

**MINUTES**  
**LANGHORNE MANOR BOROUGH COUNCIL**  
**MEETING OF DECEMBER 9, 2025**

- 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 December 9, 2025 at 7:00 P.M. Eastern Standard Time by Nick Pizzola.

**PERSONS PRESENT** – Nick Pizzola – President, Cheryl Oessenich – Vice-President, Councilpersons: James Niwinski, Phil Gillies, Sam Jennings and Bob McBeth, Mayor Robert Byrne, Solicitor: Thomas J. Profy, IV., Borough Manager: Peter Gray, Secretary-Treasurer: Bonnie McGoldrick.

**PERSONS ABSENT** – Devin Keating, Councilperson and Police Chief John Kenney.

- 2. THE PLEDGE OF ALLEGIANCE** – Led by Nick Pizzola.
- 3. APPROVAL OF MINUTES, MOTION TO APPROVE.**

Council President asked if there were any questions, concerns or corrections to the minutes of November 11, 2025. There were no comments.

Council President called for a motion to approve the minutes from November 11, 2025. Phil Gillies made the motion as called for. Cheryl Oessnich seconded. There were no objections. The motion carried.

- 4. RESIDENT COMMENTS** – Theresa Weiser, 206 W. Prospect Avenue, submitted the following written comment, which was read into the record by Nick Pizzola: *“I am concerned that reducing the millage rate is short-sighted.*

*All year council stated EIT was need to fund Stormwater projects. Now that the EIT passed, it’s additional funds have already been allocated to salary increases for Police and Borough workers, and there is no budget plans for those funds to support Stormwater.*

*I am concerned as council decisions have resulted in LMB not completing our DEP 5 year requirements by the end of 2024 per permit period.*

*Stormwater Commission has a project identified, but are unclear on the status of grants.*

*I would recommend we have 10% of the project funding set aside for engineering costs, which just happens to match the amount that the millage rate change from last year brought in.*

*I hope that we can take a longer term view on funding our borough.*

*I would also recommend electing a council president next term with knowledge of grant funding and a willingness to manage them.*

*Teresa Weiser”*

Council President responded to Ms. Weiser’s comments stating that in our budget we have \$90,000 projected income from EIT, which is conservative. Our police and borough employees are not getting \$90,000. The Borough Manger is getting \$0, our Secretary is getting \$3,500, the Police chief is getting \$4,500 and the Patrolmen are getting \$6,000. Those increases round up to \$14,000. We are going to roll back the real estate tax increase by \$30,000. So, the statement that we are using all the EIT to fund employee salaries is false.

Regarding the DEP 5-year requirements, RVE has responded that technically we have not achieved compliance with the 5-year plan for 2024. The borough had the goal of a 10% reduction to the total sediment load. The Borough has a remaining 3,614 lbs. to meet our 10% goal. Options are being considered but few options exist within the borough. The DEP knows that resolutions are under consideration and they are sensitive to our situation.

Grant status: The H2O grant, \$300K, expires in 2026 requires a 50% match. A second grant for \$348K expires 2027, no match required. There is a third grant for \$770K attained through Brian Fitzpatrick but due to the government shut down, we have not been able to follow up on this grant. Since two of the three grants provide funding for engineering, there is no need to set aside an additional 10% of the project funding for engineering.

In response to the recommendation to replace the current president with someone who understands grant funding, Mr. Pizzola explained the process required to apply for and receive grants, stating that it is straight forward. Projects submitted must

meet funding criterion. Approvals are received that conform to the grant requirements. The project contractor must build exactly what was approved. The Borough then pays for the project and submits a funding reimbursement request.

Council President asked if there were any other resident comments? There were no further comments.

5. **POLICE REPORT** – The Police Chief was not in attendance. Council President said there was no report from the police and asked the Borough Secretary if she had received any further complaints about the people living in the woods. There were no recent complaints.

6. **REVIEW AND APPROVAL OF TAX ORDINANCE TO REDUCE LANGHORNE MANOR BOROUGH MILLAGE RATE TO 7.125 MILLS. MOTION TO APPROVE.**

Council President explained that the Langhorne Manor Borough Council had committed to reducing the borough tax millage rate (which was increased in 2025) if the EIT tax was instituted for 2026.

Council President called for a motion to approve reducing the millage rate to 7.125 mills for 2026. Mr. Niwinski made the motion as called for. Ms. Oessenich seconded. There were no objections. The motion carried.

7. **REVIEW AND APPROVE IMPLEMENTATION OF EARNED INCOME TAX AT .005 (1/2%).** The Council President reminded everyone that the EIT has been approved, and all required reporting to DCED has been completed as confirmed by the Borough Manger.

