

**MANOR BOROUGH COUNCIL
PUBLIC HEARING ON May 14, 2025**

**AN ORDINANCE OF THE BOROUGH OF MANOR, WESTMORELAND COUNTY, PENNSYLVANIA,
AMENDING THE MANOR BOROUGH ZONING MAP TO CHANGE PARCEL NOS. 19-01-06-0-002 AND 19-01-06-0-003 FROM OPEN SPACE (OS) TO RESIDENTIAL (R-1)**

1. CALL TO ORDER – Council President Mr. Tony Gockel called the Public Hearing to Order at 6:03 P.M. on May 14, 2025, in the Manor Community Room and led the
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL

(Present) Tony Gockel, President
Ted Dornin

Terry Nemitz
Sonny Brant, Mayor

Chuck Charrie
Dave Gongaware
Arrived 6:06PM
Jim Vacha
Chelsea Dice, Solicitor

(Absent) Dawn Lynn, Vice-President
Mike Radakovich, Tax Collector
Randy Carlson, Chief of Police

Ed Antonacci, Engineer
Jason Krainbacher, Zoning Officer

4. INTRODUCTORY REMARKS
5. SOLICITOR REMARKS – Solicitor Dice stated that this public hearing was to amend the zoning map to change parcels 19-01-06-0-002 and 19-01-06-0-003 from open space to residential. Solicitor Dice invited the property owners to speak, and their attorney, Anthony Posa, stated that the property was originally residential then changed to open space. He stated they are requesting it be changed back to residential. Solicitor Dice, Mr. Charrie, and Mr. Posa discussed subdividing the property because of the stormwater retention pond located at the back of the properties.
6. PRESENTATION OF EXHIBITS – Solicitor Dice entered the following exhibits into the record: proof of publication from the Westmoreland Law Journal, proof of publication from the Penn Trafford News, an affidavit from the Borough Manager that the ordinance was sent to the Westmoreland County Planning department, and affidavit from the Borough Manager that the property was posted, and an affidavit from the Borough Manager that the adjacent property owners were notified.
7. TESTIMONY - NONE
8. QUESTIONS OR COMMENTS – Mr. Gockel asked if this is considered spot zoning, and Solicitor Dice answered no because the adjacent properties are zoned residential. Mr. Charrie further discussed spot zoning.
9. CONCLUSION OF HEARING
10. MOTION TO ADJOURN – Mr. Gongaware motioned to close the public hearing and adjourn. Mr. Vacha seconded, and the motion carried unanimously. The Public Hearing adjourned at 6:18 PM.

Joseph N. Lapia
Borough Manager