

MINUTES
LANGHORNE MANOR BOROUGH COUNCIL MEETING
March 8, 2022

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 March 8, 2022 at 7:00 P.M. Eastern Standard Time by Dawn Seader, President.

Persons Present: Dawn Seader-President, Nicholas Pizzola-Vice-President, Councilpersons Alicia Gasparovic, Grace Judge, Robert McBeth, James Niwinski and Cheryl Oessenich, Thomas J. Profy, IV-Solicitor, Jay Ferraro-Borough Manager, Barbara Ferraro-Secretary/Treasurer and John Kenney-Chief of Police.

Person Absent: Robert Byrne, Mayor

2. PLEDGE OF ALLEGIANCE - The Pledge of Allegiance was led by Councilperson James Niwinski.

3. APPROVAL OF MINUTES - The Council President asked if there were any questions, concerns, corrections or comments on the February 8, 2022 minutes. On Page 5, Ms. Gasparovic corrected that minutes stating that the Borough applied for **\$385,000** (not \$380,000) for the Growing Greener Grant. On page 4, Mr. McBeth corrected the minutes stating the Article **IV** (not VI) was discussed. A motion was made by Mr. Niwinski to approve the minutes of February 8, 2022 as amended. Ms. Oessenich seconded. There were no objections. The motion carried.

4. RESIDENT COMMENT -

Aaron Bach, 601 Station Avenue-requested an update to the resolution to the fence issue on 207 West Prospect Avenue. The Council President stated that the matter has not been totally resolved, other's business will not be discussed and the Ordinance remains the same. Mr. Bach referred to an email from Mr. Rickerl asking if the Bachs would be removing their fence just as the installation was completed. They shortly received a violation they needed to pay for before they could move forward. Mr. Bach asked if all residents received the same course of action. The Council President stated all residents receive the same course of action however it may take different amounts of time.

5. POLICE REPORT - Chief Kenney presented the following police report for February 2022:

- Hours - 237
- Assists - 8
- Domestic - 2
- Medical Emergency - 1
- Suspicious Vehicle - 1
- Other Complaints - 3

- Traffic Stops - 6
- Traffic Citations - 6
- Total Complaints - 15

Chief Kenney reported that everything has been ordered and/or received for the computer upgrades. The hardware has been received for the two talk books for the cars, two body cameras, two AEDS, one for the Borough Hall and one for the police car.

Chief Kenney reported that an IT person has to coordinate with the company to fix the one radar sign.

6. CARROLL ENGINEERING REPORT – Christopher Peterson from Carroll Engineering, the Borough Engineer was invited to speak about residents who would like to increase impervious ratios beyond zoning requirements. He stated that there are three major components which are considered in municipal stormwater ordinances, volume of runoff, rate of runoff and water quality. He stated that new development within the borough is in a category where new impervious surfaces are limited to 5000 sq. ft. or lower. Developments which range from 0 to 5,000 sq.ft. of new impervious surface must provide a stormwater management facility which reduces volume but are exempt from demonstrating that the rate of stormwater flow has been reduced or kept at the same level as the pre-developed condition. Any new impervious surfaces have the potential to result in higher flow rates, particularly at higher level storms such as the 25, 50 or 100 year storm equivalent. The volume control component of the stormwater ordinance only requires the facility detain the equivalent of the 2-year increase from pre to post development conditions. Volume increases for larger storms are not necessarily managed. He stated that there are historical flooding issues of the Neshaminy Creek and Delaware River and that the Neshaminy has a TMDL to reduce the pollution stream impairment. Increases to impervious surfaces which are tributary to these waterways will only exacerbate their issues. He stated that increased impervious surfaces have been linked to problems associated with water quality as the streams' ability to withstand increased pollutant loads, peak flood flows and channel stability begin to decrease. Precipitation that falls on a natural ground surface is typically allowed to slowly infiltrate downward through the soil column and into groundwater. Precipitation that encounters impervious surfaces stay on top of these surfaces, do not infiltrate and instead the stormwater is able to pick up pollutants and momentum before reaching surface water. Mr. Peterson stated that for these reasons Council should carefully consider these impacts of new impervious surfaces when reviewing new Land Development and Zoning Applications. Due to the history of some of the downstream impairments, LMB should not increase their impervious surfaces. There have been occurrences where impervious ratio requirements have been approved due to stormwater management system being put into place. This could be appropriate in their protection of the Borough. The question will lie with Council and the Zoning Hearing Board. These stormwater facilities should be and typically are on record for credit. They are also reviewed by Carroll Engineering for their professional input before they are approved. They are inspected by Carroll Engineering during the installation and the Borough should follow through that the post construction inspections are completed by the homeowner. There may be

credit from a MS4 standpoint, but may worsen the Borough's stormwater issues. The current facilities within the Borough are not being inspected by Carroll Engineering.

