

**Langhorne Borough Council Meeting**  
**December 10, 2025**

A Langhorne Borough Council Meeting was held at Council Chambers on Wednesday, December 10, 2025. President Culleton called the meeting to order at 7:00 p.m. and invited those in attendance to pledge allegiance to the Flag.

**IN ATTENDANCE:** President Nancy Culleton; Vice President Kathy Horwatt; Councilpersons Scott Haldeman, Tim Harris, Anthony Marfia, and Bob Cumming; Mayor Joe Taylor; Chief Kevin Burns; Solicitor Barbara Kirk; Treasurer Ellyn Schoen; Manager Mary Zimmerman; Clerk Gabe Tenaglia

**ABSENT:** Councilperson Adam Zielinski; Junior Council Persons Azura Cohen and Lylah Newell

**AGENDA REVIEW:** President Culleton announced that the presentations for Mayor Taylor and the outgoing Councilmembers have been scheduled for 7:30 p.m. to accommodate those who are attending the PennDOT public hearing on the RC3 Project Environmental Assessment. There will be a public comment period after the presentations, as well as before the vote to approve the residential rental registration ordinance and the 2026 budget.

**ANNOUNCEMENTS:** President Culleton announced that the reorganization meeting of Borough Council will take place on January 5<sup>th</sup> at 7:00 p.m. The incoming mayor, Barry Truchil, will swear in the newly-elected and reelected Councilmembers. She also said that the December 18<sup>th</sup> Work Session will likely be cancelled, but the staff will wait until closer to the meeting date to make that announcement in case any urgent business comes up that must be addressed before January.

**PUBLIC COMMENT:** Tim Damiani, 313 North Bellevue Avenue, said that the speeding on Bellevue Avenue has grown worse since he came before Council to report on the issue a few months back. He said that it has been exacerbated by the speed limit reduction on Pine Street and Maple Avenue. The worst times are 5:00 p.m. to 11:00 p.m. He then asked why the speed cushions that had been installed on Green Street, Marshall Avenue, and Flowers Avenue were taken down. President Culleton explained that they had to be removed to allow snow plows to clean the streets in the winter and will be reinstalled in the spring. She said that they cannot be installed on Bellevue because it is a state road, and Mr. Damiani said that he reached out to Senator Frank Farry's office and was told that the Borough can install speed cushions on state roads, but they would have to cover the cost. Councilperson Haldeman asked if he had gone to the police, and Mr. Damiani said that he was told there was nothing they could do because of the lack of cameras and poor lighting on Bellevue. President Culleton said that the Borough is working with PennDOT to install a stop sign at Bellevue and Winchester Avenues.

**CHIEF'S REPORT:** Chief Burns submitted his written report to Council. On December 6<sup>th</sup> he represented the Langhorne Borough Police Department at the Shop-With-A-Cop event in Middletown Township and assisted families in need with holiday shopping. He recommended that the Borough look into putting speed cushions on Bellevue Avenue in the spring. He then thanked Mayor Taylor and Council for their confidence and support.

**MAYOR'S REPORT:** Mayor Taylor reported that the poor weather has contributed to infrastructure difficulties in the Borough. Regarding Mr. Damiani's request for traffic safety measures on Bellevue Avenue, he suggested that the data in the timers on the Borough's speed control boxes be presented to

Council. Mayor Taylor then spoke about his time as mayor and said that it has been an honor and a pleasure to serve the residents of the Borough.

**CONSENT AGENDA:** President Culleton listed the items on the consent agenda: the minutes for the November 12<sup>th</sup> Council Meeting, the November Treasurer's Report, payment of the bills, and two sign permit applications, one for a banner at Borough Hall and one for two banners at the Mayors' Playground. The banners advertise the Borough's 150<sup>th</sup> anniversary and the country's 250<sup>th</sup> anniversary celebration. The applications also came with a waiver submitted by Clerk Tenaglia asking that the banners be permitted to stay up year-round because the 150<sup>th</sup> anniversary celebration will last throughout 2026. President Culleton removed payment of the bills from the consent agenda to address a question about one of the bills, and after some discussion Vice President Horwatt asked that the Treasurer's Report be removed as well.

**MOTION:** On motion of Vice President Horwatt, seconded by Councilperson Marfia, Council voted 6-0 to approve the consent agenda minus payment of the bills and the November Treasurer's Report.

