

Langhorne Borough Council Meeting

August 14, 2024

A Langhorne Borough Council Meeting was held at Council Chambers on Wednesday, August 14, 2024. President Culleton called the session to order at 7:02 p.m. and invited those in attendance to pledge allegiance to the Flag.

IN ATTENDANCE: President Nancy Culleton; Vice President Kathleen Horwatt; Councilpersons Bob Cumming, Scott Haldeman, Anthony Marfia, and Adam Zielinski; Solicitor Barbara Kirk; Police Chief John Godzieba; Mayor Joe Taylor; Manager Steve Bradshaw; Clerk Gabriel Tenaglia

Vice President Horwatt arrived at the meeting at approximately 7:09 p.m. and left at approximately 9:20 p.m. Mayor Taylor left at approximately 8:49 p.m.

ABSENT: Councilperson Tim Harris; Treasurer Ellyn Schoen

ANNOUNCEMENTS & PRESENTATIONS: President Culleton announced that yesterday, the Borough received a check from the Bucks County Treasurer, Kristian Ballerini, for \$1,991.81. The funds are being returned under the real estate tax sale law.

CONSENT AGENDA: President Culleton announced that the consent agenda consists of the minutes from the June 27th Council Work Session and July 10th Council Meeting, the Treasurer's Report, payment of the bills, and approval of two permits, one submitted by the Hulmeville Soccer Club to use the soccer field on the Mayor's Playground from 8/19 to 10/31, Monday through Thursday from 4:30 p.m. to 8:00 p.m., and one for the Club Scout Pack 19 overnight campout at the Farm, from Saturday, 10/5 at 1:00 p.m. to Sunday, 10/6 at 12:00 p.m.

MOTION: On motion of Councilperson Cumming, seconded by Councilperson Zielinski, Council voted 5-0 to approve the consent agenda. Vice President Horwatt had not yet arrived at the meeting.

MAYOR'S REPORT: Mayor Taylor read the monthly fire report.

POLICE CHIEF'S REPORT: Chief Godzieba informed Council that he submitted a quote for the proposed speed cushions to reduce traffic on Flowers Avenue. The total is \$3,981 for three units. Councilperson Haldeman presented some suggestions for lowering the speed limit, but Vice President Horwatt and Chief Godzieba indicated that PennDOT would oppose them. Councilperson Cumming said that PennDOT has to conduct a traffic study on Maple Avenue to change the speed limit. Manager Bradshaw said that he previously requested traffic studies to be performed on Maple Ave. and Pine St. Chief Godzieba then addressed the signal issues with the Borough cameras. He will meet with a vendor to discuss options for boosting connectivity. President Culleton asked where the money would come from for the camera system upgrades and speed cushions. Vice President Horwatt suggested applying for an RDA grant. Council asked Chief Godzieba to draft RDA grant applications. Chief Godzieba then informed Council that someone had been parking a large landscape trailer on the roadway of Country Club Lane and that he sent the individual a certified letter explaining that he has to move his trailer. The vehicle has since been moved. President Culleton then proposed a public forum to discuss traffic issues in a month or two. Vice President Horwatt raised concerns about crosswalks that have not been painted in preparation for the school year. Mayor Taylor suggested contacting public works; Manager Bradshaw

said that he would reach out to them and PennDOT. Solicitor Kirk said that Manager Bradshaw can direct them to proceed if the estimate is below the bidding threshold of \$12,500.

ENGINEER'S REPORT:

Resource protection and Stormwater Management Ordinance: CKS finished its review of the Borough's Stormwater Ordinance. CKS found 28 sections requiring revisions. President Culleton asked about the nature of the revisions; Engineer George DiPersio said that there are references to sections and appendices that do not exist. Solicitor Kirk asked how extensive the Ordinance is in its current form; Mr. DiPersio said that it is about 90 pages, but the revisions would only affect a dozen or so. There was discussion of who would make the revisions, and Vice President Horwatt and Councilperson Haldeman were in support of having Mr. DiPersio do them. Mr. DiPersio asked Council what their desired timeline is; Councilperson Haldeman suggested the end of the year. Mr. DiPersio said it can be finished in the fall.

