

MINUTES
LANGHORNE MANOR BOROUGH COUNCIL
MEETING OF NOVEMBER 11, 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 November 11, 2025, at 7:00 P.M. Eastern Standard Time by Nick Pizzola.

PERSONS PRESENT – Nick Pizzola – President, Cheryl Oessenich – Vice-President, Councilpersons: James Niwinski, Devin Keating, Phil Gillies and Bob McBeth, Mayor Robert Byrne, Solicitor: Thomas J. Profy, IV., Borough Manager: Peter Gray, Secretary-Treasurer: Bonnie McGoldrick.

PERSONS ABSENT – Police Chief John Kenney, Sam Jennings – Councilmember.

- 2. THE PLEDGE OF ALLEGIANCE** – Led by Mayor Robert Byrne

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

Council President asked if there were any questions, concerns or corrections to the minutes of October 14, 2025. There were no corrections.

Council President asked if there were any questions, concerns or corrections to the minutes of October 28, 2025. Mr. Pizzola noted a correction to the cost of insurance which was increased by \$4000. Mr. Gillies noted that the minutes identified an increase in donations to the VFW, but the donation would actually be made to the American Legion.

Council President called for a motion to approve the minutes from October with the noted corrections. Mr. Gillies made the motion as called for. Ms. Oessenich seconded. There were no objections. The motion carried.

4. **RESIDENT COMMENTS** – Melissa Hertenberg, 316 Hill Avenue, read a prepared statement on behalf of herself, Carol Ann Aicher, 322 Hill Avenue and Michelle Brownlee, 304 Gillam Avenue, regarding the PennDOT RC3 Project. (See the complete statement attached to the end of minutes).

Teresa Weiser, 206 Prospect Avenue, commented that she sent an email to all Councilmembers offering to facilitate, listen to and lead a session where all residents can talk about what they like and what they don't like about the RC3 plan.

Ms. Weiser also commented that she heard from the people building the house on Hill Ave, that they intend to install a pool. Ms. Weiser would like to know what is being done to make sure they do not exceed their impervious surface limits.

Mr. Pizzola explained the process to approve and monitor permits and installations.

Mr. Pizzola read a statement that most of council members feel are the advantages of the RC3 Plan and eliminating the access lanes. (see full statement attached to the end of minutes)

Dan Nicastro, 403 Station Avenue, asked when the council discussed making Gillam Avenue a one-way street and who would be responsible for the "Green space" created by the RC3 Project? Mr. Pizzola said the idea of a one-way street had been discussed at different times, it was not a formally proposed plan but a possible solution if traffic became a problem and that Langhorne Manor would be responsible for the "Green space" which is less costly than maintaining roads.

Teresa Weiser asked if any residents were present when council discussed the plan to change Gillam to a one-way street. Mr. Pizzola said he could not certify a date, but we are talking about it now and we have in the past. Mr. Niwinski concurred, without being able to cite a specific date, that it had been discussed before and there were also comments about making Highland Avenue one-way as well.

5. **POLICE REPORT** – Chief Kenney was absent, no report.
6. **INSPECTOR'S REPORT** – There were 5 permits issued in September. Plans are still pending on the Interchange & Highland Avenue location.

7. REPORTS

- a. **Jim Niwinski** – Regarding window replacement in Borough Hall, if they are the same in appearance and operation they can be upgraded and approved within the Historical Building Regulations. Ms. Oessenich said storm windows would also be acceptable if they do not change the outside appearance.
- b. **Cheryl Oessenich** was contacted by a recycling company that provides services that are not permitted with our regular trash and recycling like electronics, etc. Cheryl will be meeting with them to discuss their services further.
- c. **Nick Pizzola** - There are storm drains, that are designed to be below grade (about 2 feet) but highlighted with curbs. Last week, someone drove into the low grade drain. They are hard to see, especially in the dark. Nick Paladino will be painting all the curbs, so they are easier to see.

There is a street sign that was down and will be reinstalled by Nick Paladino within a few weeks.

The Borough front door needs maintenance, a contractor will be out to fix it.

The Lawsuit with Cairn University has been resolved in favor of the residents. Cairn University does have some time to file an appeal.

