

**MINUTES**  
**LANGHORNE MANOR BOROUGH COUNCIL**  
**MEETING OF NOVEMBER 26, 2024**

- 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 26, 2024, at 7:00 P.M. Eastern Standard Time by Nick Pizzola.

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

**PERSONS ABSENT** – Police Chief, Jack Kenney

- 2. THE PLEDGE OF ALLEGIANCE** – Led by Phil Gillies

- 3. RESIDENT COMMENTS** –

Lois Abbott, 803 Hulmeville Avenue – Ms. Abbott thanked the council for having the roadway stripes painted on Hulmeville Avenue.

- 4. MOTION TO OPPOSE, SUPPORT OR STAY NEUTRAL CONCERNING BARNEY WHEELER REQUEST BEFORE ZONING TO BUILD ON LOT WITH STORM WATER REMEDIATION TO REDUCE EFFETIVE IMPRVIOUS SURFACE RATE TO UNDER 20%.**

Council President introduced Tim Duffy from Hill Wallack, council for Mr. and Mrs. Wheeler. The Wheelers purchased a vacant lot in 2021 and would like to build a home. Before purchasing the property, they spoke with the Building Inspector and another borough official who told them a new home was limited to 30% impervious surface. After purchasing the property and submitting building plans, the building inspector denied their permit citing a deed restriction of 20% impervious surface imposed by the Zoning Hearing Board. The Wheelers have a hearing scheduled with the Zoning Hearing Board to seek relief from 2 variances.

New plans have been prepared with an impervious surface footprint of 26%. Their engineer has designed/proposed a stormwater management system that will remediate another 12.6% bringing the total impervious surface below 20%.

In 2017, the original property was divided into 3 lots, including the Wheeler property, a condition granted of that zoning decision was there should be no further variances granted.

Therefore, the Wheelers will request relief from both variances.

Mr. Niwinski asked how we can avoid this issue in the future. Mr. Duffy stated that a deed restriction was never filed by the Zoning Hearing Board.

Mr. Niwinski also asked if the stormwater management pit, proposed by the Wheelers, will help with our DEP requirements and if not, why? Council President said the DEP requirements are based on a formula, not actual measurements and any individual property actions taken are not considered either for or against the borough's overall requirements. Mr. Niwinski suggested, since we have limited space in the borough, to accommodate the improvements required for stormwater management, we should address these individual remediations with our engineers to determine if they can be used to help meet our DEP requirements.

Council President recognized Jim Keba, 604 Hill Avenue. Mr. Keba stated that back March 8, 2022, Chris Peterson of Carroll Engineering addressed the council and stated that if residents were undertaking any stormwater remediation, those plans should be reviewed by Carroll Engineering to guarantee that they meet the DEP regulations and if they would qualify for DEP credits. Council President advised that the Zoning Hearing Board would have Carroll Engineering review the plans before them but as to how that translated into DEP credits, is not clear.

Council President stated the purpose of this discussion was to determine if the council would oppose, support or remain neutral on the Wheelers request for relief with the Zoning Hearing Board and called for a motion from the council. Mr. Niwinski made a motion to support the Wheelers request for relief. Ms. Oessenich seconded the motion. There were no objections. The motion carried.

## **5. REVIEW OF PROPOSED BOROUGH TAX INCREASE.**

Council President presented the details of the proposed tax increase to the council and the attending residents. Included in the presentation was the bid results for the 2025 Trash and Recycling Contract. The old rate was \$419 per household the new rate will be \$536 per household.

The second part of the tax increase is the milage rate. Our current milage rate is 7.125% we are proposing an increase to 10%. Average assessment in Langhorne Manor Borough is \$33,000. The average increase will result in \$213. We have not raised our borough tax since 1987.

To help avoid future increase, we would like to put the earned income tax in place for 2026. This will only effect people who work from home in Langhorne Manor Borough. Anyone who works outside of the Borough will not pay any more than they are already paying in other locations. Other school districts charge 1%, and of that, .5% goes to the municipality where the resident works. When we institute the EIT, those payments would come to Langhorne Manor Borough. Retirees will not be affected.

Council President opened the floor for questions. An extensive conversation followed among council members and residents.