**PAYMENT OF THE BILLS:** President Culleton questioned the check for SAFE Engineering including \$440 for Joe Fiocco's attendance of and participation in the September RC3 Project information session at the Dunn-Givnish Funeral Home. She said that the event should not be billed to the Borough as it was organized by Langhorne Open Space. Vice President Horwatt said that the bill should not be paid until the correct amount is invoiced. There was discussion of when the bills get approved and paid, and Solicitor Kirk suggested that Council pay the usual and customary bills and defer any unusual bills until the next Council Meeting. Councilperson Haldeman pointed out that SAFE Engineering's services were re-engaged by the Borough for up to \$800. After further discussion, President Culleton suggested that a motion be made to approve all the bills except for the SAFE Engineering bill. Vice President Horwatt volunteered to speak with Mr. Fiocco directly to figure out the correct amount owed. Then Councilperson Haldeman asked about an invoice for the water service at Langhorne Heritage Farm for over \$600. Manager Zimmerman said that there was a minor leak in a faucet that is being looked into. Treasurer Schoen suggested that the October bill might have been a non-reading bill and the November bill could have combined two months' worth of readings. President Culleton suggested approving payment of the bills with the exception of the farm and SAFE engineering bills.

**MOTION:** On motion of Councilperson Haldeman, seconded by Vice President Horwatt, Council voted 6-0 to pay the bills with the exception of the \$440.20 invoice for Joe Fiocco of SAFE Engineering's attendance of the RC3 Project informational meeting at the Dunn-Givnish Funeral Home and the \$699 invoice for the Langhorne Heritage Farm water bill.

**TREASURER'S REPORT:** Council deferred discussion of the Treasurer's Report until the January Council Meeting because they had not had enough time to review it.

**MUNICIPAL ASSISTANCE PROGRAM GRANT:** President Culleton explained that the Municipal Assistance Program (MAP) grant application was submitted to fund the rewrite of the Zoning Ordinance. The grant was denied, but there was a December 1<sup>st</sup> deadline for resubmission which the Borough only learned of a few days prior. The Bucks County Planning Commission, President Culleton, Manager Zimmerman, and Engineer George DiPersio decided to resubmit as it would not incur any cost to the Borough.

**MOTION:** On motion of Vice President Horwatt, seconded by Councilperson Marfia, Council voted 6-0 to ratify resubmission of the MAP grant before the December 1<sup>st</sup> deadline.

**110 EAST MAPLE AVENUE EMERGENCY REPAIRS:** Manager Zimmerman explained that the property owners notified her of the formation of a large hole at 110 East Maple Avenue next to the firehouse. On November 26<sup>th</sup>. She, Mayor Taylor, Fire Chief Frank Farry, and others from the Langhorne-Middletown Fire Company came out to look at it, including their engineer. A representative from CKS Engineers came out to investigate the hole as well. The foundation of the fire department did not appear affected, but on Friday the 28<sup>th</sup> the hole had widened significantly, necessitating emergency repairs. The property owner had contacted someone to fill the hole, but they were not available so it was decided that Asphalt Services would fill the hole given the immediate safety concerns. President Culleton said it was her understanding that the property owner would submit an insurance claim and the Borough would be reimbursed. Robert Suttong, owner of 110 East Maple Avenue, said that he has notified his insurance and is waiting to hear back. He said that part of the problem is the stormwater runoff from the parking lot of the neighboring Hicks Building at 106 South Bellevue Avenue. He is waiting for further guidance from the Borough on next steps. Manager Zimmerman said that the office has been researching the condition of the property and the Borough engineer will be getting involved. After further discussion, President Culleton suggested approving the motion to ratify the cost of emergency repairs without reimbursement by the property owner, with the understanding that addressing the stormwater runoff issue at the parking lot is an ongoing issue that may require contacting neighboring property owners.

**MOTION:** On motion of Vice President Horwatt, seconded by Councilperson Cumming, Council voted 6-0 to ratify the cost of the emergency repairs for the hole at 110 East Maple Avenue for the amount of \$1,547.81 to Asphalt Services.

