

**MINUTES**  
**LANGHORNE MANOR BOROUGH COUNCIL**  
**MEETING OF JANUARY 28, 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 January 28, 2025, at 7:00 P.M. Eastern Standard Time by Nick Pizzola.

**PERSONS PRESENT** – Nick Pizzola – President, Cheryl Oessenich – Vice-President, Councilpersons: Sam Jennings, Devin Marie Keating, Philip Gillies and Bob McBeth, Solicitor: Thomas J. Profy, IV., Borough Manager: Peter Gray, Secretary-Treasurer: Bonnie McGoldrick.

**PERSONS ABSENT** – James Niwinski, Mayor Robert Byrne, Police Chief, Jack Kenney,

- 2. THE PLEDGE OF ALLEGIANCE** – Led by Devin Keating
- 3. RESIDENT COMMENTS - None**
- 4. ANALYTICS PRESENTATION OF SOFTWARE TO MONITOR ROADS STATUS ON AN ONGOING BASIS** – Council President introduces Daniel Laufer, Sr. Sales Manager for Vialytics Americas, Inc. Mr. Laufer presented the Vialytics Software Program which could be used to monitor the on-going condition of our roads.  
The program operates from an iPhone application and can be downloaded and accessed from any computer. The phone is mounted on the dashboard/windshield of any vehicle, takes continuous pictures and maintains a record of the roads, street signs and storm drains. The program allows you to identify problems early on-set and before they become dangerous and expensive. The software can also provide pre-and-post assessments of any road work, weather events, heavy traffic, industrial expansion, etc.  
There are other asset management benefits to this software besides road management. The program can manually collect data if the user is walking, biking or wants to note something that needs attention.

The software will support stormwater management requirements and can also manage other public works items, fire hydrants, handicapped parking spots, etc.

Mr. McBeth asked how long they have been working with nearby municipalities. Mr. Laufer said their introduction to this area is at most a year to very recent.

Ms. Keating asked if other municipalities are using their personal phones. Mr. Laufer said most have purchased phones but you can use personal phones. They recommend the iPhone for the compatibility of the camera.

Ms. Oessenich questioned the value of the program considering how small Langhorne Manor is. Mr. Pizzola compared the Engineering Evaluation previously completed by another firm which cost \$8,000 at the time and is currently worthless. This program would provide on-going evaluation for less cost.

Mr. McBeth asked if there were ever conflicting results from different inputs and was advised that has not happened. The program does need to work in clear, daytime weather.

A resident asked what the payback is. Mr. Laufer said he would need more information to answer that question. Mr. Pizzola stated we have new roads, we want to keep them new, and doing repairs early can save thousands of dollars. With this tool we can inspect the roads every quarter instead of waiting for problems to become expensive.

Our cost is based on the size of the borough and will run about \$4500/year. The software can be used to identify and notify PennDOT of failures on the state roads. It would be the borough manager's responsibility to analyze the data. In terms of citizen privacy, the software will blur out resident faces and license plates. It can be used to detect overgrowth and could be used by council to prompt residents to maintain their property.

Council President thanked Mr. Laufer for his presentation and advised that the council will discuss the plan further.

**5. REVIEW OF GRUPP ESCROW REFUND CLAIM**

Council President completed his analysis of the escrow fund. There are charges generated from multiple sources and checks received from multiple sources, making it difficult to track. There is still the matter of building permit fees for the carport which should be around \$700.

Council president called for a motion to release \$7000 to KTG Construction. Mr. Gillies made the motion as called for. Ms. Oessenich seconded. There were no objections. The motion carried.

**6. RESOLUTION TO ACCEPT BCRDA 2025 FUNDED GRANTS – Three grants have been awarded to Langhorne Manor Borough.**

**6.1 POLICE BACKUP VEHICLE \$83,146** - Council President read the resolution to accept the 2025 RDA Grant for \$83,146 for the purchase of a new police car.

**6.2 ROAD REPAIRS \$50,000** – Council President read the resolution to accept the 2025 Road Repairs Grant for \$50,000.

**6.3 PENNDEL MIDDLETOWN EMERGENCY SQUAD OXYGEN FILLING STATION \$18,601** - Council President read the resolution to accept the 2025 RDA Grant for \$18,601 for the purchase Emergency Squad Oxygen Filling Station.

Mr. McBeth asked if there were any concerns about completing the projects under the terms of the Grants.

Mr. Jennings asked the Council President to confirm the amount of the Emergency Squad Grant.

Council President called for a motion to approve the three resolutions as presented. Mr. McBeth made the motion as called for. Mr. Jennings seconded. There were no objections. The motion carried.

