MINUTES
LANGHORNE MANOR BOROUGH COUNCIL
MEETING OF MAY 12, 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 May 12, 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, Dan Nicastro and Lynn Barry, Solicitor: Thomas J. Profy, IV., Borough Manager: Peter Gray, Secretary-Treasurer: Bonnie McGoldrick.

   PERSONS ABSENT – Councilperson Charles Ingulli, Mayor Robert Byrne and Police Chief John Kenney

2. **THE PLEDGE OF ALLEGIANCE** – Led by Nick Pizzola

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

   Council President asked if there were any questions, concerns or corrections to the minutes of April 14, 2026.

   Mr. Pizzola asked that notes from his report on the 14th be amended to include the amount of the loan which was $250,000.

   Ms. Keating stated, regarding the West Prospect Ave Agenda item, it should be noted that both "retesting" and "acceptance of the Grant" were approved by council.

   Council President called for a motion to approve the minutes from April 14, 2026 as amended. Ms. Keating made the motion as called for. Ms. Oessenich seconded. There were no objections. The motion carried.

4. **RESIDENT COMMENTS –** Before opening the floor for Resident Comments, Council President expressed his disappointment that the previous meeting had ended in discord. Mr. Pizzola stated that it is important for residents to have an opportunity to speak and to express themselves. However, defined within the "Sunshine Act" there are limitations on what residents can talk about.

In General, the Sunshine Act stipulates that comments should be limited to 5 minutes and relevant to the agenda. Resident comments should be related to:

1. Borough business
2. Matters within our jurisdiction
3. Items on the agenda.

Mr. Pizzola stated, "Residents have often commented on the RC3 Project, but it is not directly related to Borough Business, it's not under our jurisdiction and because of that, you won't see it on our agenda unless we, as a council decide we want to have a presentation on the subject, which has been suggested but has not moved yet."

Mark Shapcott 108 Langhorne Avenue. Mr. Shapcott, at the last meeting, reported on the PennDOT project planned at the train station. The minutes incorrectly referred to this as a "SEPTA project" and suggested they should be corrected to read PennDOT.

Chris Crouteau, 608 Station Avenue. Mr. Crouteau asked several questions.

- Who is responsible for maintaining sidewalks? Mr. Pizzola stated that we don't have a requirement for sidewalks, but where they exist, they are the responsibility of the homeowner.
- Taxes went up a bit, is there a reason why? Mr. Pizzola stated that the Borough tax was decreased when we put the EIT in place.
- Any update on the EIT? Is there a 5-to-10-year plan for the revenue from this? Mr. Pizzola said, not yet.
- What would the increase to taxes be for a full-time police department? Mr. Pizzola said the increase would be significant and noted that 3-4 years ago, council considered a full-time police department coordinated with Penndel and Langhorne Borough. The cost to Langhorne Manor Borough alone was over $600,000. Right now, our police budget is roughly $150,000.
- Mr. Crouteau commented that there have been some recent auto thefts and that it is a seasonal thing,
- Has there been any discussion on giving our local, part-time police a raise? Mr. Pizzola said that would be discussed with budget preparation.

Teresa Weiser, 206 W. Prospect Avenue. Ms. Weiser addressed 3 issues.

- Ms. Weiser commented that a listening session should be conducted for RC3.
- Ms. Weiser requested a police presence at School Bus Stops. Noting a recent incident regarding a white, unmarked van that was present at the school bus stop on Highland Avenue. On Friday, April 24, Ms. Weiser reported this to the police, non-emergency phone number and to the school. No one from the police have responded to her in two weeks. This is the second time this has happened. Mr. Pizzola will speak with and present this information to Chief Kenney.
- Ms. Weiser asked that the meeting minutes be posted on the website and stated that the Meeting Minutes from April did not adequately report her comments and suggested that a recording of meeting minutes be made available to residents and if this could be an item on the agenda at a future meeting.