**PRESENTATIONS:** President Culleton called for a break to conduct the presentations honoring Mayor Taylor and the outgoing Councilmembers. Mayor Taylor read Certificates of Appreciation for President Culleton and Councilperson Marfia. President Culleton spoke in acknowledgment of Councilperson Zielinski's contributions to the Borough and his work on Council, and then read a Proclamation honoring Mayor Taylor's service to the Borough. Mayor Taylor thanked Council for their support throughout his twelve years as mayor, especially when it comes to the police department, with which he has worked very closely. He expressed his hope that Council will continue to support and advance the department. Manager Zimmerman presented Mayor Taylor with a gift on behalf of the Borough, and then Senator Frank Farry, Representative Joe Hogan, and a representative from the office of Congressman Brian Fitzpatrick came forward. On behalf of Congressman Fitzpatrick, the representative congratulated Mayor Taylor on his many years of service and presented him and the outgoing Councilmembers with citations and flags that had been flown over the United States Capitol. At request of Speaker of the House Mike Johnson, Congressman Fitzpatrick had read into record an account of Mayor Taylor's service, ensuring that he will always be a part of American history. Representative Hogan and Senator Farry then presented their citations to Mayor Taylor. Representative Hogan recognized his service with the Langhorne-Middletown Fire Department and as the mayor. Senator Farry praised Mayor Taylor for his conduct and dedication to the community, having worked with him for decades with the Langhorne-Middletown Fire Company, and spoke to their close friendship. There was a break for pictures and Mayor Taylor congratulated Mayor-Elect Barry Truchil.

**PUBLIC COMMENT:** Manager Zimmerman said that it has been an honor to work with Mayor Taylor and the outgoing Councilmembers, thanking them for their help throughout the past year.

Clerk Tenaglia thanked Mayor Taylor and the outgoing Councilmembers for their work on behalf of the community and for teaching him about local government. He thanked President Culleton in particular for recommending him for the Clerk position and supporting him throughout, and commended her

commitment to public service as Council President.

President Culleton said that she has been inspired by the many people she has worked with over the past four years who share her commitment to serving the local community. She thanked Council, Mayor Taylor, Chief Burns, and Chief Emeritus John Godzieba, and praised the office staff for how they have elevated the office's procedures and communication with the public over the past four years. She also spoke in appreciation of Hill Wallack and Solicitors Barbara Kirk and David Truelove, and Engineer George DiPersio and CKS Engineers, and concluded by thanking the members of the Borough's boards and commissions for their time and commitment.

**REFUND FOR ST. JAMES EPISCOPAL CHURCH:** The St. James Episcopal Church requested a refund of the permit fees for their zoning permit application to replace existing chain link fence with six-foot cedar board fence. President Culleton said that Borough Council has set a precedent of being willing to refund permit fees for nonprofit organizations.

**MOTION:** On motion of Vice President Horwatt, seconded by Councilperson Cumming, Council voted 6-0 to approve the zoning permit application fee for the St. James Episcopal Church.

**ENGINEER'S REPORT:** Engineer George DiPersio was in attendance via Zoom to update Council on the status of the inlet repairs on East Richardson Avenue and National Avenue. The projects were awarded as separate contracts to G&B Construction, who began working on-site yesterday. CKS expects that if G&B Construction is able to keep the intended timeline, both projects could be substantially complete by the end of the week. Mr. DiPersio thanked Council for their confidence in CKS.

**MOTION:** On motion of Councilperson Haldeman, seconded by Councilperson Cumming, Council voted 6-0 to approve Resolution No. 2025-31: A RESOLUTION OF THE BOROUGH OF LANGHORNE, BUCKS COUNTY, PENNSYLVANIA, FIXING AND RETAINING CERTAIN REAL PROPERTY TAXES FOR THE FISCAL YEAR 2026 IN THE AMOUNTS OF 14.0 MILLS FOR GENERAL BOROUGH PURPOSES, 2.45 MILLS FOR STREET LIGHTING PURPOSES, 1.65 MILLS FOR FIRE TAX PURPOSES, 0.06875 MILLS FOR RESCUE SQUAD TAX PURPOSES, AND 0.0275 MILLS FOR SHADE TREE TAX PURPOSES, WITHOUT ANY INCREASES IN SAID RATES, AS PROVIDED UNDER THE PENNSYLVANIA BOROUGH CODE.

