

**MANOR BOROUGH COUNCIL**  
**MONTHLY BUSINESS MEETING ON November 13, 2024**

1. CALL TO ORDER – Council President Mr. Tony Gockel called the Council Meeting to Order at 6:30 P.M. on November 13, 2024, in the Manor Community Room and led the

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

(Present)	Tony Gockel, President	Dawn Lynn, Vice-President
	Chuck Charrie	Terry Nemitz
	Jim Vacha	Sonny Brant, Mayor
	Chelsea Dice, Solicitor	Ed Antonacci, Engineer
	Randy Carlson, Chief of Police	
(Absent)	Ted Dornin	Dave Gongaware
	Jason Krainbucher, Zoning Office	Mike Radakovich, Tax Collector

4. APPROVAL OF THE MINUTES for meeting on 10/16/2024 – Ms. Lynn motioned to accept the meeting minutes for the meeting held on October 16, 2024. Seconded by Mr. Nemitz and the motion carried unanimously.

5. PUBLIC COMMENT – AGENDA ITEMS ONLY – Mr. Collin Brant of Longview Drive spoke about the new zoning ordinance that would prohibit long-term parking in residential yards. He stated the he takes pride living in Manor, and takes pride in having a clean, well-maintained neighborhood. He stated that long-term parking of run down or unused vehicles undermines that sense of pride. He stated the ordinance does not prohibit short-term parking if someone were to have guests, and that the ordinance is about setting a standard. He stated that people will argue that they have an individual property right and that Manor should not tell them how to use their yard. Mr. Brant stated that there are ordinances that govern grass height, and that he believes that this is not different. He stated that there should not be individual exemptions because it will cause a trickle-down effect. He stated that allowing front yard parking will lower property values, and will diminish the overall appearance of the community. He stated the Council should vote to not allow parking in front yards.

Mr. Charles Hanna of Woodcrest Court spoke about the zoning ordinance. He stated that good government seeks to protect and serve the people it represents. He stated that it does so in a way that is as unobtrusive as possible. He stated that good zoning can separate industrial and business districts from residential and agricultural districts. He stated it can restrict activities that threaten the character of the community or its citizens. He stated that restrictions on private residential property should be the minimum necessary to maintain the appropriate zoning. He stated that a specific example that needs to be revised is article five, section 501, paragraph H. He stated this states that for a single-family dwelling, no yard may be used for parking vehicles, except on a driveway, and not more than 25% of the yard may be devoted to driveway access. He asked what is the goal if this and is it necessary. He stated that it would be illegal to park in the yard to unload furniture, appliances, or to help shorten the distance for a mobility impaired person coming home from the hospital. He stated that not enforcing the law is not an excuse for writing the law, and that we should not encourage

selective enforcement of laws. Mr. Hanna asked where the 25% driveway access limit came from. He stated that the minimum R1 lot width is 90 feet and that a standard two entry car garage has a width of 25 feet. He stated that this garage would be illegal in the new zoning ordinance.

Ms. Donna Rubright of Longview Drive spoke about the new zoning ordinance. She stated her parents were one of the first families to move into the neighborhood, and that they had eight children driving. She stated that they used the front yard for parking. She stated that with two adults and children, four parking spaces would not be enough. She stated that cars are larger today and if someone owns a boat or trailer, there would be no place to park. She stated that she understands wanting to make improvements, but you cannot tell people not to park in their yards. She stated that police have more important things to do than ticket people for parking in their yards. She stated she understands people who abuse parking in their yard, and believes Council should table this.

Ms. Jeri Lewis was called and declined to speak.

Ms. Bonnie Dawson stated that there is \$350,000 in ARPA funds to spend. She stated that \$40,000 of that will go towards of a sign. She stated that the rest should go towards the residents of the Borough that lived here in 2020-2021. She stated that it would give each resident about \$100 and about \$1,000 for administrative costs. She stated the rest should go towards the food bank. She stated that she gave information for the park restroom, and it is a company called Grenn Flush. She asked why emergency management needs a pager when they already have a radio and cell phone. She stated that manor does not have an emergency management plan, and that should be done before purchasing anything.

