

MINUTES
LANGHORNE MANOR BOROUGH COUNCIL
MEETING OF FEBRUARY 13, 2024

- 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 February 13, 2024, at 7:00 P.M. Eastern Standard Time by Nick Pizzola.

PERSONS PRESENT – Nick Pizzola – President, Cheryl Oessenich – Vice-President, Councilpersons: James Niwinski, Grace Judge, Sam Jennings and Bob McBeth, Solicitor - Thomas J. Profy, IV., Pete Gray – Borough Manager, Bonnie McGoldrick – Secretary/Treasurer.

PERSONS ABSENT – Police Chief John Kenney, Mayor Robert Byrne, Councilperson, Alicia Gasparovic.

- 2. THE PLEDGE OF ALLEGIANCE** – Led by James Niwinski
- 3. APPROVAL OF MINUTES** – Council President asked if Council Members had any questions, comments, corrections, or concerns about the minutes of January 23, 2024. Ms. Gasparovic had provided corrections via email and they were read into the record by Council President. The corrections were also provided to the Secretary and corrections were already made.

Council President called for a motion to approve the minutes of January 23, 2024 with the corrections. Mr. Niwinski made the motion as called for. Ms. Judge seconded. There were no objections. The motion carried.

- 4. RESIDENT COMMENT** – Council President recognized Dawn Seader, 600 South Bellevue Avenue. Ms. Seader presented a history of the Langhorne Manor Borough Events Committee (see attached). In lieu of the council’s intention to determine and limit future use of the borough hall, the Events Committee had concerns stemming from comments at a recent meeting. They asked the council to acknowledge that the activities of the Events Committee were community driven and not the same as any other social group. Council President expressed support

for the Events Committee and other Council Members voiced their agreement. Council President stated that the use of Borough Hall would be discussed in the next meeting and agreed that Events Committee participation in that discussion would be helpful.

Council President recognized Dawn & Barney Wheeler, 224 Main Street, Hulmeville. Mr. & Mrs. Wheeler have applied to build a new home in Langhorne Manor and were presented with some conditions that were not made apparent at the beginning of their project. They believe they had done their due diligence and stated they were ill advised by two borough representatives that the impervious surface permitted on a new home was 30% even though their Architect stated they were only permitted 20%. The Borough Engineer confirmed the 20% deed restriction. When asked by Mr. McBeth, they preferred not to identify the borough officials. Mr. & Ms. Wheeler feel the 20% impervious surface restriction is much too limited for a ½ Acre lot. Ms. Oessenich commented on the limitations set by the deed restrictions. Mr. Pizzola advised, regardless of circumstances, the council could not change the deed restrictions and perhaps the issue could be appealed to the Zoning Hearing Board. Mr. Profy will research the deed restrictions and report at the next meeting whether or not an appeal is permitted.

5. **POLICE REPORT** – Chief Kenney was not present. On behalf of the Chief, Mr. Pizzola presented an update on the sale of police cars. Due to restrictions identified by Mr. Profy, we were not able to sell the 2016 Ford directly to the sheriff as originally planned. Instead, it would be used as a trade-in on the new vehicle.

Mr. Profy was asked to determine if the second vehicle could be sold to Tryon Outfitters, who buy and sell vehicles to police departments. Mr. Profy report at the next meeting.

6. **NEWTOWN-** This agenda item was listed in error.

7. **INSPECTORS REPORT** –

For the month of December 2023, Building Inspection Underwriters reported: 5.5 hours. There were 2 Permits issued.

For the month of November 2023, Building Inspection Underwriters reported 8.25 hours. There was 1 permit issued.

8. REPORTS

10.1 Jim Niwinski – Mr. Niwinski stated that the TV Monitor & Stand were ordered and should be delivered by the next meeting.

10.2 Alicia Gasparovic - Ms. Gasparovic was not present. Mr. Pizzola read Ms. Gasparovic's report.

Stormwater – Pine Street infiltration project Advertisement went out today.

- Ms. Gasparovic deferred to Mr. Profy regarding any changes his office may have required of the bidding documents prepared by RVE for advertisement today.
- Timeline is for bids to be opened first week of March. Then RVE will recommend a bid for Council to accept at our meeting on 3/12/24.
- Alicia will update Andy Norton from Cairn on progress and timeline.
- RVE included repairs to the Prospect Street infiltration test pit sites into the contract for the Pine Street work, so those locations will be repaired in the upcoming weeks.

Shade Tree Commission: Ms. Gasparovic will defer to Sam since, as per Tom Profy, he is allowed to remain on STC now that he is a council member.

10.3 Cheryl Oessenich – No report.

10.4 Nick Pizzola – Mr. Pizzola introduced Peter “Pete” Gray as the new Borough Manager. Mr. Gray began February 5th.

Mr. Pizzola reported that quotes for the road repairs have been received from Effective Technical Applications, Carrol Engineers and he is awaiting a third.