**POLICE WAGE RESOLUTION:** President Culleton announced that the hourly wages for the Borough's police officers will be increased by 3% for 2026 and the uniform allowance has been slightly increased. Officers working on Juneteenth, Columbus Day/Indigenous Peoples' Day, and Veterans Day will be paid at the holiday rate.

**MOTION:** On motion of Councilperson Marfia, seconded by Councilperson Harris, Council voted 6-0 to approve Resolution No. 2025-32: A RESOLUTION OF LANGHORNE BOROUGH, BUCKS COUNTY, PENNSYLVANIA, SETTING FORTH THE 2026 SALARY SCALE AND STANDARDS FOR THE LANGHORNE BOROUGH POLICE DEPARTMENT FOR THE 2026 FISCAL YEAR.

**PROPOSED 2026 BUDGET:** Solicitor Kirk announced that the proposed 2026 budget was advertised in the Bucks County Courier Times on November 26<sup>th</sup>. Vice President Horwatt asked about the amount allocated for the Borough's 150<sup>th</sup> anniversary, as two different amounts were listed in past Council Meeting minutes. President Culleton said that the correct amount is \$5,000. She then said that the line item for the Secretary / Clerk was listed as \$54,000, but this was an old estimate that included the employer paid Social Security taxes that have been listed as separate items in the newest draft. The

Clerk's salary without taxes should be \$52,500, so President Culleton recommended changing that line item. She also suggested correcting the line item for the Borough Manager to \$79,000 to include a roughly 3% increase starting in April, with additional cushion to cover what the Borough may have to pay the manager next year. There was more discussion of the Clerk and Manager's salaries and taxes. Councilperson Haldeman said that there will also be an adjustment to the capital expenditure fund.

**PUBLIC COMMENT:** Barry Truchil, 312 North Bellevue Avenue, said that he understands money is being saved in case the Neshaminy School District implements an earned income tax that cuts into the Borough's. He asked where the extra money is going. Councilperson Cumming explained that it goes into a Pennsylvania Local Government Investment Trust (PLGIT) account. Councilperson Haldeman said that anything over \$100,000 goes into the PLGIT account. President Culleton pointed out that the capital expenditure fund can be used for major improvements and repairs, and given the number of repairs the Borough has had to finance, significantly more is being allocated to the capital expenditure fund this year than last year. The proposed budget allocates \$275,000 to the capital expenditure fund, while it had only around \$4,000 last year. She explained that most of this money comes from the EIT, and this jump in funding is needed to address the Borough's infrastructure issues. Solicitor Kirk suggested that an amended motion be made to approve the budget as discussed and revised.

**MOTION:** On motion of Councilperson Haldeman, seconded by Councilperson Cumming, Council voted 6-0 to approve the 2026 proposed budget as discussed and revised.

**ABOLISHMENT OF BUSINESS PRIVILEGE TAX:** President Culleton explained that the ordinance has been proposed because the business privilege tax is neither needed nor collected effectively. Councilperson Marfia asked if the business privilege tax was instituted by the Neshaminy School District or the Borough. Solicitor Kirk said that the tax is the Borough's.

**MOTION:** On motion of Vice President Horwatt, seconded by Councilperson Cumming, Council voted 6-0 to advertise Ordinance No. 2025-12: AN ORDINANCE OF THE BOROUGH OF LANGHORNE, COUNTY OF BUCKS, COMMONWEALTH OF PENNSYLVANIA, REPEALING AND ABOLISHING THE BUSINESS PRIVILEGE TAX PREVIOUSLY ENACTED AND APPROVED BY THE BOROUGH IN ACCORDANCE WITH THE PENNSYLVANIA BOROUGH CODE.