Ms. Denise Duball of Third Street sated she read the new ordinance, and wanted to know about tree services. She stated She stated there was a tree service business that has turned into a log splitting business. She asked if there was anything in the ordinance for that. She stated this business is a junk yard with an uninspected car and has a partially torn down fence. She asked what in the ordinance takes care of this or what is he considered. Solicitor Dice asked what type of business is this or what is the address of this business. Ms. Duball stated she did not know the name and the business is located at the end of Third Street. Mr. Charrie stated it is a 40-year-old business, and that the owner of the location used it originally for vehicle storage. Solicitor Dice stated there could be some nonconforming issues that the Borough would have to deal with. She stated that if there are vehicle that are abandoned, then it would be a code enforcement issue. Solicitor Dice stated it would depend on what type of business he is, where he would fall under the scope, and that she would have to look into it. Ms. Duball stated that he is not a tree service anymore, and the he cuts wood into boards. She stated that when the wood rots, he throws it over the hill. Solicitor Dice stated landscaping businesses are allowed in agricultural and industrial districts but not R1 or R2. She stated it would probably fall under a preexisting nonconforming. She stated that this would need more investigation, and that the ordinance would have to pass before the Borough could do anything. Ms. Duball stated she agree with Ms. Dawson on the need for an emergency management plan.

Mr. Comito of Lora Drive spoke about the new zoning ordinance specifically parking in the front yard. He stated that he has a camper that he parks in his front yard, and that is the only place for him to park it. He stated that many people in his neighborhood have

done this or do this. He stated that he purchased it because he thought he could use his land to store it, and he would like to continue to store it on his property. He stated he understands people who want the neighborhood to look nice, and that there should be restrictions. He stated the he believes as long as the item is well maintained, then the item should be allowed to be stored in the yard. He stated that if the item is not well maintained then it should be removed.

6. MAYOR'S REPORT – Mr. Brant reported that Council was sent the police log and code enforcement report for October, and that he is waiting for the civil service test.
7. SOLICITOR'S REPORT – None.
8. ENGINEER'S REPORT – None.
9. ZONING OFFICER'S REPORT – None.
10. BOROUGH MANAGER'S REPORT – The Borough Manager reported that Council needs to pass meeting dates for Council, Planning Commission, and Recreation Board for 2025 next month. He reported that the benches and picnic tables were installed in the lower park, and the basketball hoops have not been delivered yet. He reported the brush attachment for the Ventrac was delivered, and it works well.
11. TREASURER'S REPORT – Ms. Lynn motioned to approve the treasurer's report for the month of October 2024. Seconded by Mr. Vacha, and the motion carried unanimously.
12. TAX COLLECTOR'S REPORT – Mr. Nemitz motioned to approve the tax collector's report as presented. Seconded by Ms. Lynn, and the motion carried unanimously.
13. COMMITTEE REPORTS
  - a. Building & Properties – None.
  - b. Community Betterment, Parks & Recreation – None.
  - c. Personnel & Finance – None.
  - d. Community Outreach & Communication – Ms. Lynn reported that they are working on things that will be early next year.
  - e. Planning & Zoning – Mr. Charrie reported that McCurdy is working on the new council table, and that it should be ready by Christmas. He stated that sound system for the community room was delivered. He asked if a work order for the new sign has gone out, and Mr. Gockel stated that they need to pick a location.
  - f. Public Safety & Public Works -None.
14. OLD BUSINESS
  - a. Discussion and/or Deliberation and/or Official Action on adopting Ordinance 602-24-04 related to zoning, also known as the "Manor Borough Zoning Ordinance" and replacing Chapter 27 in its entirety. – Mr. Charrie motioned to pass the ordinance as prepared. Solicitor Dice asked if he wanted to amend his motion to include the comments from Ms. Dawson about grammatical errors from the public hearing. Mr. Charrie amended his motion to include the changes from Ms. Dawson. Mr. Vacha seconded. Solicitor Dice stated that Council can adopt the ordinance as the motion was made, send it back to Planning Commission, or have another public hearing. She stated that Council can also make changes to the ordinance during this meeting and pass it, or deny it. Mr. Charrie stated that Planning Commission has been working on this