MOTION: On motion of Councilperson Marfia, seconded by Vice President Horwatt, Council voted 6-0 to authorize the Solicitor to make revisions to the Stormwater Ordinance as suggested by the Engineer.

Estimate for MS4 Project Design Services: Mr. DiPersio presented an estimate for the three options Council previously decided on to reduce sediment loading. President Culleton suggested that the estimate be shared with the EAC. She then asked about CKS' concerns about wetland. Mr. DiPersio said that there is wetland around the Methodist Church basin, and noted that Council's first choice, option 4—upstream improvements for sediment capture—would involve doing cleanup work on Maple, which will be complicated when PennDOT paves Maple. He explained that the pipes running from Maple to the Methodist Church parking lot are likely full of sediment. Vice President Horwatt said that the pipes run from Maple Square, and that the Maple Square basin, which belongs to Maple Square Associates, is full of water. Solicitor Kirk said that there is an operating agreement in place with Maple Square Associates that requires them to maintain the basin. She said the Borough should figure out whether the basin is in the Borough or in Middletown. Mr. DiPersio said that marking this out could be part of CKS' surveyor's work. He went on to propose that a forebay could be constructed where the pipes come out into the basin. President Culleton asked if this would involve cleaning out the pipe; Mr. DiPersio said it needs to be cleaned regardless. Solicitor Kirk said that there is no recorded document giving the Borough legal access to the property to work on the basin, and the original document identifying the area must be found to enable CKS and the Borough to do work on the property. She also suggested that CKS contact Middletown's engineer to discuss the issues and see if Middletown would be willing to enforce the operating agreement with Maple Square Associates.

Country Club Lane and North Bellevue Avenue Improvements: CKS will work with the Borough Manager to complete the BCRDA Municipal Grant application to include the re-paving of North Bellevue Avenue, and the installation of approximately 195 linear feet of sidewalk, a crosswalk, and re-paving and repairs at Country Club Lane. President Culleton asked if anything needs to be done regarding the Borough road program; Mr. DiPersio said not at this time. CKS estimates that the amount of funding requested will be around \$125,000.

East Watson Avenue Crosswalk at 7-11: Mr. DiPersio told Council that the flashing signal devices for the crosswalk are on order and would not be installed until the first week of October. He also informed Council that the subcontractor doing the striping on 413 may be doing the striping on the crosswalk, so the cost for that may come out of the contract. He explained that the striping is done first, then the delineators are put in, and then the flashers are installed a few weeks later.

PUBLIC COMMENT: Michael Berling, 224 North Pine Street, informed Council of his plans to franchise a new El Limon location on S. Bellevue Ave., to open between April and May 5, 2025. Solicitor Kirk suggested that he contact the zoning officer and building inspector.

PLANNING COMMISSION REPORT: Council will consider motions to authorize the advertisement of three Ordinances amending the Zoning Ordinance. The Bucks County Planning Commission is recommending two minor grammatical changes to the TND Ordinance. President Culleton recommended moving to advertise these Ordinances with the minor changes for a hearing at the October 9th Council Meeting. Solicitor Kirk said a separate motion should be made to authorize her to accept the revisions proposed by BCPC. She will work with Manager Bradshaw to ensure that due notice is given to nearby property owners and to get a court reporter for the hearing. President Culleton said that the BCPC review letter also included a recommendation that the Comprehensive Plan be updated to show the changes to the zoning map. PC Chair Paul Schneider asked if a motion is needed to add appendices H and I to the TND overlay. Solicitor Kirk said that a separate Ordinance is required to incorporate them. There was further discussion about the nature of the appendices, and Council directed Solicitor Kirk to draft the Ordinance. Mr. Schneider then informed Council of Erin Development's plan to attend the PC Meeting on the 21st. President Culleton asked if Mr. Schneider would like the Solicitor and Engineer to be present for the meeting. He said he would like for Mr. DiPersio to attend. After further discussion, Council directed Solicitor Kirk to attend as well. Solicitor Kirk recommended that the PC begin their formal review of Erin Development's application.