The Budget was reviewed on October 28th, there will be a few minor changes, some up and some down which will probably result in very minor overall change. The final budget will be reviewed for approval at the meeting on December 9, 2025.

- d. **Bob McBeth**- No Report.
- e. **Sam Jennings**- Absent, No Report.
- f. **Phil Gillies** – The final information for the Liquid Fuels refund was provided and the report should be approved shortly.
- g. **Devin Keating** – Spoke to RVE to schedule a stormwater meeting for residents, in January, and to provide information for a future newsletter. Ms. Keating also updated the council on available grant money to address storm drains.

8. MOTION TO APPROVE THE K.E. SEIFERT SNOW REMOVAL CONTRACT –

Council President called for a motion to accept the K.E. Seifert Snow Removal Contract as presented for the same rate as 2024-25. Mr. Niwinski made the motion as called for. Ms. Oessenich seconded. There were no objections. The motion carried.

9. MAYORS REPORT – The Mayor and Chief Kenney will be attending a Zoom meeting with Middletown Township. The outreach program from Joe Hogans Office, Pennel & Middletown will be in attendance to discuss the homeless problem.

The trespassing signs on the Hulmeville Avenue wooded area were posted by Middletown Township. The signs around the Borough Office and Hall were posted by the mayor.

10. BOROUGH MANAGER’S REPORT– the proposed budget was advertised this past Sunday and is available for review.

11. SOLICITORS REPORT – We have not received any official notification of the decision on the Cairn University lawsuit.

12. CORRESPONDENCE – Ms. McGoldrick advised that the rebate from our BMO credit card was received in the amount of \$608.29.

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

Council President called for a motion to approve the General Unpaid bills for November. Mr. Gillies made the motion as called for. Mr. Niwinski 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 November.

Council President asked for a motion to approve the Sewer Unpaid bills for November. Mr. Niwinski made the motion as called for. Mr. Gillies 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 November.

Council President asked for a motion to approve the Highway Aid Unpaid bills for November. Mr. Niwinski made the motion as called for. Ms. Keating 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 October 2025.

Council President asked for a motion to approve the General fund Report for October. Mr. Gillies made the motion. Mr. Niwinski seconded. There were no objections. The motion carried.

Council President asked for a motion to approve the Sewer fund Report for October. Mr. Niwinski made the motion. Ms. Keating seconded. There were no objections. The motion carried.

Council President asked for a motion to approve the Highway Aid Fund Report for October. Mr. Gillies made the motion. Mr. Niwinski seconded. There were no objections. The motion carried.

15. MOTION TO DISPENSE WITH THE NOVEMBER 25, 2025 MEETING

Council President called for a motion to dispense with the meeting on November 25, 2025. Mr. Niwinski made the motion as called for. Mr. McBeth seconded. There were no objections. The motion carried.

16. COMMENTS FROM RESIDENTS AND VISITORS –

Stuart Krzywonos, 204 W. Park Avenue, asked if he could get permission to clean a section of sidewalk along Bellevue Avenue that is covered with leaves and debris. Ms. McGoldrick stated that several letters have been sent to the resident but, to date, the walkway has not been cleared. Mr. Profy stated that we are not authorized to empower private citizens to perform maintenance on someone's property.

Mr. Krzywonos also asked Mayor Byrne to expound on the homeless information. Mayor Byrne said there were possibly 4 people in the woods, one by the dumpster in the train station parking lot. They are not dangerous.

Teresa Weiser noted, for anyone who was not here for the budget meeting, that no money was budgeted for Stormwater and all the EIT earnings went to increase salaries for the police force and the borough staff.

Ms. Hertenberg commented that, previously, there was a family living in the woods along Gillam Avenue on privately owned land.

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

18. **NEXT MEETING DECEMBER 9, 2025**

Respectfully Submitted

Bonnie McGoldrick

Secretary/Treasurer

November 10, 2025

Dear Langhorne Manor Council:

This letter is in response to Langhorne Manor First letter of November 2, 2025 that was distributed to Manor Residents by hand as well as text message.

On **August 13, 2024**, we attended the **Langhorne Manor Council meeting** to ask why the Council was not supporting the **SAFE Alternative Plan** that **Langhorne Borough Council** had proposed as an option to PennDOT's current **RC3 plan**. Along with our question, we presented a petition signed by **over 40 Manor residents** in support of the alternative plan.

