

MINUTES
LANGHORNE MANOR BOROUGH COUNCIL
MEETING OF FEBRUARY 27, 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 27, 2024, at 7:00 P.M. Eastern Standard Time by Nick Pizzola.

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

PERSONS ABSENT – Councilperson: Grace Judge, Police Chief John Kenney, Mayor Robert Byrne.

- 2. THE PLEDGE OF ALLEGIANCE** – Led by Peter Gray
- 3. RESIDENT COMMENT** – None.
- 4. DISCUSSION OF WHEELER PROPERTY** – Council President deferred to the council solicitor, Mr. Profy, for comment.

Mr. Profy was asked to research the “deed restrictions” on the Wheeler property. The plans propose the maximum impervious surface allowable at 20% per the “Subdivision Plan”, prepared by Kelly & Close engineers, dated January 11, 2018 and last revised September 5, 2018.

Mr. Profy quoted a letter prepared by Carroll Engineering (the Borough Engineer) and addressed to the Borough Code Enforcement Officer. “There will be no further impervious coverage or front, side, or rear yard variances granted for the single-family residences to be constructed on the two lots shown on the variance plan prepared by Urwiler & Walter, Inc., dated June 30, 2015, as proposed Lots “A” and “B”; and Restrictions placed upon both Lots “A” and “B” in paragraph 1 of this order shall perpetually run with the land and be specifically incorporated

into the Deeds of Lots A and B. It is recommended the Applicant provide an As-Built plan demonstrating the construction....”

Mr. Profy further stated the Zoning Hearing Board decision was not appealed to by either the applicant or borough and therefore remains in full force and effect and the Council has no authority to act.

Mr. Pizzola commented that he is sympathetic to Mr. Wheeler, but the council has no authority to change the decision.

Mr. Wheeler asked, “The fact that I spoke with a borough official who told me it was 30% and I bought the property on that condition is irrelevant?”

Mr. Wheeler asked if he had the right to appeal. Mr. Profy stated that he could not advise Mr. Wheeler.

Ms. Judge joined the meeting at 7:05 p.m.

Mr. Wheeler asked if the Council would make a motion to support his appeal.

Mr. Pizzola stated that the council could not do that at this time.

Ms. Gasparovic questioned Mr. Wheelers’ knowledge of the appeal process, making sure he understood what was involved.

Ms. Gasparovic asked the Council how we got to the point where the zoning hearing board stipulated a deed restriction, and it was not recorded. Mr. Profy advised that when a lot is subdivided, the subdivision plan is created at the time of the decision. Someone buying these properties, undertaking due diligence, should secure a copy of the subdivision plan that created that parcel, so they know what limitations affect the parcel they are buying.

Mr. McBeth commented that the error was not in the deed but, in that someone from the Borough told Mr. Wheeler that the impervious surface was 30%.

Council President called an end to the discussion and moved on to the next agenda item.

- 5. TRADE IN TWO USED POLICE VEHICLES AND APPLY TO COST OF NEW POLICE VEHICLE** – Council President stated, the original plan to sell the 2016 police car to an individual, for \$14,000, was not permitted and would now be used as a trade-in on a new car purchase. Also, the 2014 police car would be sold to an approved vendor for approximately \$3500. The combined value of

\$14,500 would be applied to the cost of the purchase and upgrades to the new, 2024 Ford vehicle.

Council President read the resolution to Authorize the trade in of the Langhorne Manor Borough Police Vehicles and asked if there were any questions or concerns. Following a short discussion, Council President called for a motion to approve the Resolution. Mr. Niwinski made the motion as called for. Mr. McBeth seconded. There were no objections. The motion carried.

- 6. RESOLUTION OF NO BOROUGH TAX INCREASE IN 2024** – Council President explained, although council had approved no tax increase in 2024, along with the 2024 Budget, a resolution had never been written and approved. Council President read the resolution and asked if there were any questions or concerns. There was a short discussion regarding the occupational tax and the per-capita tax. Taxes will be discussed further at a later work session.

Council President called for a motion to approve the 2024 Tax Resolution. Mr. McBeth made the motion as called for. Ms. Judge seconded. There were no objections. The motion carried.

Ms. Judge asked how the Resolutions are currently being filed, stating that Former Presidents had uploaded the Resolutions and Ordinances to the shared drive. Council President stated that he will not be responsible for that and asked the New Borough Manager to take on that responsibility. This will be discussed further at the next council meeting.

7. NON-WAIVER OF EXCAVATION PERMITS FOR PINE STREET PROJECT.

Council President was asked by RVE if we were going to waive the permits to open the roads on the Pine Street Infiltration Trenches. It is his opinion that they should not be waived. Ms. Gasparovic explained that the permits may be required but, with the understanding that the contractor will charge back the Borough for the permit fees.

8. COMMENTS FROM RESIDENTS AND VISITORS – None.

9. NEXT MEETING – March 12, 2024

10. ADJOURNMENT TO WORKING SESSION - Council President called for a motion to adjourn the meeting and conduct a work session. Mr. Niwinski made the motion as called for. Mr. McBeth seconded. There were no objections. The motion carried.

Respectfully Submitted

Bonnie McGoldrick

Secretary/Treasurer