MINUTES
LANGHORNE MANOR BOROUGH COUNCIL
MEETING OF JULY 14, 2026

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 July 14, 2026 at 7:00 P.M. Daylight Savings Time by Nick Pizzola.

   PERSONS PRESENT – Nick Pizzola – President, Cheryl Oessenich – Vice-President, Councilpersons: Bob McBeth, Devin Keating, Charles Ingulli, Dan Nicastro and Lynn Barry, Mayor Robert Byrne, Police Chief John Kenney, Solicitor: Thomas J. Profy, IV., Borough Manager: Peter Gray, Secretary-Treasurer: Bonnie McGoldrick.

   PERSONS ABSENT –

2. **THE PLEDGE OF ALLEGIANCE** – Led by Council

3. **APPROVAL OF MINUTES, MOTION TO APPROVE.**

   Council President asked if there were any questions, concerns or corrections to the minutes of June 9, 2026.

   Council President called for a motion to approve the minutes from June 9, 2026. Ms. Oessenich made the motion as called for. Mr. Nicastro seconded. There were no objections. Mr. Pizzola abstained. The motion carried.

4. **RESIDENT COMMENTS –**
   Christopher Croteau, 608 Station, advised council that recent stormwater testing had caused damage to his property and commended Councilmember Devin Keating for her response to the problem and offered suggestions.
   Council President acknowledged and stated that all repairs would be completed with no charge to the resident.

   Jim Keeba, 604 Hill Avenue, advised council of his positive experience with Whitetail Disposal regarding a damaged trash can.

Teresa Weiser, 206 W. Prospect Avenue. Congratulated Langhorne Borough Resident Chuck Goodnow for leading the Langhorne 10U baseball team to the state championship game. Ms. Weiser stated that she is excited to see a vote about posting recorded meetings. Ms. Weiser commented on agenda item #9.

Mark Shapcott, 108 E. Langhorne Avenue, voiced concerns related to the Earned Income Tax (EIT) and questioned the intended use for the funds.
Council President stated that a better explanation for the use of the EIT funds would be made after a full year of receipts.

Christine Bach, 601 Station Avenue commented on the impact of proposed changes to the service roads.

Paul Snyder, Langhorne Borough, addressed the council. Council President stopped Mr. Snyder and stated that we would only take comments from residents of Langhorne Manor Borough.

Jim Niwinski, 501 Station Avenue, addressing the tax issue, stated that Langhorne Manor has not raised taxes in at least 30 years.

Donna Raynor, 120 W. Highland Avenue, said she would like some clarification on #9 on the agenda. Council President stated that would be addressed later in the meeting. Ms. Raynor continued, referring to an environmental study done by PennDOT, and began to list her points of concern. Council President called an end to the discussion.

Donna Wheeler, 308 W. Gillam Avenue, presented her concerns for the proposed RC3 project, orally and in writing.

Melissa Hertenberger, address not stated, intended to introduce a speaker from City Engineering to address #9 on the agenda. Council President again stated that non-residents could not speak or address agenda items.

5. **POLICE REPORT –** Chief Kenney reported 194 total hours for June 2026.
   Accident Reportable – 1
   Animal complaints - 1
   Assist Other Police – 4
   Fraud – 1
   Medical Emergency – 2
   All Other Complaints – 2

   Total Gasoline – 51 gal.
   Traffic Citations – 1
   Total Complaints – 11

6. **INSPECTOR'S REPORT –** There were 3 permits issued in June.

7. **MOTION TO DEVELOP PROCEDURES FOR RECORDING AND POSTING OF FUTURE COUNCIL MEETINGS.** The Council President turned the meeting over to Councilman Dan Nicastro.

   Mr. Nicastro stated that Langhorne Manor does not record and post council meetings, only agendas and meeting minutes after the fact. Mr. Nicastro believes that recording and posting council meetings would increase transparency of our meetings, make them more accessible to residents who can't attend meetings, and hopefully help residents be more up to date on what the council is working on. It would also increase accountability for councilmembers. Mr. Nicastro also pointed out that most of our surrounding municipalities already record and post their meetings, and the practice is encouraged by the PSAB (Pennsylvania State Association of Boroughs) and PSATS (Pennsylvania State Association of Township Supervisors). Posted records would provide an official record in addition to the minutes.