**RESIDENTIAL RENTAL REGISTRATION PROGRAM:** Solicitor Kirk announced that the ordinance was advertised in the Bucks County Courier Times on November 23<sup>rd</sup>. President Culleton informed the public that the ordinance is designed to be a first step toward instituting a residential safety inspection program. She explained that the ordinance provides for the registration of residential rental properties to ensure that they are in compliance with the Borough's building, property maintenance, and other codes and regulations. The Borough will begin rolling out the program on January 1<sup>st</sup> and establish a timeline for requiring registrations. The ordinance also provides for a residential rental registration fee, but the Borough currently has no such fee in their fee schedule and there will be no fee for the time being to encourage compliance. President Culleton explained the general content of the ordinance for the public's benefit. Councilperson Haldeman said that he was originally opposed to establishing a residential rental registration program on the grounds that it would constitute government overreach, but changed his stance after speaking with some landlords who were in favor of the program as it would promote better rental units and better tenants, which would eventually increase property values. Vice President Horwatt said that she is in favor of a registration program, but is concerned about the requirements for inspections being too onerous for property owners. Mayor Taylor said that the registration program will be helpful to the fire service and police department by identifying apartment

residents. President Culleton said that the ordinance just requires the name, address, and phone number of the property owner, the property manager, and the person in charge of maintenance, as well as the number and types of rental units within the property. Council decided not to include a mandatory tenant list, but President Culleton said that it can be optional on the registration form.

**PUBLIC COMMENT:** Dave Marcy, owner of a duplex at 206 Orchard Avenue, said that he has no issue with the intent of the ordinance, but is concerned about how far the Borough intends to go in regulating residential rental units and the impact on local landlords with only one or two properties. Mr. Marcy said that he is not operating on a high profit margin and being able to bring in new tenants in a timely manner is critical. He warned that delays due to inspections, as well as inspection fees, would put strain on smaller landlords' ability to operate and this would open the door for larger business and corporations with more money and resources to come into the Borough. He also expressed concern that the Borough has not defined what the registration fee will be. Councilperson Haldeman said that there is no fee for next year because none was added to the Borough's fee schedule. President Culleton said that the next step should be to continue discussing what is required for the inspection process to enable the Borough to address safety violations without causing undue burden to responsible landlords. Councilperson Harris said that the goal of the ordinance is to help ensure the safety and well-being of tenants, and expressed concern that they will suffer if the Borough cuts corners on any future inspections. President Culleton said that the office staff will work to implement the registration program.

**MOTION:** On motion of Councilperson Cumming, seconded by Councilperson Harris, Council voted 6-0 to approve Ordinance No. 2025-11: AN ORDINANCE OF THE BOROUGH OF LANGHORNE, BUCKS COUNTY, PENNSYLVANIA, TO ESTABLISH RESIDENTIAL RENTAL HOUSING REGISTRATION PROGRAM, TO ESTABLISH ADMINISTRATIVE PROCEDURES FOR REGISTRATION, TO ESTABLISH FEES AND PENALTIES FOR NON-COMPLIANCE, AND TO ESTABLISH AN EFFECTIVE DATE.

**RC3 PROJECT UPDATE:** President Culleton reported that she attended the PennDOT Public Hearing earlier tonight on the RC3 Project Environmental Assessment. She praised the testimony of Borough residents and residents from neighboring municipalities. Vice President Horwatt, who also attended the Public Hearing, said that she spoke with a representative from the federal government in attendance who will be reviewing PennDOT's Environmental Assessment. The representative confirmed that the only choices being provided are PennDOT's preferred alternative and a no-build alternative. Vice President Horwatt expressed dismay that the Environmental Assessment does not consider any other alternatives and said that it is not a well-researched document. Councilperson Haldeman said that he went through the report and found it to be very in-depth. President Culleton said that the Environmental Assessment did not acknowledge any of the Borough's objections or the alternative build plan proposed by Langhorne Open Space and the No Cloverleaf Coalition. There was further discussion of PennDOT's talking points and opposition by attendees of the Public Hearing.

**BOARD AND COMMISSION APPOINTMENTS:** President Culleton said that the Borough received one application for the Shade Tree Commission and four for the Human Relations Commission. The HRC will meet next week; President Culleton said that she intends to reach out to the HRC Chair to determine what level of input is welcome from Council on the committee appointments. The Borough also received an application for Planning Commission, which will allow them to fill the vacancy left by Planning Commission Chair Paul Schneider's election to Borough Council. Incoming mayor Barry Truchil will also have to step down from the Zoning Hearing Board, but Solicitor Kirk advised that Mr. Truchil can stay on as a member of the Historic Architectural Review Board because they are only an advisory board and

make no independent decisions. There was discussion of board and commission advertisements and those remaining that still have vacancies. Solicitor Kirk suggested temporarily extending the terms of the board and commission members whose terms are expiring until the end of January to give more time for the vacancies to be filled since people are busy with the holidays this time of year. Then the new terms would begin on February 1<sup>st</sup>. Councilperson Haldeman said that the Environmental Advisory Committee, Historic Architectural Review Board, Human Relations Commission, Planning Commission, Recreation Board, Shade Tree Commission, and Zoning Hearing Board still need members. After further discussion Council determined that HARB does not actually have any vacancies as Councilperson Marfia will stay on as a member after leaving Council.