5. **POLICE REPORT –** Absent/No Report

6. **APPROVAL OF ORDINANCE TO INCREASE THE PAYMENT OF DELINQUENT LMB REAL ESTATE TAXES PAID TO THE COUNTY FROM 95% TO 100% OF THE TAX COLLECTED.**
   Tabled until next month

7. **MOTION TO ESTABLISH VACANCY BOARD.**

8. **REPORTS**

   a. **Cheryl Oessenich**
      1. Shade Tree Commission: There was a meeting held Tuesday May 5, 2026. Sam Jennings resigned and Teresa Weiser was elected Chairperson. The committee discussed the desire to aquire grants.
         a. PECO Growing Greener Grant: applications not offered yet.
         b. The Committee will "walk the manor" to observe the trees in the right away areas and assess the diseased or dying.
         c. Mr. Gray commented that the Shade Tree Commission has the authority to notify residents, in writing, of any trees or shrubbery that is overgrown.
      2. Recycling Grant: the Grant has changed a bit. There is a delay in processing grants, and the municipalities will be contacted in July.

3. Bulk Trash is Thursday May 14, 2026. Reminders were sent via Text and on the Borough Website. The Borough Secretary will send a text message reminder.
4. Whitetail Disposal does not supply trash containers. Residents should purchase them at a local hardware store. If the trash collectors break your trash can, contact Whitetail Disposal.

b. Nick Pizzola – No Report

c. Bob McBeth-

1. There are no meetings planed for the Zoning Hearing Board.
2. BCWSA Bills, spoke with Bookkeeping. Will continue to review the bills over the next two months to evaluate for potential changes to billing process.

d. Devin Keating

1. Stormwater Commission Update.
    a. Commission Vacancies: Ms. Keating requested that two vacancies be added to the next agenda for appointment consideration.
    b. W. Prospect Avenue Retesting: the commission met on April 28th to review retesting updates. Testing expected in late May or Early June. Letters to the residents are being prepared for distribution by the Borough Secretary.
    c. HUD CPF Funding: Ms. Keating is coordinating with RVE and Congressman Fitzpatrick's office regarding HUD Community Project funding as a potential source for the W. Prospect Ave. project.
    d. Stormwater Community Education Event: to be held May 26, promotion is underway, materials prepared for the website, text alerts, in-meeting distribution and Election Day outreach. RVE is preparing technical content, and the Commission is preparing borough-focused historical and project information.
    e. Public Works/Facilities Item: Ms. Keating formally requested installation of "No Parking" signs along the eastbound side of S. Pine Street. Confirming consistency with Ordinance No. 2025-

0006 and noted the signage supports Pine Street Stormwater Project requirements.

f. Comly Avenue Basin Project (Fence Repairs): Approximately 20 fence rails are missing or damaged due to weather impacts. Estimated replacement cost is $16 per rail, totaling approximately $320.

2. Grant Opportunities: Police Grant Research & Equipment Funding.
   a. Ms. Keating reported gathering information on police-related grant opportunities om nearby municipalities. A potential source identified was the CSX Pride in Service Grant offering awards up to $25,000.
   b. Ms. Keating discussed equipment needs with the Police chief and submitted all findings to Mr. Inguilli for further review via email correspondence. Ms. Keating noted that a prior security system proposal for the 2025 BCCD Grant application cycle may be suitable for inclusion in the future CSX application.

e. Dan Nicastro

1. Liquid Fuels Funds: Mr. Nicastro updated the council on the status. $21,000 of the outstanding $27,758.37 has been accounted for. The remaining unidentified amount is $6,758.37. Mr. Pizzola stated that he will follow up with Mr. Nicastro regarding the outstanding amount.

   Once the remaining funds have been accounted for, the 2026 report can be submitted to PennDOT.

2. Access Road, Line Restoration: Mr. Nicastro looked into possible grant funding to cover the expense of road striping for the Route 1 Access Roads. The PennDOT ARLE grant is a potential opportunity but requires a much higher cost floor. Mr. Nicastro recommended council identify potential traffic and pedestrian safety improvement opportunities across the Borough that could be combined with road striping next year to bring the project cost in line with the grant.