new zoning ordinance for two years, and that they redid the zoning map due to resident complaints. He stated the zoning ordinance is from the 1970s and some sections were amended in the 1990s, and that the current ordinance was not enforceable. He stated Council should pass this ordinance, and any issues can be amended later. Mr. Vacha asked if the no parking in the yard could be rewritten to allow for temporary parking in the yard, and Solicitor Dice stated yes, if Council approves. Mr. Charrie stated that this section came from Mr. Falatovich, and it is used by many municipalities for safety. Mr. Vacha stated that since the residents are asking for it and it can be done, then that section should be changed. Mr. Charrie stated the ordinance should be passed, and this section can be amended later. Mr. Vacha asked about the 550-foot restriction of private garages, and how Planning Commission settled on this number. Solicitor Dice stated it was discussed at the Planning Commission meeting. Mr. Vacha stated that since vehicles are bigger most people would need a 24-foot by 24-foot garage, which would put them over 550 feet, and thus need a variance. He recommends to increase it to 650 feet. Mr. Nemitz stated that he recommends tabling this issue and having another public hearing or meeting because he and residents have many questions. Mr. Charrie stated that there was already a public hearing, and they followed the legal procedure. Mr. Gockel stated he had questions about the new ordinance. He asked if the no fences in the front yard that was mentioned during the public hearing was resolved, and Solicitor Dice stated that it still written to not allow for fences in the front yard. Mr. Gockel stated they had discussed Sunday operational hours, and asked if there was a decision on that. Mr. Brant stated he thinks they should table it and fix what citizens are concerned about instead passing it and amending it. Mr. Charrie is concerned that developers will submit applications before this zoning ordinance is passed. Solicitor Dice stated that since this is a pending ordinance, all applicants would have to follow this new, pending ordinance. She stated that if this is table, the public can comment during the public comment on agenda items, but if there is another public hearing then they could speak until the end of the public hearing. She stated if Council gives it back to Planning Commission, she recommends they give them a list of items that need to be fixed, and they would then have to restart the process. Mr. Gockel called for a roll call vote on Mr. Charrie's motion. The roll call vote is as follows:

Mr. Gockel	- Abstain	Mr. Gongaware	- Absent
Ms. Lynn	- No	Mr. Nemitz	- No
Mr. Charrie	- Yes	Mr. Vacha	- No
Mr. Dornin	- Absent		

The motion failed by majority. Ms. Lynn motioned to table and have another public hearing, and Mr. Nemitz seconded. Mr. Gockel stated that in his opinion, this should go back to Planning Commission, and that he cannot vote on this because there are items that financially affect him. The roll call vote is as follows:

Mr. Gockel	- Abstain	Mr. Gongaware	- Absent
Ms. Lynn	- Yes	Mr. Nemitz	- No
Mr. Charrie	- No	Mr. Vacha	- No
Mr. Dornin	- Absent		

The motion failed by majority. Mr. Charrie stated that Planning Commission can speak about this in the January meeting. He asked Council to send

Planning Commission a list of their questions and issues about the ordinance. Mr. Charrie motioned to table and send it back to Planning Commission. Mr. Nemitz seconded. The roll call vote is as follows:

Mr. Gockel	- Yes	Mr. Gongaware	- Absent
Ms. Lynn	- Yes	Mr. Nemitz	- Yes
Mr. Charrie	- Yes	Mr. Vacha	- Yes
Mr. Dornin	- Absent		

The motion passed unanimously.