**7. MOTION TO PETITION THE COURT TO INTERVENE IN CAIRN UNIVERSITY/JOHN JAY INSTITUTE ZONING APPEAL – Mr. Profy explained that the municipality has automatic party status in the matter appearing**

before the zoning hearing board. Our reason for authorizing petitioning the court to intervene means to keep the Municipality advised. It is an information gathering only action.

Mr. Gillies asked how many people currently reside at this property. Ms. Oessenich said there were 5.

Council President called for a motion to approve the petition to intervene in the Cairn University/John Jay Institute zoning appeal. Mr. Gillies made the motion as called for. Ms. Oessenich seconded. There were no objections. The motion carried.

Ms. Keating confirmed that because we have party status we will be advised of the court date.

**8. MOTION TO NOMINATE CANDIDATES TO STORM WATER**

**MANAGEMENT COMMITTEE** – Ms. Keating explained that before appointing new members or assigning term lengths to existing members, we need to formally approve the establishment of Stormwater Committee (SWC) term lengths. To ensure continuity of the committee, the proposed staggered terms are as follows: 1-year term (2 positions), 2-year term (2 positions), 3-year term (2 positions).

After completing these initial terms, all members may be reappointed to the standard 3-year term. This structure maintains consistent committee activity and membership.

Council President called for a motion to approve the initial staggered term structure for the Stormwater Commission. Ms. Oessenich made the motion as called for. Mr. Jennings seconded. There were no objections. The motion carried.

Discussions with current SWC members have taken place, and term length preferences have been finalized as follows. 3-year term (2 positions), James Keba and Heather Palladino. 2-year term (2 positions), Fred Tomlinson and Lauren Shuke. 1-year term (2 positions), Teresa Weiser and Margie Gillis

Council President called for a motion to approve James Keba and Heather Palladino to 3-year terms, Fred Tomlinson and Lauren Shuke to 2-year terms and Teresa Weiser and Margie Gillis to 1-year terms, with the Langhorne Manor

Borough Stormwater Commission. Ms. Oessenich made the motion as called for. Mr. Jennings seconded. There were no objections. The motion carried.

**9. MOTION TO RE-APPOINT CANDIDATE TO ZONING BOARD**

Council President called for a motion to approve the re-appointment of Kevin Oessenich to the Zoning Hearing Board. Mr. McBeth made the motion. Ms. Keating seconded. There were no objections. The motion carried

**10.MOTION TO APPOINT CANDIDATES TO PLANNING COMMISSION –**

Council President advised that James Keba would be re-appointed to a new 5-year term and introduced Lynn Barry, 301 W. Park Avenue and asked her to address the council. Ms. Barry is interested in an appointment to the current vacancy on the Planning Commission.

Council President called for a motion to approve the re-appointment of James Keba to a 5-year term on the Planning Commission and to approve the appointment of Lynn Barry to fill the current vacancy on the Planning Commission. Mr. McBeth made the motion as called for. Mr. Gillies seconded. There were no objections. The motion carried

**11.MOTION TO APPROVE BOROUGH MANAGER CONTRACT FOR 2025 WITHOUT ANY CHANGE OF TERMS**

Council President asked to council to approve the Borough Managers contract for 2025. The proposed contract would renew the terms from 2024 with no salary increase.

Council President called for a motion to approve the 2025 Borough Managers contract. Mr. Jennings made the motion as called for. Ms. Oessenich seconded. There were no objections. The motion carried

**12.MOTION TO AMEND PEDDLING ORDINANCE: LOCAL ORGANIZATIONS & OUTSIDE VENDOR REQUIREMENTS**

Council President provided a memo to the councilmembers, from our solicitor regarding door-to-door solicitation in the borough. The memo advised that a

blanket ban on commercial door-to-door solicitation is not advisable due to potential constitutional violations. Some limitations by Ordinance are permissible. Residents can join a “no solicitation” list. Reasonable times can be set, such as 10a.m. to 5p.m. Requiring permits to solicit is also acceptable.

The council have discussed various aspects and the borough solicitor will prepare the ordinance for the second meeting in February.

### **13.COMMENTS FROM RESIDENTS AND VISITORS**

Daniel Nicastor, 403 Station Ave. asked for clarification regarding the Cairn University issue of “Party Status”, if we automatically have party status what is the purpose of petitioning the court. Mr. Profy said that it ensures ongoing advisement of what is happening with the appeal.

### **14.NEXT MEETING: FEBRUARY 11, 2025**

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

Respectfully Submitted

Bonnie McGoldrick

Secretary/Treasurer