs, but we need to determine the safety and liability before installing them.

Ms. Gasparovic stated that residents are concerned about the safety at the bridge over Hulmeville Ave at Comly Ave. Council discussed the situation. President Seader said there should be further thought before Council agrees on a position.

The Shade Tree Commission has contacted PECO about trees near electric wires. There is nothing else that can be done by the Shade Tree Commission. Ms. Gasparovic read from the LMB Ordinance, stating that it is not clear if further action should be taken by the Borough Inspector or the Shade Tree Commission

The Comly Avenue project is projected to complete by October 2nd. Although there have been some delays. The Ribbon cutting is scheduled on Oct 14 with Senator Farry.

The liter patrol sign on Hulmeville Ave needs repair.

Ms. Gasparovic stated that there are still a lot of negative escrows that should be addressed because they owe money to the Borough and there are several escrows that should be refunded. Mr. Profy commented that there has been activity and that the former Borough Manger was instrumental in resolving those. We are working toward refunding the credit balances.

**g. Jim Niwinski** – Mr. Niwinski presented the proposal to complete electrical work on the Borough Office.

**i. Approval for office electrical work** - The Council President call for a motion to approve the electrical work in the amount of \$1600. Ms. Judge made the motion as called for. Mr. Niwinski seconded. There was no objection. The motion carried.

Mr. Niwinski investigated the consortium for oil service. They felt our use was too low to justify moving from our current service.

Borough Hall Painting will begin within the next week.

## **9. MAYOR’S REPORT – NO REPORT.**

## **10.BOROUGH MANAGERS REPORT – NO REPORT.**

**11.SOLICITOR’S REPORT** – An issue arose regarding the auditors’ responsibilities under the borough code. Mr. Profy reported that there is no option for the Borough to hire outside auditors for any duties that are specified by the Borough Code. If the Auditors do not want to perform the duties specified by the Borough Code, they can resign, and the Borough can hire outside services. Mr. Profy has prepared a letter to the three Auditors citing the specific Pa Borough code sections with their responsibilities and duties. Mr. Niwinski questioned whether the auditors requested outside services to complete their work or to review their work and if this designation altered the request would it possibly alter Mr. Profy’s interpretation. The letter from Mr. Profy will be sent after the question is clarified.

Mr. Profy was asked to look at the legality and potential issues of installing stop signs on PennDOT roads. Mr. Profy recommends that the borough should not

take any action about stop signs until they have an opinion in writing, from PennDOT, stating that Borough can do this.

Mr. Profy discussed the necessity of having an expert witness to testify at the hearing scheduled on September 11th for the property on Comly Avenue. Mr. Ferraro submitted a letter stating that he was available at a significant discounted rate to appear at the Circuit Court of Bucks County. President Seader called for a motion to approve hiring Jay Ferraro as an expert witness. Mr. Niwinski made the motion. Mr. McBeth seconded. There were no objections. The motion carried.

## **12.CORRESPONDENCE – No Correspondence.**

**13.APPROVAL OF BILLS FOR PAYMENT-** Council President asked if there were any questions, comments, or concerns with the General Unpaid bills for August. Council President called for a motion to approve the General Unpaid bills for August eliminating the duplicates. Mr. Niwinski made the motion as called for. Ms. Judge seconded. There were no objections. The motion carried.

Council President asked if there were any questions, comments, or concerns with the Unpaid Sewer Bills for August. Council President called for a motion to approve the Unpaid Sewer bills for July. Ms. Judge made the motion as called for. Mr. Niwinski seconded. There were no objections. The motion carried.

**14.APPROVAL OF TREASURERS REPORT –** Council President asked if there were any questions, concerns, or comments with the Treasurers Report. Council President called for a motion to approve the General Fund Report for July. Ms. Judge made the motion as called for. Mr. Niwinski seconded. There were no objections. The motion carried.

Council President called for a motion to approve the Highway Aid Report for July. Ms. Judge made the motion as called for. Mr. McBeth seconded. There were no objections. The motion carried.

Council President called for a motion to approve the Sewer Fund Report for July. Ms. Judge made the motion as called for. Mr. Niwinski seconded. There were no objections. The motion carried.

**15.COMMENTS FROM RESIDENTS AND VISITORS –**

Robert Rickerl asked council asked where to find the Streets & Sidewalks Ordinance.

Kathy Pashley stated that Ornamental Grass at Hulmeville & Highland blocks a drivers view at the intersection.

Chris Croteau, 604 Station Avenue, stated that solicitors should not be allowed in the Borough. Council President stated that we cannot stop solicitors, but we have been investigating options.

Mr. Croteau suggested that the Borough install speed bumps on the roads and stop signs at every intersection.

**16.SECOND MEETING FOR MONTH OF AUGUST – AUGUST 22, 2023**

**17.ADJOURNMENT** - Council President called for a motion to adjourn the meeting. Mr. Niwinski made the motion as called for. Ms. Judge seconded. There were no objections. The motion carried.

**18. NEXT MEETING – September 12, 2023**

Respectfully Submitted

Bonnie McGoldrick

Secretary/Treasurer