MOTION: On motion of Vice President Horwatt, seconded by Councilperson Marfia, Council voted 6-0 to accept Bucks County Planning Commission's recommendations for the minor grammatical changes.

MOTION: On motion of Councilperson Marfia, seconded by Councilperson Zielinski, Council voted 6-0 to authorize the advertisement of Ordinances 2024-1A, 2024-1B, and 2024-1C for hearing on October 9th.

MANAGER'S REPORT:

MOTION: On motion of Vice President Horwatt, seconded by Councilperson Zielinski, Council voted 6-0 to approve GPRS to use ground penetrating radar to locate the power lines for the generator behind Borough Hall for \$700.

"Welcome to Langhorne Borough" Signs: Vice President Horwatt said that the Borough did not receive designs for the proposed signs. Manager Bradshaw said that they are identical to the signs the Borough already has. Vice President Horwatt noted that the proposed signs will be vinyl, and expressed concern that vinyl will not hold up in Langhorne weather. She also said that the signs must go through HARB and a design must be submitted, along with a list of the materials.

Transue: Manager Bradshaw does not yet have a quote for the work at the Revolutionary War Cemetery. Solicitor Kirk suggested that a motion can be made to authorize Manager Bradshaw to proceed in an amount not to exceed what is selected by Council. Vice President Horwatt made a motion to proceed with the work if the estimate comes in under \$2,000. Councilperson Haldeman suggested raising the amount to \$3,000. Vice President Horwatt amended her motion. Council also recommended that the fence be repainted.

MOTION: On motion of Vice President Horwatt, seconded by Councilperson Haldeman, Council voted 6-0 to authorize the Manager to arrange for Transue to fix the damage to the hedge and trim trees at the

Revolutionary War Cemetery for an amount not to exceed \$3,000.

Phone & Internet Upgrades: Manager Bradshaw said that the Borough's internet will be upgraded from 200/20 to 300/30 Mbps. The price increase will only be an additional \$13.05 a month. Council and Manager Bradshaw further discussed the upgrade.

MOTION: On motion of Vice President Horwatt, seconded by Councilperson Cumming, Council voted 6-0 to upgrade the phone and internet.

Cybersecurity: Manager Bradshaw introduced the proposed cybersecurity package. There was discussion of what account the package would be paid for from, and Vice President Horwatt said it should come out of Capital Projects. President Culleton said that the cybersecurity subscription will have to go into the 2025 and subsequent budgets.

MOTION: On motion of Councilperson Marfia, seconded by Councilperson Cumming, Council voted 6-0 to authorize the purchase of cybersecurity equipment from HPT Systems for \$9,966, to be taken from the Capital Projects fund.

Paper Copies of Digitized Files: Manager Bradshaw asked what Council wants to do with the paper copies of the property and subdivision files digitized by Scantek. Councilperson Haldeman said that PDFs are an acceptable form of written documentation, so paper copies are no longer necessary. President Culleton mentioned that shredding documents requires a Resolution; Solicitor Kirk agreed. President Culleton said that Solicitor Kirk and Manager Bradshaw should prepare a Resolution authorizing the shredding of unneeded documents and specify what those documents are.

Watch for Deer Sign at Quaker Cemetery: Clerk Tenaglia said that he received an email last week from a resident who lives on West Maple Avenue across from the Quaker Cemetery. She said that the street lamp in front of the entrance has been out for some time, and requested that a watch for deer sign be placed by that road, as one of her vehicles was damaged in a deer-related incident. Council discussed the matter and Solicitor Kirk suggested that the Borough instead put a deer warning on their website.

