

MANORVILLE BOROUGH COUNCIL – MEETING MINUTES

Date: August 3, 2026

Location: Manorville Borough Building

Time: 6:30 PM

Presiding: Council Vice President Gary Meyer

Attendance

Present: Gary Meyer, Keith Duris, Doug Johnson, Sandra McKee, Robert Ramer, Mayor Linda Cornman, Secretary/Treasurer Christina Sacco

Absent: Chris Yanoff, Dan Cornman

Police Chief: Officer Chris Robbins

1. Call to Order & Pledge of Allegiance

The meeting was called to order at 6:30 PM by Council Vice President Gary Meyer. The Pledge of Allegiance was recited.

2. Approval of Consent Agenda

Items included: July's Regular Meeting Minutes, and the Treasurer's Report

- **Motion:** Keith
- **Second:** Sandy
- **Action:** Approved unanimously

3. Approval of Bills to Be Paid

Bills were reviewed.

- **Motion:** Keith
- **Second:** Bob
- **Action:** Approved unanimously

4. Citizens / Guests

No guests were present.

5. Old Business

5.1 Zoning Update

Zoning Survey

Council discussed the borough zoning survey and whether it would generate meaningful participation. It was noted that the survey would help document public input and gather resident preferences related to future zoning decisions.

The survey is expected to go live on **August 7, 2026**, with a QR code posted at the post office and the survey available on the borough website once received by email. A typical response rate of about **10%**, or roughly **40 residents**, was discussed.

Council discussed possible ways to increase participation, including going door to door, helping residents complete the survey at the post office, and offering t-shirts as an incentive.

5.2 Ordinance Proposal: Temporary Development Controls

Council reviewed the proposed ordinance to regulate new business, commercial, and non-residential activity while the zoning ordinance is still being drafted. The ordinance would require permits for new or expanded non-residential uses and allow review based on compatibility with residential character, noise, lighting, odor, parking, traffic, and safety concerns.

The ordinance would remain in effect for 12 months unless the zoning ordinance is adopted sooner or the draft zoning process ends. Violations may result in fines of up to \$500 per day, along with cease-and-desist orders or permit revocation.

- **Motion:** Motion made by Bob to accept the proposed ordinance draft.
- **Second:** Doug
- **Action:** Passed

The ordinance is to be published in the newspaper and signed at a special meeting on August 18, 2026 at 6:00 PM.

5.3 Conservatorship / Blighted Properties

Council discussed conservatorship and land bank options for blighted properties. It was reported that conservatorship may be more practical for the borough, although questions remain about the legal process and eligibility requirements.

The Scripps property was discussed as a primary concern. It was noted that the owners are current on taxes, which may limit some available actions. Discussion also included whether a property owner could gift or sell a property to the borough for demolition and whether grant reimbursement may be possible.

Council agreed more research is needed and discussed contacting county commissioners and neighboring municipalities for guidance and possible funding options.

5.4 904 Ridge Lane / Scripps Property

A new citation is being issued for high weeds and grass at the Scripps property. The prior citation had been dismissed after cleanup, but the property has again fallen out of compliance.

Discussion included the property's habitability, possible condemnation through the property maintenance process, and the need for solicitor involvement before additional legal steps are taken. The possibility of asbestos and the cost of further action were also noted.

It was also noted that the criminal case involving the tenant remains pending.

5.5 Water Street Project

Council discussed the Water Street project following a kickoff meeting held earlier that day. Next steps include field review of hydrants, utility poles, right-of-way concerns, and environmental clearances. These issues may delay the project.

Council also discussed the PennDOT Transportation Alternatives Set-Aside (TASA) grant in the amount of **\$125,000**. It was clarified that there had been an original misunderstanding that the funds could be used for guardrail replacement. At present, guardrail and tree work are considered ineligible unless PennDOT determines otherwise. Eligible uses are sidewalks and other pedestrian safety improvements.

Council discussed making the case that guardrail replacement should qualify as a pedestrian safety improvement due to heavy foot and bicycle traffic near the trail, the riverbank, prior deaths in the area, and the proximity to young children. The police chief offered to provide a letter of support, and photos of pedestrians using the riverfront are available as supporting documentation.

It was also noted that Alicia (district rep) reviewed the original grant application, which was written about two years ago before the current guardrail issue arose. The application does not explicitly mention guardrail replacement, though it does reference pedestrian safety. The matter remains unresolved and PennDOT's determination is still pending.

Funding sources discussed also included Southwestern PA Commission (SPC) money, and DCED Multimodal Grant money.

Concern was raised that project funds may not be enough to complete sidewalks in front of all homes. A suggestion was made that side streets could be addressed one at a time in future years.

5.6 T-Shirt Sales

Council reviewed t-shirt inventory and sales. It was reported that **165 shirts** had been purchased, **26 remained**, and **3** had already been promised, leaving **23 available**. A total of **\$2,024** had been turned over from sales.

Linda plans to continue selling shirts at the post office. Council also discussed using shirts as an incentive to encourage completion of the zoning survey.

6. New Business

6.1 ACBA Meeting September

The ACBA Meeting will be held at Manor Twp Firehall on September 16th.

- **Motion:** Sandy
- **Second:** Keith
- **Action:** All in favor to pay for 7 attendees

6.2 PSAB Conference

The PSAB Fall Conference will be held in Erie, PA in October.

6.3 ACBA/ACTA

There is consideration for the Armstrong Boroughs and Townships to have a meeting together in November. More info will become available at the ACBA meeting in September

6.4 Office Lighting

Council discussed replacing the office lighting with LED fixtures from Delco Electric. Four dimmable fixtures at a cost of \$88 each were reviewed. Installation would be handled locally.

- **Motion:** Sandy
- **Second:** Doug
- **Action:** Approved purchase of four fixtures

6.5 Tech Support / Computer Restoration

Council discussed recent computer restoration work completed by Vince Sacco after a power-related issue. It was noted that the work recovered the system and may have avoided the cost of replacing the computer. He has also spent time repairing the office printer. Council discussed recognizing or compensating him for the time spent, and agreed to revisit the matter at next month's meeting.

7. Reports

7.1 Police Report / E-Bikes– Officer Robbins

The police report was presented, including discussion of recent incidents, citations, and code-related matters. Council also discussed the use of e-bikes, scooters, and similar vehicles in the borough. The police chief reviewed general PennDOT guidance and noted that additional state legislation may be forthcoming. Council discussed sharing the PennDOT fact sheet publicly, including possibly posting it at the post office, to help educate residents.

7.2 Mayor Report

Code / Property Concern – 122 Center Lane

A concern was raised regarding garbage and high grass at 122 Center Lane. The matter was noted for follow-up.

Survey Marker Removal

Council discussed a complaint that survey markers were removed during gas line work. It was noted that the affected property owner had recently completed a survey and may now face issues documenting property boundaries. The police chief stated that removal of survey markers is a misdemeanor. The property owner was encouraged to report the matter to Peoples.

Property Line / Tree Question

Council discussed whether a tree may be planted on a property line. It was noted that while a tree may be planted on a person's property, overhanging branches can later create disputes between neighbors.

7.3 Committee Report

Gary rebricked the sewer in front of 302 Apple Street.

8. Adjournment

With no further business, the meeting was adjourned at 7:50 PM.

- **Motion:** Bob
- **Second:** Sandy

Respectfully submitted,

Christina Sacco Secretary, Manorville Borough