   Ms. Oessenich addressed her concerns, which included the technical aspects of posting to our website, maintaining the minutes as the "official record" of the meetings and the potential for AI disruption. Ms. Oessenich felt a committee should be put together to evaluate all the issues and prepare a recommendation.

   Council President agreed and called for a motion to establish a committee, consisting of Dan Nicastro, Cheryl Oessenich and Bob McBeth to research and prepare a recommendation to present to council.

Ms. Keating presented the Audio Video Proposal, that was discussed at a prior meeting. This proposal addressed the design and installation of an audio video system for Borough Hall and was prepared by All Systems Audio & Video, from Hatboro, Pa. The proposal for $8,100.00 included equipment, installation, setup and programing. All Systems Audio & Video would provide ongoing support for the system.

Mr. McBeth expressed his thoughts on the Audio Video system.

Ms. McGoldrick asked if she could address the council. She asked who would be responsible for maintaining/monitoring the new system? Ms. McGoldrick cited her time and technical limitations as a problem for any media upgrades. She further stated her opinion on the need to upgrade the antiquated technology in the borough office and the police station. And, to provide readily available professional service and support. As systems have become more complex and more advanced, they also become more vulnerable, and the borough does not currently have a computer professional in that position.

Chief John Kenney concurred, saying we have upgraded pieces of our system but we're not there yet and if we coordinate together we can get everything working better for the borough.

Mr. Ingulli appreciated the input and asked Ms. McGoldrick to make sure to include her comments in the minutes. He encouraged the committee approach and stressed the risks involved including how long to maintain information, the committee needs to think through everything, not just cost.

The Council President called for a motion to create a communications committee consisting of Cheryl Oessenich, Bob McBeth and Dan Nicastro. Ms. Barry made the motion as called for. Mr. Ingulli seconded. There were no objections. The motion carried.

8. **MOTION TO AUTHORIZE CARROLL ENGINEERING AND BCW&S TO VIDEO AND REPAIR ENTIRE SANITARY SEWER SYSTEM TO AVOID SEWER BACKUPS IN RESIDENT'S PROPERTIES.**

Council President advised that the sanitary sewer system, which is over 30 years old, has accumulated calcium, tree roots and is clogged with various materials. Carrol Engineering has recommended that council video the whole system and clean out the identified blockages and make any repairs needed.

Council President called for a motion to appoint Carrol Engineering to manage the inspection of the Sanitary Sewer System, identify the necessary repairs and prepare the RFP.

9. MOTION TO APPPROVE TAKING BACK THE ACCESS LANES IN LANGHORNE MANOR BOROUGH.

On June 22, PennDOT presented the Council President (Mr. Pizzola) and the Borough Manager a proposed option to keep the service roads as local roads. In concurrence with agreement from Senator Frank Farry & Representative Joe Hogan and Middletown Township, the service roads would be disconnected from US 1, to provide additional north or south travel for local traffic and provide an alternative route to Gillam Avenue, Highland Avenue and West Highland Avenue. The municipalities would retain ownership and maintenance responsibilities for the roads.

Mr. Pizzola questioned the current condition of the service roads. PennDOT stated that the service roads would be fully milled and overlaid as part of the US 1 section RC3 project, so the borough did not have to worry about paving the roadways for a while.

Mr. Pizzola questioned safety. PennDOT stated that there will be concrete barriers the length of the service roads to separate them from the US 1 mainline.

Mr. Pizzola asked if noise walls would be considered. PennDOT stated that noise walls, if warranted, reasonable and feasible, would be placed on top of the concrete barriers.

Mr. Pizzola questioned the plans for West Interchange Road overpass, including sidewalks. PennDOT stated that the West Interchange Road overpass would be replaced, and sidewalks would be discussed.

PennDOT addressed a request for traffic calming along West Highland Avenue and Gillam Avenue between Hulmeville Avenue and Bellevue Avenue. Stating the design team and PennDOT performed preliminary investigations and reviewed potential options that included mini-roundabouts at the Hulmeville Intersections,

mid-block speed tables and curb bumpouts at the intersections of Station and Hill Avenues.

PennDOT required an email from Langhorne Manor Borough either accepting or declining the offer to maintain ownership and responsibility for the service roads by July 15th.