Christopher Croteau, 608 Station Avenue-stated that he lives at the top of the Manor asked about the data for the stormwater. There is data for the whole Borough.

Jim Keba, 604 Station Avenue-referred to the spreadsheet with lots that have stormwater management facilities, and stated that none of them meet the DEP DMPs. He asked if the new facilities that are going in meet the DEP DMPSs. Mr. Peterson stated that was not accurate and that the credits were not taken because they were not measurable enough to make a difference and that the new facilities are a wash to offset the impervious increase. Mr. Keba asked if the Borough should look at driveways differently than pools and decks. Mr. Peterson stated they should be managed the same and that as much of the impervious as possible should be captured by the facility.

7. SHADE TREE COMMISSION INTERVIEWS – The Council President stated that there were no applications received and that the vacancies would be re-advertised for next month.

8. INPSECTOR'S REPORT – Ms. Ferraro presented the Inspector's Report for February 2022:

- Building Inspections- 2
- Permits - 0
- Rental Inspections - 8
- Rental Re-inspection - 1

9. COMMITTEE REPORTS -

James Niwinski: no formal report. Mr. Niwinski stated that there is a wait for six or seven new lights to come in. Close to all of the grant money will be needed and the total will need to be spent by the end of March 2022.

Alicia Gasparovic: Ms. Gasparovic reported that she contacted Brian Fitzpatrick's office about resident complaints continuing due to people driving around lowered train crossing gates. She was told that the signal mechanism there was being replaced and should be finished shortly, it should help the issue of train gates being down when there is no train in sight. CSX and SEPTA have been contacted and there should be an update today. SEPTA was asked for the log of occurrences.

Ms. Gasparovic will be receiving a free, tiny red maple sapling from the Arbor Day Foundation. She would be happy to donate and plant it on Central Avenue as one replacement for the

Borough trees that were removed along the service lanes. She will work with the Shade Tree Commission once the tree arrives and STC members are appointed.

Ms. Gasparovic reported that the next Stormwater Commission meeting is Monday March 28, 2022 at 7:30 pm in Borough Hall. She stated that a list of deliverables was given to Remington Vernick Engineers (RVE), asking them for a timeline for those items. On the list is for RVE to present the Comly Avenue project to Council and the public at a Council meeting. Also on the list is a request to provide an update on whether any of the Cairn stormwater projects will supply LMB with needed MS4 credits for the Mill Creek watershed. Liz Colletti is now a credentialed engineer and has moved up in RVE, so may not be as involved in LMB work as before.

Ms. Gasparovic stated that the Stormwater Commission is drafting a Newsletter now to educate the public on stormwater issues.

Cheryl Oessenich: Ms. Oessenich reported that the County is looking for a new e-waste Company.

Ms. Oessenich reported that Republic missed a couple homes in collections recently. After calls and emails, they apologized and stated that there have been worker changes and still issues due to COVID. Republic assured Ms. Oessenich that they were getting up to speed and are working with the best effort to prevent missed collections from happening.

Ms. Oessenich reported that the annual recyclable report is being worked on. As she receives the information from Republic, she will send it to the Bucks County Planning/Recycling Coordinator and provide the information to Ms. Gasparovic for the grant applications.

Dawn Seader: Ms. Seader read a letter requesting a contribution to the Jesse W. Soby for their Memorial Parade. Mr. Niwinski made a motion to approve a contribution of \$500 to Jesse W. Soby Post for the Memorial Day Parade. Mr. McBeth seconded. There were no objections. The motion carried.

Ms. Seader read an email from Jim McMeeking who has resigned from the Planning Commission as he has moved out of the area. The position will be advertised and interviews held at the first April Council meeting.

Ms. Seader read correspondence from Matt Marion who has resigned from the Stormwater Commission. The position will be advertised and interviews will be held at the first April Council meeting.

The second meeting in March will be a work session and work on the fee schedule will continue.

Ms. Seader reported that a response to the LMB PennDOT resolution was received from PennDOT and has been posted on TEAMS. The response did not address the public meeting request; a meeting was arranged to discuss the public meeting and several other items were able to be addressed: Public Meeting – PennDOT is looking to hold a public meeting sometime

in April; they are currently waiting on several pieces of information that they feel will need to be part of the public meeting so want to be prepared to answer all questions; LMB's requests – they are currently reviewing all LMB's requests and feel they are reasonable; they are working on the final design and will be able to provide more information once that is completed. They are also aware that when LMB loses the access roads that it may affect liquid fuels money so they and LMB need to be aware of the potential decrease in liquid fuels money and the impact of pedestrian/bike paths on our impervious surface; both of which LMB will not know until the final design is complete. The letter will be posted on the website.