## **6. REVIEW OF 2025 GENERAL FUND, SEWER FUND AND HIGHWAY AID BUDGETS.**

Council President presented the prior year actual figures compared to the new contractual obligations for the proposed new year budget for the General Fund. Discussion ensued. Council President asked for any additional questions.

Council President called for a motion to accept the General Fund for 2025. Mr. Gillies made the motion as called for. Mr. Niwinski seconded. There were no objections. The motion carried.

Council President called for a motion to accept the tax increase assessment from \$419 to \$536. Mr. Gillies made the motion as called for. Mr. Niwinski seconded. There were no objections. The motion carried.

Council President called for a motion to approve the increase of the milage rate for the borough tax from 7.125mils to 10mils and advertise it. Ms. Oessenich made the motion as called for. Mr. Gillies seconded. There were no objections. The motion carried.

Council President presented the prior year actual figures compared to the new contractual obligations for the proposed new year budget for the Sewer Fund, the discussion ensued. Mr. Niwinski suggested that projected interest rates would lower our return from \$60,000 to \$55,000 and the cost of insurance would increase from \$4000 to \$6000. Council President asked for any additional questions.

Council President called for a motion to approve and advertise the Sewer fund for 2025 with the decrease in interest income from \$60,000 to \$55,000 and the increase in insurance cost from \$4000 to \$6000. Mr. Niwinski made the motion as called for. Mr. Jennings seconded. There were no objections. The motion carried.

Council President presented the prior year actual figures compared to the new for the proposed budget for the Highway Aid Fund. The money for this fund is applied for and received from state money based on gasoline taxes. In 2020, a 10-year loan was secured to fund repairs to the roads, there is about 5 years left on the loan. The road repairs this year were paid for from the General Fund. Discussion ensued. Council President asked for any additional questions.

Council President called for a motion to approve and advertise the Highway Aid Fund for 2025. Mr. Niwinski made the motion as called for. Mr. McBeth seconded. There were no objections. The motion carried.

## **7. APPROVAL FOR PAYMENT TO BRAY CONSTRUCTION FOR ROAD REPAIRS.**

Council President advised that the road repairs were completed by Bray Construction, and we need council approval to release payment. Ms. Keating reported that the road at the intersection of Bellevue and Fairview Avenues was repaved but is again torn up. The rise at the intersection and the rise on Bellevue create a problem for any vehicle entering or exiting the intersection. The council suspects the issue is an engineering problem and therefore not related to paving.

Council President will ask the road engineer and to have PennDOT evaluate the problem at the Bellevue and Fairview intersection to determine cause.

Council President called for a motion to approve payment to Bray Brothers Construction, contingent upon an evaluation of the Bellevue Avenue and Fairview Avenue intersection. Mr. Niwinski made the motion as called for. Ms. Keating seconded. There were no objections. The motion carried.

Council President recognized Stephen Krywonos, 204 W. Park Avenue. Mr. Krywonos stated that the intersection of Park Avenue and Bellevue Avenue has the same problem as described on Bellevue and Fairview. Council President will have both intersections reviewed by the road engineer.

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

Ken Eicher, 404 Station Avenue asked what the exact contributions are from Cairn University and Wood Services and what was the \$10,000 contribution for? Council President responded, Cairn is \$17,000, Wood Services is \$6,000. The \$10,000 would be from Cairn for the Gillam Avenue property if it were approved by the Zoning Hearing Board. Mr. Eicher felt the figures were low considering the size of the total property owned by Cairn University and Wood Services. Council President explained that the bulk of those properties is in Middletown Township. The only part of their property that exists in Langhorne Manor is the drainage basin, some trees and very little in total.

Stephen Krywonos, 204 W. Park Avenue brought homemade cookies for everyone to enjoy after the meeting.

Timothy Weiser, 206 W. Prospect, asked when will the Earned Income Tax be voted on? Council President advised an ordinance would be passed 2025 the income tax would take effect in 2026.

Dan Nicastro, 403 Station Avenue, regarding American Rescue Funds available to the borough, it is my understanding that they can be used for infrastructure expenses that would include Engineering fees. Council President concurred and advised that we used those funds accordingly, two years ago.

**9. 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.

Respectfully Submitted

Bonnie McGoldrick

Secretary/Treasurer