Ms. Oessenich clarified that the council is voting tonight on one decision. Either to maintain the access roads as local roads, including the maintenance and upkeep of those roads with no access to US 1. Or do we reject ownership and lose the roads entirely**.**

A long discussion among the council members ensued. Council President called for a motion to accept the proposal from PennDOT. Ms. Oessenich made the motion as called for. Mr. Ingulli seconded. There was opposition. Council President called for a vote. Mr. Nicastro, No. Ms. Keating, No. Ms. Oessenich, Yes. Mr. Ingulli, Yes. Ms. Barry, No. Mr. McBeth, Yes. Mr. Pizzola, Yes. The motion passed.

10. REPORTS

a. Cheryl Oessenich

Recycling Grant – The 2025 Recycling Grant application is currently in process. Ms. Oessenich is awaiting the final recycling data from Cairn University so that the required information can be incorporated into the application. Once those figures are received, the completed grant application will be submitted.

Ms. Oessenich has also reestablished communication with the Pennsylvania Department of Environmental Protection (DEP) representative who administers the grant program following her return from maternity leave. The application process is moving forward.

Borough Newsletter – Work continues on the Borough Newsletter. Ms. Oessenich is developing a one-page newsletter using Canva and has prepared a

sample layout for the council to review. As the project moves forward, she will be seeking input from council members and others to ensure the newsletter is informative, useful and representative of the Borough's communication goals.

Whitetail Disposal and Recycling Information – As a reminder, residents with questions regarding Whitetail Disposal's trash and recycling services can find helpful information on the Borough website. The Whitetail link provides access to the collection calendar, guidelines outlining acceptable and unacceptable recyclable materials and additional resources for special recycling opportunities and Bucks County household hazardous waste collection events.

The next Bucks County Household Hazardous Waste Collection event will be held on Saturday August 8, 2026, from 8:30 a.m. to 2:00 p.m. at Bensalem High School, 4319 Hulmeville Road, Bensalem. The event is free for Bucks County residents, and no registration is required. Residents are encouraged to use these resources to properly dispose of household hazardous materials and to stay informed about recycling opportunities available throughout the year.

b. Nick Pizzola – No Report

c. **Bob McBeth - No Report**.

d. **Devin Keating –**

West Prospect Avenue Site testing was completed in late June. Ms. Keating, Chair of the Storm Water Committee (SWC) hand delivered notifications to affected residents in advance of the work. RVE Representative, Dominic Cundari, is present to comment further on details, specifics and results.

308 Prospect Ave - BCWSA water main in front of 308 West Prospect – disturbance during the test pit construction may have caused a leak at the existing water main in this location. BCWSA responded immediately and repair was made the evening of the leak report. There is no cost to the homeowner for this repair.

304 W Prospect Ave

206 W Prospect Ave

608 Station Avenue the sewer lateral was compromised during testing, it was repaired within the week of, at no cost to the homeowner. Restoration

activities following all testing locations, but specifically at 608 Station Avenue and 308 W Prospect Ave, are underway, including additional topsoil, seed, and straw repairs.

Preliminary testing results indicate poor site conditions, raising concerns regarding the project's feasibility at the current location. SWC Chair (Devin Keating) is working to communicate these findings to DCED (the entity that manages the $348k Local Share Account Grant) to explore whether discussions can be reopened regarding the Station/Highland project area as a potential alternative for the final MS4 project for the 1st permit cycle.

Stormwater Infrastructure & Maintenance

Following a vehicular incident at the Comly Basin, an engineering inspection identified minor repairs related to fencing, debris removal, and localized soil stabilization. The Borough is coordinating with RVE and contractors to complete repairs and maintain basin functionality and permit compliance.

Coordinated with Borough Public Works employee Nick Palladino to initiate installation of previously purchased No Parking signs at the Pine Street Infiltration Trench. Materials have been in storage for some time, and installation is now moving forward.

Special thanks to Nick Palladino and Chief Kenney for their assistance coordinating safety barricades at the Comly Basin immediately following the vehicle accident.

Website & Administrative Updates

Bonnie successfully completed all planned updates to the Stormwater Commission website. Thank you, Bonnie, for your significant efforts in improving the accessibility of stormwater resources, project information, and educational materials for residents.

Draft meeting minutes from the April 28, 2026 Stormwater Commission meeting are ready for review and approval.

Commission Membership

The Stormwater Commission currently has two resident vacancies and interest from two residents to fill said current openings.