- b. Discussion and/or Deliberation and/or Official Action on American Rescue Plan Funds. – The Borough Manager stated there was a memo sent to Council that includes the prices of items that were discussed previously, and that there is a remaining balance of \$340,000,475.90. Mr. Gockel stated that they have spoken about a new sign, and he believes the Sandy Hill lot would be a better location for a sign. Mr. Charrie stated that to use ARPA funds it would have to show emergency alerts, and believes less people would see it at the Sandy Hill lot in comparison to where the current sign is located. He stated that there is more traffic at that intersection in comparison to Sandy Hill Road. The Borough Manager stated more residents on the Sandy Hill Road side of the tunnel, and that most emergency alerts would be about flooding. He stated that when he spoke to Smart Signs that the sign would be more visible to drivers on the Sandy Hill lot. Mr. Charrie stated that the original goal of the sign was to advertise Borough meetings and other Borough needs, and that they discussed having a marketing agency sell advertising space as an additional stream of income. He asked if companies would still want to advertise on the sign if it was placed in the Sandy Hill lot. Mr. Gockel stated he understands the original purpose of the sign, but they have to make a decision. Mr. Charrie stated that based on traffic counts, he believes more people would see it at the intersection. Mr. Gockel stated that there are two locations, and that there needs to be a decision. Ms. Lynn asked if there is going to be advertising of other businesses. Mr. Gockel stated there has been discussion, but there has not been a decision on this and it needs more discussion. Mr. Charrie motioned to install two signs, one at the intersection and one at the Sandy Hill lot not to exceed \$100,000. There was no second and the motion failed. Mr. Vacha motioned to purchase a sign for the Sandy Hill lot not to exceed \$49,050 and the cost of the electric. Mr. Nemitz seconded. The roll call vote is as follows:

Mr. Gockel	- Yes	Mr. Gongaware	- Absent
Ms. Lynn	- Yes	Mr. Nemitz	- Yes
Mr. Charrie	- No	Mr. Vacha	- Yes
Mr. Dornin	- Absent		

The motion passed by majority. Mr. Gockel stated that there is still money to spend, and that the Borough Manager provided Council with a list of his idea that includes a second pavilion for the park, a new restroom for the park, rehabilitation for the park bridge, a new pavilion for the upper park, and security cameras for the park. The Borough Manager stated that there has been some vandalism in the park. Mr. Nemitz asked where the video feed would go, and the Borough Manager stated he believes it would work similarly to the security cameras at the Borough building. Mr. Charrie stated that installing vinyl railings and pressure treated wood on the park bridge is too expensive, and should be looked at further. Mr. Vacha stated the cameras in the park are needed. Mr. Vacha motioned to

purchase cameras and a utility pole for the park not to exceed \$15,000. Ms. Lynn seconded. The roll call vote is as follows:

Mr. Gockel	- Yes	Mr. Gongaware	- Absent
Ms. Lynn	- Yes	Mr. Nemitz	- Yes
Mr. Charrie	- Yes	Mr. Vacha	- Yes
Mr. Dornin	- Absent		

The motion passed unanimously. Mr. Gockel stated there is about \$274,000 remaining. Ms. Lynn motioned to purchase a pre-cast restroom for the park. Mr. Vacha seconded. Mr. Gockel stated that Ms. Dawson sent information on an alternative restroom for the park. The Borough Manager stated the Engineer said the pre-cast restroom they discussed previously would fit in the park in regards to easements. Mr. Charrie stated that if they agree to a new restroom, it should go out to bid. Mr. Gockel stated there would not be enough time for the bidding process, and Solicitor Dice agreed. Mr. Charrie asked if it was one or two stalls, and Ms. Lynn stated there is one stall for males and one stall for females. Mr. Charrie asked how do they know that the waterline will freeze, and the Borough Manager stated he was told that it would freeze. Mr. Gockel stated even if the waterline does not freeze, the pipes in the restroom would freeze. Mr. Charrie stated that he would like to look at the design of the restroom because none of the buildings in the park match. The roll call vote is as follows:

Mr. Gockel	- No	Mr. Gongaware	- Absent
Ms. Lynn	- Yes	Mr. Nemitz	- Yes
Mr. Charrie	- No	Mr. Vacha	- Yes
Mr. Dornin	- Absent		

The motion passed by majority. Mr. Gockel stated that there is about \$116,000 remaining. Ms. Dawson asked if the purchase of the restroom included site preparations. The Borough Manager stated that it was just to purchase the restroom and for it to be delivered on site. Mr. Charrie asked who would do the site preparations and how would it be paid for, and the Borough Manager stated that is to be determined. Mr. Charrie stated that they need to discuss the installation. Mr. Vacha stated some will be done in house and it can go out to bid. He stated that it can be paid for with left over money from the Cameron Drive project, interest earnings, and the Capital Expenditure fund. Solicitor Dice stated that it can go towards the ongoing sewer project if Council cannot make a decision. Mr. Charrie motioned to purchase a sign for the intersection for \$39,970. Mr. Vacha seconded. The roll call vote is as follows:

Mr. Gockel	- Yes	Mr. Gongaware	- Absent
Ms. Lynn	- Yes	Mr. Nemitz	- Yes
Mr. Charrie	- Yes	Mr. Vacha	- Yes
Mr. Dornin	- Absent		

The motion passed unanimously. Mr. Gockel stated there is about \$76,000 remaining, and he suggests using the rest for the sewer project. Mr. Charrie motioned to table this until the December meeting. Mr. Nemitz seconded, and the motion carried unanimously.

- c. Discussion and/or Deliberation and/or Official Action on Manor Park restroom. – Mr. Gockel stated this was previously discussed under agenda item 14b.

## 15. NEW BUSINESS

- a. Discussion and/or Deliberation and/or Official Action on adopting a preliminary

Budget for 2025. – The Borough Manager stated that the number for the fire department worker’s compensation is higher than the estimate, and that the number for the Borough’s worker’s compensation and general liability insurance are estimates. Mr. Charrie stated that building permits are decreased in the proposed budget, but that he believes they should increase due to lowering interest rates and a new president. The Borough Manager stated that both the revenue and expense for building permits were decreased, and if they get more permits than estimated, then both would increase. He stated that this is an estimate based on 2024 actual numbers, and that there is no new construction in the Borough. Mr. Charrie asked if there a difference in zoning officer expenses during busy times versus slow times. The Borough Manager stated there is no expense for zoning officer, and that he is paid under contracted services when zoning permits are issued. Mr. Charrie stated that when looking at contracted services under the Planning Commission budget, he is unsure if it is for the zoning officer or the engineer. Mr. Charrie asked if there was a year to date total for 2024 on the draft budget. The Borough Manager stated that it was given to Council. He stated it has always been a separate report and not on the draft budget. Mr. Charrie stated he complained last year that you cannot do a budget without the year-to-date revenues and expenses. The Borough Manager stated he and the finance committee create the budget, and then present it to Council with supplemental information. Mr. Charrie asked if the Planning Commission could get a monthly report of what is being out of their budget. Solicitor Dice stated she would sit with the Borough Manager to set up a system to have those monthly reports sent out. Ms. Lynn motioned to approve and advertise the draft budget. Mr. Vacha seconded. The roll call vote is as follows:

Mr. Gockel	- Yes	Mr. Gongaware	- Absent
Ms. Lynn	- Yes	Mr. Nemitz	- Yes
Mr. Charrie	- Yes	Mr. Vacha	- Yes
Mr. Dornin	- Absent		

The motion passed unanimously.