A property located at Gillam & Station Avenues had erected a temporary rope fence after replacing a sidewalk with soil and grass seed. The grass has grown, and the roping remains. This needs to be removed and residents have complained. The Code Enforcement Officer will be advised to address preliminarily.

The quote for repairs to the Comly Avenue fence, damaged by a tree, has not been received from Everlasting Fence yet, Mr. Pizzola will follow up.

Ms. Judge took pictures of road damage and will send them to Mr. Pizzola.

10.5 Grace Judge – Ms. Judge met with Peter Gray to set up the laptop and show him how to access the Borough Managers files on Teams. He has access to all the Borough Managers files.

New Lap-tops are due to be purchased for Council Members and Employees. They are already approved and provided for in the budget and will be purchased soon. Ms. Judge will arrange to configure all the laptops with Nathaniel Nelson on March 6th. They will be distributed at the next Council Meeting.

The way that Microsoft is moving it is not a good idea to put Microsoft 365 on a personal device because it can take over your computer and conflict with other software. Therefore, it is recommended that you use your council laptop for council work. Also, in case of a legal issue, involving the borough, your personal laptop would be confiscated if your council business was conducted on the personal computer.

Regarding the Higher Education and Health Authority, Ms. Judge asked Mr. Profy to advise what percentage of interest they are currently receiving on their savings account and to research a higher interest option.

10.6 Bob McBeth – No Report

10.7 Sam Jennings - Mr. Jennings reported that he has registered for the NEMO training on March 1-2.

The Shade Tree Commission met with Chris Blaydon, Mayor of Langhorne Borough and Langhorne Borough Shade Tree Commission, who shared information. It was a productive meeting. The LMB STC is looking forward to utilizing the funds secured from the RDA Grant for planting trees later this year and will be working up a plan to that end.

9. MAYORS REPORT – No Report

10.SOLICITOR’S REPORT – Mr. Profy had no report. Mr. Pizzola asked Mr. Profy to confirm that Council Members can attend meetings and vote remotely. Mr. McBeth said we currently have the technology to accomplish this. In the future, council members will contact Mr. McBeth to set this up when necessary.

11.CORRESPONDENCE – We received a notice from a resident that the snow removal company had damaged her lawn. Mr. Pizzola will contact the resident.

12.APPROVAL OF BILLS FOR PAYMENT – Council President asked for a motion to approve the unpaid bills for February. Mr. Niwinski made the motion as called for. Ms. Judge seconded. There were no objections. The motion carried.

13.TOPICS FOR FUTURE WORK SESSIONS – Ms. Gasparovic presented a detailed list of topics for work sessions that were distributed to council members and will be prioritized in the next work session. Mr. Niwinski added to that list noting: training, building usage and contracts.

14.APPROVAL OF TREASURER’S REPORT - Council President asked for a motion to approve the General fund Report for January. Ms. Judge made the motion as called for. Mr. Niwinski seconded. There were no objections. The motion carried.

Council President asked for a motion to approve the Sewer fund Report for January. Mr. Jennings made the motion as called for. Mr. Niwinski seconded. There were no objections. The motion Carried.

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

15.COMMENTS FROM RESIDENTS AND VISITORS – None.

16.NEXT MEETING – February 27, 2024

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

Respectfully Submitted

Bonnie McGoldrick

Secretary/Treasurer

Events Committee Presentation

Thank you Mr. President. I'm here on behalf of the LMB Events Committee. By way of background – this committee originally started to plan and put together the 125th Anniversary party for The Manor in response to a request from Council. The committee then morphed into the Tree Lighting Committee when 2 of its members came up with the idea of holding an annual tree lighting (thank you Carolyn and Kelly). The committee then came up with other ideas for community events – rock painting, food drives, flower arranging classes. We even held a plant sale 2 years ago. This year we are planning a clean-up day. The committee is diverse and non-political (although it has been politicized). Unlike Langhorne Borough, the Manor's committee does not have a business association to offset costs. Every year members have used their own money for events. The flower arranging class and the plant sale have been the only 2 events that have actually raised money. That allows the committee to cover the majority of costs and provide free events such as the tree lighting and rock painting.

As a council person and now that I'm not on council, I continue to believe that the Events Committee has a partnership with council and holds events for manor residents. At the last council meeting there was a comment that the Events Committee was basically a social club that should be treated as any other group that wants to utilize borough hall. I would agree that it's a committee that is dedicated to social events for the ENTIRE LMB community. But I would also argue that the Events Committee should not be treated the same as other groups as this committee provides activities that all can attend unlike other groups wishing to hold meetings/activities for a distinct and specific group of individuals, which would not be open to the larger LMB community. Most of our activities do not use borough hall but in the case of the tree lighting, we have taken great care to ensure that borough hall is beautifully decorated and we have cleaned up after that event and ensured that decorations were taken down timely and put away.

I would hope that council would not look at the events committee as just another group but rather the group that is providing events to LMB residents and partners with council and the community.

Thank you for the opportunity to comment.