At the meeting, we were told that the project was "a done deal," that residents had already had opportunities to share opinions earlier in the process, and that any further concerns should be directed to PennDOT.

The official Langhorne Manor Minutes note:

"Residents are still encouraged to contact PennDOT directly if they have questions or concerns. The Langhorne Manor Council did not ignore the concerns of the residents. Rather, Mr. Pizzola, Ms. Gasparovic, and Mr. Niwinski all agreed and reiterated that the current access roads are not safe and that alternative plans will not re-route traffic to Gillam Avenue."

After this meeting, we learned that **Langhorne Borough** had been opposing both the **RC3 cloverleaf** and the **elimination of the service/access roads**, and joined the opposition coalition of No Cloverleaf and Langhorne Open Space. This group is **non-political** and **not motivated by any political affiliation with** memberships of both organizations include a significant number of residents of Middletown Township and Langhorne Manor Borough. We are exercising our **right to organize and share information** about a project that directly affects our community. Inviting council members to participate is not a requirement for such a community-driven effort.

During the **August 13, 2024 meeting**, we were told that, by **council President Mr. Pizzola**, "the Council had decided over a year ago not to oppose the current plans." However, the council is now saying, "At this time, no final plan exists, and any definitive plans are not likely to be determined for many years." Simply stating that information is not final, does **not justify** minimizing **public input**. Furthermore, accusations that our meetings are spreading "factually inaccurate" information are **unfounded**, as no specific inaccuracies have been identified. We can provide **supporting documentation** for all of our statements.

We assure you we do live in the community and are not an "out of town political group" We are Langhorne Manor Residents who are opposing the current RC3 and believe it is in the best interests of ALL residents for a safer plan – such as the SAFE Alternative – to be implemented.

We Support....

Retaining the Service/Access Roads:

- These roads are important traffic management tools that protect the surrounding neighborhoods. Eliminating them will only shift the burden and problems onto others.
- Based on ten years of recent crash data, the **current service roads are safe**; in addition this data shows that these service roads are performing **safer than alternative roads**.

Safety improvements on US1:

- Raising Bridges
- Eliminating curbs
- Eliminating center island
- Creating shoulders for safety

We Oppose...

The elimination of the service/access roads:

- Removing the service roads will significantly increase traffic on Gilliam and Highland Avenues, impacting far more residents than the relatively few currently living along the service roads.
- There will be no access to or from US-1 at the Hulmeville Avenue overpass. As a result, drivers will be forced to detour via the cloverleaf, at Route 413 or the Neshaminy High School interchange. This detour directs traffic through the residential neighborhoods along Gilliam and Highland, further increasing congestion and safety concerns.

Creation of the Cloverleaf at 413

- Travel delays and difficulties
- Wasted money

Concerns:

Safety Concerns:

- Elimination of the Hulmeville Avenue Exit as well as the service/access roads will increase traffic on Highland and Gillam Avenues as well as, Hill, Station, and Hulmeville Avenues, raising serious safety issues, especially for pedestrians, cyclists, and children. Instead of addressing the root problems, this shift brings traffic hazards closer to homes.

Congestion and Noise:

- Higher vehicle volumes will lead to frequent backups and more noise throughout the day, especially during peak times.

Destruction of Communities-Air Quality Issues- Reduced Quality of Life:

- Increased traffic means more vehicle emissions in residential areas. Idling and slow-moving cars near homes pose health risks, particularly for seniors, children, and anyone with respiratory conditions.
- Taken together, these impacts, traffic, safety, noise, and pollution will make the neighborhood less livable and more stressful for residents.

Unclear Safety Benefits:

- While PennDOT frames the removal as a safety measure, there is little evidence this will improve overall safety. Instead, it simply pushes traffic and its risks onto more densely populated streets.

Carol Ann Aicher

Carol Ann Aicher
Langhorne Manor Resident; 59 years

322 Hill AVE

Michelle Brownlee

Michelle Brownlee
Langhorne Manor Resident; 22 years

304 GILLIAM AVE

Melissa Hertenberger

Melissa Hertenberger
Langhorne Manor Resident; 33 years

316 Hill AVE