- b. Discussion and/or Deliberation and/or Official Action on accepting the resignation of Lewis Brant from the Zoning Hearing Board. – Ms. Lynn motioned to accept the resignation of Lewis Brant from the Zoning Hearing Board. Mr. Nemitz seconded, and the motion carried unanimously.
- c. Discussion and/or Deliberation and/or Official Action on accepting the resignation of Frank Febbraro from the Planning Commission. – Mr. Nemitz motioned to accept the resignation of Frank Febbraro from the Planning Commission. Mr. Vacha seconded, and the motion carried unanimously.
- d. Discussion and/or Deliberation and/or Official Action on adopting Ordinance 603-24-05 posting Hill Street no right turn for trucks, combinations and vehicles over 20 feet in length and establishing 25mph speed limit on Rowe Rd. – Solicitor Dice stated that the new right turn is not just trucks, but for maximum of five tons or 20 feet for any vehicle. Ms. Lynn motioned to adopt Ordinance 603-24-05, and Mr. Nemitz seconded. Mr. Nemitz asked if it should be two separate ordinances, and Solicitor Dice stated it is amending the same ordinance. Mr. Vacha stated that 20-foot length seemed small, and the Borough Manager stated that they are already not allowed on Hill Street and this prohibits the right turn. The roll call vote is as follows:

Mr. Gockel	- Yes	Mr. Gongaware	- Absent
Ms. Lynn	- Yes	Mr. Nemitz	- Yes
Mr. Charrie	- Yes	Mr. Vacha	- No
Mr. Dornin	- Absent		

The motion passed unanimously.

- e. Discussion and/or Deliberation and/or Official Action on request from Cub Scout Pack 230 for the free use of the community room. Mr. Nemitz motioned to approve the request from Cub Scout Pack 230 for the free use of the Community Room. Ms. Lynn Seconded. Mr. Vacha asked who is Pack 230, and the Borough Manager stated that according to their letter, the pack leader is a Borough resident and some members are Borough residents. The Borough Manager stated the Borough policy states there will be a \$75 cleaning fee that they will have to pay. The motion carried unanimously.
- f. Discussion and/or Deliberation and/or Official Action on payment request from S&E Utility Contracting, Inc. – The Borough Manager stated that this is first payment for the ongoing sewer project and there is a 10% retainage. Mr. Vacha motion to approve the payment request for \$50,987.45. Mr. Nemitz seconded, and the motion carried unanimously.
- g. Discussion and/or Deliberation and/or Official Action on purchasing a pager for the Emergency Management Coordinator. – Mr. Nemitz stated when 911 moved to the 800 system, they gave a free radio and a pager. The radio has since been replaced, and the pager needs replaced. Mr. Charrie asked what is the cost and if there are on-going expenses. Mr. Nemitz stated it costs \$976 and there are no on-going expenses. Mr. Gockel asked if there was money in the budget for this, and Mr. Nemitz answered yes. Mr. Vacha motioned to approve the purchase of a pager for the Emergency Management Coordinator. Ms. Lynn seconded and the motion carried unanimously.
- h. Discussion and/or Deliberation and/or Official Action on approval of Montano lot consolidation. – Mr. Charrie stated he has a letter from the Planning Commission that recommends approval of the consolidation. Mr. Charrie motioned to approve the Montano lot consolidation. Ms. Lynn seconded and the motion carried unanimously.
- i. Discussion and/or Deliberation and/or Official Action on accepting the resignation of MacLean Walton from the Police Department. – Ms. Lynn motioned to accept the resignation of Maclean Walton from the police department. Mr. Vacha seconded, and the motion carried unanimously.

16. CORRESPONDENCE – None.

17. APPROVAL TO PAY BILLS – Ms. Lynn motioned to pay the bills as of November 13, 2024. Seconded by Mr. Vacha, the motion carried unanimously.

18. EXECUTIVE SESSION for personnel matters and matters of potential litigation. – Ms. Lynn motioned to go into Executive Session. Seconded by Mr. Nemitz, the motion passed unanimously at 9:19 PM. Mr. Nemitz motioned to return to regular session. Seconded by Ms. Lynn, the motion passed unanimously at 9:42 PM. Discussed were matters of personnel and potential litigation regarding a fence on Mt. Pleasant Boulevard.