3. CSX Pride in Service grant: Mr. Nicastro thanked Ms. Keating for identifying the CSX grant. Mr. Nicastro, Ms. Keating, Ms. Barry, and Mr. Inguilli have been coordinating on uses for the grant that could be

beneficial to the Langhorne Manor Police Department and will proceed with the application process.

4. Data Center Ordinance: Mr. Nicastro submitted to council a draft ordinance for discussion involving the regulation of data centers within the boundaries of Langhorne Manor. The possibility of a data center being constructed in Langhorne Manor is improbable, but Mr. Nicastro believes it is not impossible, noting that Data Centers have severely impacted energy rates. Mr. Nicastro encouraged the council to consider the matter for future implementation.

   Council members discussed the topic further. Mr. Pizzola expressed concerns over the length of the ordinance and the cost of advertising. Also, the draft should be forwarded to the Zoning Hearing Board for their review and opinion. Ms. Ossenich expressed support for the ordinance but noted the unlikely possibility of data center construction within Langhorne Manor.
   Mr. Nicastro agreed to review the ordinance for opportunities to shorten it, forward it to the Zoning Board for their review and reach out to the Pennsylvania State Association of Boroughs to verify if a summarized version of lengthier ordinances could be used in advertisements.

5. Cable Guide Rails on Highland Ave: Mr. Nicastro noted that the contractors cut the cable guide rails that run along the interchange road and Highland Avenue for the construction of a new home and asked if this creates liability for the Borough, and if so, how this would be addressed. Mr. Pizzola stated that the owner of the new construction would be billed to repair the cable guide rail upon completion of the construction project.

f. Lynn Barry

1. Insurance: Ms. Barry is in the process of reviewing insurance policies for renewal. Choices are limited for municipal products.

3. EIT: Ms. Barry thanked Mr. Gray for information on the EIT. She is available to assist anyone who needs help with the EIT portal.

g. Charles Ingulli – Absent/No Report

9. MAYORS REPORT – Absent/No report

10. BOROUGH MANAGER'S REPORT – There will be a Hazardous waste collection in Newtown on July 11. Details are on the Bucks County Website.

11. SOLICITORS REPORT - No Report

12. CORRESPONDENCE - No Correspondence

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

Council President called for a motion to approve the General Unpaid bills for May 2026. Mr. McBeth 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 May 2026.

Council President asked for a motion to approve the Sewer Unpaid bills for May 2026. 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 Highway Aid Unpaid Bills Report for May 2026.

Council President asked for a motion to approve the Road Unpaid bills for May 2026. Mr. McBeth made the motion as called for. Mr. Nicastro seconded. There were no objections. The motion carried.

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

Council President asked for a motion to approve the General fund Report for April. Ms. Oessenich made the motion. Mr. McBeth seconded. There were no objections. The motion carried.

Council President asked for a motion to approve the Sewer fund Report for April. - Mr. Nicastro made the motion. Ms. Barry seconded. There were no objections. The motion Carried.

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

15. COMMENTS FROM RESIDENTS AND VISITORS –

Chris Crouteau, 608 Station Avenue. Whitetail is consistent in his experience. Acknowledged that any Grant for law enforcement is a gift. Mr. Crouteau believes our force should receive a raise and asked if police hours could be modified.

Mark Shapcott, 108 Langhorne Avenue. Asked if there is an ordinance regarding work starting times, specifically for leaf blowers running before 7:00 a.m. Ms. Keating quoted the Borough Noise Disturbance Ordinance 2008-0002 limiting decibles: 75 dba 7:00 a.m.-10:00 p.m. 55 dba between 10:00 p.m. - 7:00 a.m.

16. **NEXT MEETING MAY 26, 2026**

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

Respectfully Submitted

Bonnie McGoldrick

Secretary/Treasurer