8. **APPROVAL OF ALL TAX RATES FOR 2026. MOTION TO APPROVE.**

Borough Tax is 7.125 mills

Borough Fire Tax (Arc) .75 mills

Street Improvement 3.4 mills

Street Lighting 2.0 mills

Earned Income Tax (EIT) .005 (1/2%)

County Tax is 27.56 mills

Occupation Tax \$30

Per Capita Tax is \$15 (\$10 to the School District, \$5 to the Borough)

Council President called for a motion to approve the tax rates for 2026. Mr. Gillies made the motion as called for. Mr. McBeth seconded. There were no objections. The motion carried.

## **9. REVIEW AND APPROVAL OF 2026 BUDGETS**

The 2026 Budgets were originally presented and discussed at the Langhorne Manor Borough Council Meeting on October 28, 2025. Tonight, the Council will approve and adopt the final budget for 2026. Only one change was made to the general fund budget that was proposed at the October Council meeting. The insurance expense was increased by \$4000.

### **a. GENERAL FUND. MOTION TO APPROVE**

Council President asked if there were any questions, concerns or comments on the General Fund budget. There were none.

Council President called for a motion to approve and adopt the General Fund Budget. Ms. Oessenich made the motion as called for. Mr. Niwinski seconded. There were no objections. The motion carried.

### **b. SEWER FUND. MOTION TO APPROVE**

Council President asked if there were any questions, concerns or comments on the Sewer Fund budget. There were none.

Council President called for a motion to approve and adopt the Sewer Fund Budget. Mr. Jennings made the motion as called for. Mr. Gillies seconded. There were no objections. The motion carried.

### **c. HIGHWAY AID. MOTION TO APPROVE**

Council President asked if there were any questions, concerns or comments on the Highway Aid Fund budget. There were none.

Council President called for a motion to approve and adopt the Highway Aid Budget. Mr. Niwinski made the motion as called for. Mr. Gillies seconded. There were no objections. The motion carried.

## **10. APPROVAL OF REMINTON & VERNICK ENGINEERS FOR 2026 STORM WATER MANAGEMENT AND STANDBY ENGINEERS. MOTION TO APPROVE.**

Remington & Vernick Engineers submitted their 2026 proposal for Stormwater Management and as Standby Engineers. Their proposal rates remained the same as presented in 2024 and 2025 for services and pricing.

Dominic Cundari from Remington & Vernick attended the meeting to answer questions from the council. Mr. Gillies asked when the second 5-year period began, it runs from 1/2025 through 12/2030. There was some discussion on the potential to work in conjunction with Middletown Township or Langhorne Borough to meet our requirements. Mr. Cundari confirmed that the annual reporting was filed every year by September 30<sup>th</sup>.

Council President called for a motion to approve the contract with Remington & Vernick Engineers as the Stormwater management and Standby Engineers for Langhorne Manor Borough in 2026. Mr. Gillies made that motion. Ms. Oessenich seconded. There were no objections. The motion carried.

**11.INSPECTOR’S REPORT** – There were no permits issued in November.

## **12.REPORTS**

- a. **Jim Niwinski** – Mr. Niwinski had no formal report but stated that the cost of fuel in 2026 has not been compared with other vendors and recommended that the councilperson who assumes responsibility for the borough fuel costs consider the available options.

This will be Mr. Niwinski’s last meeting as a council member. Mr. Niwinski thanked the people for giving him the privilege to serve a fabulous community. As a 39-year resident it has been his focus to keep the Manor as it is, as much as possible. It is such a great place to live, so different, so special.

- b. **Cheryl Oessenich** – is working with a recycling group allowing us to join with other boroughs to provide recycling services that are not currently provided.
- c. **Nick Pizzola** – the borough truck needed a new battery, it was replaced and the truck runs fine. The electric lights at the office have failed, these are emergency lights that are required by code. The system is 20 years old and needs to be replaced at a proposed cost of \$1200.

- d. **Bob McBeth- no report**

- e. **Sam Jennings-** This is Mr. Jennings' last meeting. He thanked the residents and council for the opportunity to serve. The experience was educational and he met members of the community that he normally would not have.
- f. **Phil Gillies** – Will be leaving his position for now but intends to run again in two years and will continue to serve the community outside of his role on the council.
- g. **Devin Keating – absent, no report.**

**13. MAYORS REPORT** – Mayor Byrne attended a meeting with Middletown Township, Penndel and Langhorne Manor. The meeting was by “Outreach” and a group from Utah presented their plan to address the homeless situation. Mayor Byrne felt their programs were good for Utah but would not work here.