19. CITIZEN COMMENTS/PUBLIC COMMENTS (From Sign-Up Sheet) – Ms. Lewis asked

why Council did not give the library, fire department, or residents ARPA money. She asked what is going on the veteran's banner. Mr. Vacha stated he has five people who are interested in the banners. She stated that there needs to be ADA doors put in. She stated she was here on Election Day, and she has a letter from the insurance company attorney that she will not read out loud. She stated that they need ADA doors so people can get in and out.

Mr. Sam Didio stated he is developing a property that is partially in Penn Township and Manor Borough. He stated that he is ready to break ground, but there is a requirement in both municipalities for a surety bond for the stormwater maintenance systems. He stated that Penn Township requires the bond to be 25% of the construction cost. He stated that the reason for the bond is in case the developer was to walk away from the project, the municipality is required to stabilize the property. He stated Manor require a surety bond that is 110% of the construction cost, and that this would cost \$13,000. He is asking Council if they would consider the same 25% requirement as Penn Township because the property is in two municipalities. He stated that he thinks this more reasonable because it is in a valley and there is no entrance to the property fin Manor. Mr. Charrie asked if Mr. Didio has applied for building permits, and Mr. Didio answered no. Mr. Charrie asked what he plans on building on the Manor side of the property Mr. Didio stated phase one is the Penn Township building and small building on the Manor side. He stated that phase two will be the larger building on the Manor side. Solicitor Dice asked where the stormwater system will be located. Mr. Didio stated it will be underground, and one will be located under the parking lot on the Penn Township side and the other will be located between the two buildings on the Manor side. Solicitor Dice asked if he could do phase one without the stormwater system, and Mr. Didio said no because of the roof on the building on the Penn Township side. Solicitor Dice asked if he could do all of the stormwater on the Penn Township side, and Mr. Didio answered no because of the paving and the building on the Manor side. Solicitor Dice asked if he would still need the stormwater system on the Manor side if there was not a building, and Mr. Didio answered yes. Mr. Didio stated that when he started this project, he was hopeful the municipalities would cooperate, and stated that has not happened. The Borough Manager stated that the municipalities could not work together because they have separate MS4 General GP 13 permits, and the DEP holds each municipality responsible for their stormwater maintenance. Mr. Didio stated that he would like to discuss the 110% requirement. He stated that this is not a housing development that encroaches on the rest of Manor, and that if he went away as a developer, Manor would not have to finish the project. He stated that Manor would only have to stabilize the site. The Borough Manager asked if Manor has received revised construction costs, and Mr. Didio stated the final plan did have the construction cost, and that he will get the Borough Manager an exact cost from his contractor. Solicitor Dice asked if that would reduce his costs. Mr. Didio stated that his contractor gave him a total number, and that it is hard to say how much of that is on the Manor side. The Borough Manager stated that if Mr. Didio were to walk away from the project the bond would be needed to finish the MS4 component of the project. Mr. Didio asked if 110% would be needed, and the Borough Manager answered yes and that it may cost more than that due to prevailing wage and other increased costs. The Borough Manager asked where the stormwater on the Manor side is going, and Mr. Didio stated some will go to Penn and some will go to Manor. Solicitor Dice asked where does the stormwater then flow to, and Mr. Didio stated most will go into the stormwater system on the Penn side. He stated that a portion will go into Manor, and that he cannot build phase 1 without the stormwater system on the Manor side. Mr. Gockel stated that they cannot vote on it tonight. Solicitor Dice stated she can talk to Council and if they decide to move forward,

then it will be on next month's agenda or if not, she will send a letter.

20. Motion To Adjourn – There being no business to discuss, a motion "to adjourn the meeting" was made by Ms. Lynn and was seconded by Mr. Nemitz. The motion carried unanimously. The meeting was adjourned at 10:06 PM.

Joseph N. Lapia  
Borough Manager