

MINUTES
LANGHORNE MANOR BOROUGH COUNCIL
MEETING OF OCTOBER 22, 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 October 22, 2024, at 7:00 P.M. Daylight Savings Time by Nick Pizzola.

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

PERSONS ABSENT – Councilperson, Sam Jennings, Alicia Gasparovic, Mayor Robert Byrne, Police Chief John Kenney,

- 2. THE PLEDGE OF ALLEGIANCE** – Led by Nick Pizzola.
- 3. RESIDENT COMMENTS** –

Debbie Maccia, 402 Station Avenue, asked about the Zoning Hearing Board process. Council President explained that the council members can discuss the plans and vote on whether they are in favor of, against or neutral and present their position to the Zoning Hearing Board. But the council has no effect on the decision made by the Zoning Hearing Board.

Steve Runk, 404 Station Avenue, asked why the council was able to change the restrictions placed on a previous Zoning Hearing Board decision. Council President advised that the original decision was imposed by the council and therefore the council could reverse their decision.

Thomas Javian, 376 Station Avenue asked who is on the Zoning Hearing Board, how were they appointed, who put them up. Council President stated that they were appointed by the council, and they are listed on the website. Mr. Javian asked if they are republicans or democrats. Council President said that did not

matter. Mr. Javian said this is all going on behind the backs of residents and it does matter because whether they are Liberals or Conservatives will affect the way they vote.

Teresa Weiser, commented that the explanation from Council President was not clear. Council President and Council Solicitor reiterated that the council has no role in the decisions made by the zoning hearing board. In tonight's meeting, the council will hear the presentation from Cairn University and vote on whether to express support, opposition or neutrality at the zoning hearing board meeting. Mr. Niwinski, Mr. Gillies and Mr. McBeth also made comments to the same point. Residents and council members conversed at length until the council president called an end to the discussion.

4. ACCEPTANCE OF ALICIA GASPAROVIC RESIGNATION FROM COUNCIL EFFECTIVE 10/1/24

Council President called for a motion to accept the resignation of Alica Gasparovic as of October 8, 2024 and approve advertisement for a new council member. Mr. Niwinski made the motion as called for. Mr. McBeth seconded. There were no objections. The motion carried.

5. CAIRN UNIVERSITY PROPOSAL TO CONDUCT JOHN JAY INSTITUTE TEACHING AT 108 GILLAM AVENUE

Council President stated that Cairn University will present information on their proposal to conduct teaching at 108 Gillam Avenue and house graduate students. Council President introduced Nate Fox of Obermayer, Rebmann & Maxwell and representing Cairn University. Mr. Fox distributed a presentation to everyone in attendance (Presentation attached).

The proposal is to allow a Graduate Housing facility for 12 residents to live in the Home located at 108 Gillam Avenue.

A short presentation followed by a lengthy question and answer period ensued, lasting 1 hour and 10 minutes between Residents of Langhorne Manor and responses from Mr. Fox.

6. MOTION TO OPPOSE, SUPPORT OR STAY NEUTRAL CONCERNING CAIRN UNIVERSITY PROPOSAL TO CONDUCT JOHN JAY INSTITUTE TEACHING AT 108 GILLAM AVENUE LOCATION

Council President called for a motion to oppose, support or remain neutral on the Cairn University proposal.

Ms. Oessenich made a motion to oppose. The motion did not carry.

Mr. McBeth made a motion to remain neutral on the Cairn University proposal. Mr. Pizzola seconded. There were no objections. The motion carried.

7. UPDATE OF STATUS OF TRASH BIDS. Borough Manager advised that potential bidders had posed questions regarding the Trash Collection bid document. The Solicitor will prepare an addendum to that bid.

8. ANNOUNCEMENT OF U.S. REPRESENTATIVE BRIAN FITZPATRICK'S SECURING A COMMUNITY PROJECT FUNDING GRANT IN THE AMOUNT OF \$707,286 FOR LANGHORNE MANOR BOROUGH'S 2025 ONGOING STORM WATER MANAGEMENT PROJECT. THIS MAJOR GRANT INCLUDES REIMBURSEMENT FOR ENGINEERING COSTS.

Council President explained the significance of the grant as it can be used to cover some engineering expenses for Stormwater Management.

9. CHECK PRESENTATION OF \$707,286 TO LANGHORNE MANOR BOROUGH TO BE HELD FRIDAY OCTOBER 25, 2024 AT 10:00 AT BOROUGH HALL. CONGRESSMAN FITZPATRICK WILL BE AVAILABLE FOR CONSTITUENT'S QUESTIONS AFTER THE CHECK PRESENTATION.

Council President announced the date and time for the presentation which will be open to the public.

10.COMMENTS FROM RESIDENTS AND VISITORS

Teresa Weiser, 206 Prospect Avenue expressed additional comments on the Cairn University proposal.

11.NEXT COUNCIL MEETING NOVEMBER 12, 2024

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

Respectfully Submitted

Bonnie McGoldrick

Secretary/Treasurer

[John Jay Institute Presentation](#)