COMMITTEE REPORTS:

Budget Committee: President Culleton announced that Councilperson Haldeman will be the Chairperson of the Budget Committee. Councilperson Haldeman summarized the Budget Committee's meeting last week and Council discussed initiatives to help local businesses and residents. Councilperson Haldeman said the committee will put everything together in a package to be discussed at the October Council Meeting. He then explained that the Borough has a great deal of money sitting in First National Bank and presented the motion at hand. Solicitor Kirk said that a Resolution to ratify is needed to create a written record of the movement of the funds.

MOTION: On motion of Councilperson Zielinski, seconded by Councilperson Marfia, Council voted 6-0 to authorize the Treasurer to move funds in excess of \$100,000 from First National Bank to the Pennsylvania Local Government Investment Trust (PLGIT) on a monthly basis.

Communications Team: President Culleton formally announced Councilperson's Zielinski appointment to the Communications Team. At the Communications Team meeting on Monday, they decided the social media policy should be incorporated into a revised employee handbook, which should be

spearheaded by the Personnel Committee. The Communications Team also agreed to turn off comment functionality on the Borough's social media accounts, as this is best practice recommended by the PSAB. Manager Bradshaw announced that the Clerk made a Borough Instagram account.

Environmental Advisory Committee: Vice President Horwatt said that the EAC needs more members. Manager Bradshaw said that a post calling for new members can be put onto the Borough's social media. President Culleton said that the EAC also needs a new Chair in October, as Rich Mason will be stepping down. President Culleton said that interested parties could submit a letter of interest to Manager Bradshaw.

HARB: President Culleton read the HARB report. HARB unanimously approved two applications: one by Peter Rodan, 157 East Richardson Avenue, for the installation of new composite PVC siding, and one by Jonathan Delgado, 235 East Maple Avenue, for remodeling the wrap-around porch on the front of the property.

MOTION: On motion of Councilperson Zielinski, seconded by Vice President Horwatt, Council voted 6-0 to approve the HARB report.

Recreation Board: Councilperson Zielinski said that the Pet Fair will be next Saturday, the 24th. He then informed Council that the Rec Board got a quote from LS Land Construction for brick work repair at the park. The cost is within the Rec Board's budget. There was discussion of where the money for the repairs should come from, and Council decided to take it from the sidewalk fund.

Shade Tree Commission: President Culleton announced that there have been seven requests for fall planting. The deadline is September 31st.

Zoning/Building Inspection: Vice President Horwatt asked about the notice of violation regarding the overgrowth of bamboo. Manager Bradshaw said that there have been several complaints. Councilperson Marfia pointed out that the Borough has an Invasive Species Ordinance and asked why residents have to complain instead of the Ordinance being enforced. Vice President Horwatt said that enforcement of all the Borough's Ordinances is complaint-driven. There was further discussion of how complaints are handled.

Heritage Farm/L.O.S.I.: Tree trimming is needed at Heritage Farm and dead trees have to be removed at the Catawissa Nature Preserve. Councilperson Haldeman suggested that the Borough cover the entire cost of the felling of dead trees at Catawissa. Council agreed after further discussion.

MOTION: On motion of Councilperson Haldeman, seconded by Councilperson Zielinski, Council voted 5-0 to authorize Langhorne Borough to pay for the felling of dead trees along the trails at the Catawissa Nature Preserve. The estimated cost is not to exceed \$3,700 and is not to be taken from the Farm Rental account. Vice President Horwatt was not present.

MOTION: On motion of Councilperson Haldeman, seconded by Councilperson Marfia, Council voted 5-0 to authorize Langhorne Borough to split the cost with L.O.S.I. of tree trimming at Heritage Farm to clear low-hanging branches along north, south, and west borders. The Borough's 50% share of the estimated cost is \$500 to be taken from the Farm Rental account. Vice President Horwatt was not present.

DISCUSSION ITEMS:

Revolutionary War Cemetery Bench Dedication Ceremony: There was discussion about supporting the Daughters of the American Revolution (DAR), which placed the bench, in light of their past discriminatory policies. President Culleton noted that Council had discussed this in January and approved the placement of the bench after concluding that the DAR had made significant progress in correcting for its discriminatory past. The ceremony will be on October 19th. President Culleton suggested that Council not formally advertise the event and that Councilmembers decide whether to attend on an individual basis. Councilperson Zielinski suggested discussing the matter further at the Work Session when Councilperson Harris is present.