“Outreach” provides a place for the homeless to meet during the day in Penndel, where they are fed, have access to showers but cannot spend the night. Outreach is hoping to get more local churches involved and they also help people find jobs. Although there was no resolution for the people living in the woods, the mayor felt the meeting was worthwhile. The surrounding communities will continue to seek alternatives.

**14. BOROUGH MANAGER’S REPORT**– The Borough Manager reminded the community that PennDOT will be holding a meeting on Wednesday, December 10 at the Sheraton Bucks County Hotel from 4:00 PM to 8:30 PM for the upcoming RC3 Project, impacting Langhorne Manor, Langhorne Borough and Middletown Township. It has been advertised on our website.

**15. SOLICITORS REPORT – no report**

**16. APPROVAL TO PAY FRED BEANS FORD FOR 2025 BCRDA APPROVED POLICE VEHICLE PURCHASE.** Last year we received a grant for a new police car. It has not been delivered yet. The Police Chief has been advised that the car should be delivered in 2 weeks. If payment is not made until next year, we would have to file an extension for the Grant. Although the extension process is not problematic, it is time consuming and would delay payment. Assuming the car is delivered before year end, Mr. Pizzola would like to approve payment now, to avoid the need for an extension.

The Council President called for a motion to approve the \$83,000 payment to Fred Beans Ford for the Police Car assuming delivery before the end of the year. Mr. Niwinski made the motion as called for. Ms. Oessenich seconded it. There were no objections. The motion carried.

**17. BCRDA 2026 FUNDED GRANTS** Mr. Pizzola called Bucks County RDA today to follow up on the grants that were applied for. There is no decision yet.

**18. CORRESPONDENCE** – No correspondence but council secretary will need contact information for the incoming council members.

**19. APPROVAL OF BILLS FOR PAYMENT** – Council President asked if there were any questions or concerns regarding the General Unpaid Bills Report for December.

Council President called for a motion to approve the General Unpaid bills for December. Mr. Gillies made the motion as called for. Ms. Oessenich seconded. There were no objections. The motion carried.

Council President asked if there were any questions or concerns regarding the Sewer Unpaid Bills Report for December.

Council President asked for a motion to approve the Sewer Unpaid bills for December. Mr. Niwinski made the motion as called for. Mr. Jennings seconded. There were no objections. The motion carried.

Council President asked if there were any questions or concerns regarding the Highway Aid Unpaid Bills Report for December.

Council President asked for a motion to approve the Highway Aid Unpaid bills for December. Mr. Gillies made the motion as called for. Mr. Niwinski seconded. There were no objections. The motion carried.

**20. APPROVAL OF TREASURER'S REPORT** - Council President asked if there were any questions or concerns about the Treasurers Reports for November.

Council President asked for a motion to approve the General fund Report for November. Mr. Jennings made the motion. Mr. Gillies seconded. There were no objections. The motion carried.

Council President asked for a motion to approve the Sewer fund Report for November. Mr. Niwinski made the motion. Mr. Jennings seconded. There were no objections. The motion carried.

Council President asked for a motion to approve the Highway Aid Fund Report for November. Mr. Gillies made the motion. Mr. Niwinski seconded. There were no objections. The motion carried.

## **21.MOTION TO DISPENSE WITH THE DECEMBER 30, 2025 MEETING**

Council President called for a motion to dispense with the December 30, 2025 Meeting. Mr. Niwinski made the motion as called for. Mr. McBeth seconded. There were no objections. The motion carried.

Mr. Pizzola expressed his gratitude to the outgoing council members for their commitment and hard work and is looking forward to working with the incoming council members.

## **22.COMMENTS FROM RESIDENTS AND VISITORS – Theresa Weiser, thanked the outgoing council members for their service to the community.**

## **23.ADJOURNMENT - THE NEXT COUNCIL MEETING IS MONDAY, JANUARY 5, 2026; THE ORGANIZATIONAL MEETING TO SWEAR IN NEW COUNCIL MEMBERS, ELECT COUNCIL PRESIDENT & VICE PRESIDENT, APPOINT OFFICIALS, PROFESSIONALS, BOARD & COMMITTEE MEMBERS AND ESTABLISH THE 2026 MEETING SCHEDULE, AND WILL BE IMMEDIATELY FOLLOWED BY THE REGULAR JANUARY MEETING.**

Council President called for a motion to adjourn the meeting. Mr. Niwinski made the motion as called for. Mr. Gillies seconded. There were no objections. The motion carried.

Respectfully Submitted

Bonnie McGoldrick

Secretary/Treasurer