Ms. Seader stated that she was made aware last month that the auditors had not filed the Borough's 2020 audit. John Brodbeck, Auditor Chair had presented to Council several months ago regarding some of the issues they were faced with in accounting; Ms. Seader thought the audit had been submitted but there were multiple issues throughout the year to filing by the April 1, 2021 deadline, the main issue being the way LMB does their accounting; the auditors were working with Langhorne Tax and Bookkeeping in order to submit the audit. She stated that although the state has worked with the auditors with the issues that were presented, she wants to ensure that this does not happen again. She stated that although the auditors are ultimately responsible and are at risk for audits that do not get filed, she is the liaison to the auditors, there is a finance committee and all of Council should be staying on top of our audits being filed on time. The Borough's bookkeeper should be able to carve out time for Borough work even during the busy tax season. Ms. Seader reported that the 2020 audit has been submitted and that the 2021 audit is on target to be submitted by the April 1, 2022 deadline this year.

Nicholas Pizzola: Mr. Pizzola reported that he has been in touch with traffic signs.com about the signage and painting for the road painting safety project. He will meet with Ms. Gasparovic this week as the supplies need to be paid before the end of the month. The materials can be ordered and stored. He will present the placement of the signage and painting to Council. An insurance certificate should be obtained to make sure that the supplies are being stored on behalf of the Borough.

Mr. Pizzola stated that he asked Middletown Township about coyotes and read their response. Coyotes are more noticeable this time of year, are frightened of humans and make a lot of noise at night. Fox, hawks and racoons are more of a concern to small pets as they have much less fear.

Grace Judge: Ms. Judge reported that the virtual meeting equipment is ready to be tested and may be tested at the next work session.

Robert McBeth: Mr. McBeth reported that there is a Zoning Hearing on March 16, 2022 to hear a variance request for setbacks to erect a shed. The Council President stated that Mr. McBeth is only made aware of hearings when everything is finalized as far as dates and advertisements and he will inform Council. This is nothing that Council needs to take a stance on. The Zoning Hearing Board is independent from Council. The secretary read the notice that has been advertised. A motion to take a stance was not on the agenda and therefore could not be made.

10. MAYOR'S REPORT – none

11. BOROUGH MANAGER’S REPORT -

The borough manager is looking into an increase in the cost of the Comcast police invoice increase of \$100 per month.

The borough manager reported that he is working with the solicitor on the conservatorship documents.

The borough manager reported that he has drafted a Request for Proposal (RFP) for the garage for an April first draft.

The borough manager reported that the new maintenance personnel will look into the stormwater inlets along Comly Avenue, inspect and clean, develop a schedule for same, install truck signs, install storm outlet protection, and possibly calibrate the nonfunctioning radar sign. A location is needed to assemble signs, and keys for the truck and Borough Hall should be provided for access downstairs.

12. SOLICITOR’S REPORT - no formal report

13. CORRESPONDENCE - none

14. APPROVAL OF BILLS FOR PAYMENT - The Council President stated that all Council members received a copy of the bills list for payment for March 2022 and asked for questions and concerns. The Council President asked for a motion to pay the General Fund unpaid bills for March 2022. Ms. Oessenich made the motion as stated. Mr. McBeth seconded. There were no objections.

The Council President asked for a motion to pay the Sewer Fund unpaid bills for March 2022. Mr. Niwinski made the motion as stated. Ms. Judge seconded. There were no objections. The motion carried.

15. APPROVAL OF TREASURER’S REPORT -

The December, January and February Treasurer’s Report was deferred until April until the income accounting issue for the end of the 2021 is resolved.

16. COMMENTS FROM RESIDENTS AND VISITORS –

Christopher Croteau, 608 Station Avenue-asked if the e-waste was just electronics or paint also. Just electronics. Mr. Croteau thanked the Council President for comment on the veterans and thanked Council for their hard efforts.

17. SECOND MEETING FOR THE MONTH OF MARCH - The Council President asked for a motion to dispense with the second meeting for the month of March. Mr. Niwinski made

the motion as stated. Ms. Oessenich seconded. There were no objections. The motion carried. There will be a work session on March 22, 2022.

18. ADJOURNMENT - The Council President entertained a motion to adjourn the meeting. Mr. Niwinski made the motion as stated. Mr. McBeth seconded. There were no objections. The motion carried. The meeting adjourned at 8:37 P.M.

19. NEXT MEETING - The next meeting will April 12, 2022 at 7:00 P.M.

Respectfully submitted,
Barbara T. Ferraro Secretary/Treasurer