Grants & Funding

HUD Community Project Funding Grant: RVE (Dominic Cundari) and SWC Chair (Devin Keating) have been working with the Philadelphia office of HUD and Congressman Brian Fitzpatrick's office to locate and confirm the Borough's Community Project Funding award.

The award has been successfully located and coordination currently underway with HUD to establish access to the grant management portal, which will enable the Borough to access project information and utilize available funding moving forward.

e. Dan Nicastro

Overgrown trees on the corner of Bellevue and W. Highland Aves are still blocking the sidewalk. I asked Council whether we could send a letter to homeowner asking if these could be cut back for safety purposes. Borough Secretary confirmed that a letter had been previously sent, and that we would now be able to move forward with having the overgrowth cut back and forward a bill to the homeowner as necessary.

Approval for Expenses I asked whether there was a set amount of money that members of council were able to spend without bringing it before the entire group as a means of ensuring we are managing taxpayer funds appropriately. Council noted there was no specific set limit, but that it may be good to investigate establishing them. Though special accommodations could still be made in the event of an emergency situation, such as with the backup of the sewer systems that we recently encountered.

Car Accidents There were recently several car accidents on W. Highland Ave due to people parking along the westbound side. There is an ordinance that prevents parking along that stretch of road, and the only no parking sign is currently blocked by a tree limb. Mr. Nicastro requested adding an additional sign closer to the intersection with Bellevue Ave. Council president agreed it was a good idea, and also said he would speak with Nick Palladino about cutting the tree limb to improve visibility.

Liquid Fuels Funds Liquid Fuels funds were used to pay off other Borough expenses and were later returned to the Liquid Fuels Account, which should be avoided in the future. He will reach out to PennDOT to discuss how to note this and then finalize the 2025 Liquid Fuels report.

f. **Lynn Barry –** After applying credits the entire insurance package increased approximately $5000. There are areas where we can lower the price by increasing deductibles, however, Ms. Barry has not had time to conduct an in-depth analysis. Beginning next year she will address the complexities in more detail.

g. **Charles Ingulli –** No Report but Mr. Ingulli offered support to other council members on items they were addressing.

11. MAYORS REPORT – No Report

12. BOROUGH MANAGER'S REPORT– No Report

13. SOLICITORS REPORT – No Report

14.CORRESPONDENCE – No Report

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

Ms. Barry asked the Council to include the Bills for the Annual Liability Insurance renewal at $47,483.00 and the Cyber Insurance Policy renewal at $3,260.00. Council President asked Ms. Barry to provide the accounting breakdown on the Liability Insurance, by next month.

Hearing no other questions or concerns, Council President called for a motion to approve the General Unpaid bills for July including the Liability Insurance Policy payment and the Cyber Insurance Policy payment. Mr. Nicastro made the motion

as called for. Ms. Keating 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 July.

Council President called for a motion to approve the Sewer Unpaid Bills for July. Ms. Keating 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 Highway Aid Unpaid Bills Report for July.

Council President asked for a motion to approve the Highway Aid Unpaid bills for July. Mr. Nicastro made the motion as called for. Ms. Keating seconded. There were no objections. The motion carried.

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

Council President asked for a motion to approve the General fund Report for June. Mr. Ingulli made the motion. Ms. Barry seconded. There were no objections. The motion carried.

Council President asked for a motion to approve the Sewer fund Report for June. – Mr. McBeth made the motion. Mr. Ingulli seconded. There were no objections. The motion Carried.

Council President asked for a motion to approve the Highway Aid Fund Report for June. Ms. Keating made the motion. Mr. Nicastro seconded. There were no objections. The motion carried.

17. MOTION TO DISPENSE WITH THE JULY 26, 2026 MEETING

Council President called for a motion to dispense with the second council meeting for July. Mr. McBeth made the motion as called for. Mr. Ingulli seconded. There were no objections. The motion carried.

18. COMMENTS FROM RESIDENTS AND VISITORS –

Teresa Weiser, 206 W. Prospect Avenue, read a portion of section 710.1 of the Sunshine act, focusing on residents right to speak on topics about agenda items

before they are voted on. Expressing concern that there may have been a violation while Ms. Raynor was attempting to speak.

19. **NEXT MEETING AUGUST 11, 2026.**

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

Respectfully Submitted

Bonnie McGoldrick

Secretary/Treasurer