Penndel Borough 125th Anniversary: President Culleton suggested that Councilmembers attend on an individual basis. The Heritage Society of Penndel is not asking for an RSVP.

Meeting with Neshaminy School Board Regarding Playground Updates: This morning, President Culleton, Vice President Horwatt, Councilperson Zielinski, Manager Bradshaw, Engineer George DiPersio, and Solicitor Kirk met with the School Board President and Superintendent, along with the School Board's attorney. They discussed the grant proposal for improvements to the Mayor's Playground, including the new community building. The School Board raised no objections; they will discuss it at their board meeting next week.

Erin Development: Solicitor Kirk informed Council that she received a phone call from the attorney for Erin Development, who was informed that this item was on the agenda. She clarified for the attorney that this was just an update on the timeline. President Culleton asked about the application extension; Solicitor Kirk explained that there was no way for PC and Council to review everything within 90 days of when the SALDO application was first filed, so the deadline was extended until the end of October.

RC3 Project: Langhorne Manor Borough did not respond to the Borough's letter requesting a meeting with them and Middletown Township, and Middletown responded with their traffic engineer's list of objections to SAFE Engineering's proposal. President Culleton told Council that Senator Farry met with her and Manager Bradshaw to discuss traffic issues in the Borough. He offered to set up a meeting with a PennDOT representative to reset the Borough's relationship with PennDOT. President Culleton said she would be happy to have that conversation, but is not in favor of withdrawing opposition to the Cloverleaf portion of the RC3 Project at this time. Councilperson Haldeman said that the Borough has to drop its complaints about the Cloverleaf if it wants to repair its relationship with PennDOT. President Culleton said she will wait until after the Work Session to respond to Senator Farry. There was further discussion of how to approach PennDOT. Solicitor Kirk suggested first meeting with Senator Farry to be clear on what the Borough is looking for before meeting with PennDOT. President Culleton agreed. Councilperson Marfia said that the results of the meeting with Senator Farry should be made known to the public.

Open Fires Ordinance Proposed Amendment: Council tabled this discussion until more work is done on the Fire Safety Ordinances.

Draft Fire Safety Ordinances: Solicitor Kirk finished drafting the proposed Fire Safety Ordinances, which she provided to Council. President Culleton suggested tabling the substantive discussion of the draft to the Work Session.

Committee Appointments: President Culleton said that the process for board and committee appointments and reappointments is unclear and should be further clarified. She will send a prototype

procedure to Council for discussion at the Work Session.

SOLICITOR'S REPORT: Solicitor Kirk informed Council that the conference on the Toll Brothers zoning land use appeal is scheduled for August 26th. Zoning Hearing Board lawyer Scott MacNair will take the lead in defending the ZHB's decision. Solicitor Kirk will attend to keep informed and relay developments to Council. Councilperson Haldeman asked if there will be a decision on the 26th; Solicitor Kirk said it is just a briefing and no decision will be made. She explained the process.

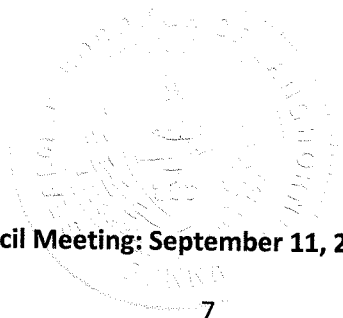
EXECUTIVE SESSION: Council agreed to postpone the Executive Session to discuss personnel matters until the August 29th Work Session.

ADJOURNMENT: On motion of Councilperson Marfia, seconded by Councilperson Cumming, Council voted 5-0 to adjourn at 10:01 p.m. Vice President Horwatt was not present.

Respectfully submitted,



Steve Bradshaw, Borough Manager / Secretary



Next Council Meeting: September 11, 2024 at 7:00 p.m.