#### **BOARD, COMMITTEE & COMMISSION REPORTS:**

**Communications Team:** President Culleton commended the office staff for their work on updating the website and managing the Borough's social media.

**Environmental Advisory Committee:** Vice President Horwatt said that the EAC submitted an electronic report to Clerk Tenaglia. He apologized for not providing the report to Council. Vice President Horwatt reported that EAC Chair Gina Pardovich and EAC member Bonnie Miles have been reviewing the Environmental Assessment and identifying errors, which they planned to raise at tonight's PennDOT Public Hearing. The EAC is planning another Rain Barrel Workshop for next year and is working to get the Borough designated a Bird Town USA. Clerk Tenaglia said that EAC also plans to change their meeting dates for next year. Vice President Horwatt said that they would like to meet quarterly on the third Tuesday of the months that the Human Relations Commission is not meeting, which would be January, April, July, and October. She said that the Borough needs to advertise the meeting schedule for 2026 before the end of the year. After further discussion, Solicitor Kirk said that Council can move to advertise the meeting schedule for 2026 subject to the manager's completion of it. President Culleton asked that the office check with the board and committee chairs to confirm their 2026 meeting dates.

**MOTION:** On motion of Vice President Horwatt, seconded by Councilperson Harris, Council voted 6-0 to authorize the manager to design the meeting schedule calendar for 2026 and advertise it before the end of the year.

**Heritage Farm/Langhorne Open Space:** Councilperson Haldeman asked if someone could follow up on the high water bill at Heritage Farm to make sure there are no problems with the meter. He suggested that the Bucks County Water and Sewer Authority or someone at the farm could check the meter that is feeding the Open Space gardens.

**Historic Architectural Review Board:** President Culleton said that HARB did not meet. Councilperson Marfia said that HARB did not receive any new applications, but they will be meeting tomorrow night to discuss updates to the Borough's Comprehensive Plan.

**Planning Commission:** President Culleton said that the Planning Commission is continuing to work on the TND-II design process and the Visioning Sessions for public input on the new Comprehensive Plan.

**Shade Tree Commission:** President Culleton said that there has been no update on proposing revisions to the Shade Tree Ordinance. She will touch base with the Shade Tree Commission before she steps down as the STC liaison.

**MANAGER'S REPORT:** Manager Zimmerman submitted her written report to Council. President Culleton asked about the liquid fuels update, and Manager Zimmerman announced that she met with liquid fuels representatives from PennDOT, who informed her that the Borough can use liquid fuels funds for traffic and decorative lights and street cleanup, which will save the Borough a few thousand dollars. President Culleton noted that the report states that Marianne Stahl of the Human Relations Commission was appointed the Chair of the 150<sup>th</sup> anniversary planning committee. She also asked about the suggestion to hold a red white & blue-themed dinner with tables set out in the street. Vice President Horwatt said that the planning committee selected June 14<sup>th</sup> as the date for the dinner with the following Tuesday as a rain date. She said that the committee is planning a week of activities around that time. She then asked about the Langhorne Ledger interview about the 150<sup>th</sup> anniversary, and Manager Zimmerman said that it was rescheduled to the 16<sup>th</sup> to accommodate Ms. Stahl. There will be a photoshoot with the 150<sup>th</sup> anniversary banner at a later date. Councilperson Haldeman said that he had asked Manager Zimmerman to follow up with Crown Castle LLC about their proposed small cell wireless facility in the Borough. He explained to the public that Crown Castle is a company that installs small cell facilities on top of telephone poles to extend cell service coverage, and having one in the Borough will provide a much-needed boost to coverage. There was discussion of where the small cell wireless facility will be located; there had been discussion of using the pole in front of Brothers Pizza, but Solicitor Kirk explained that they are now proposing to use a nearby existing Verizon pole and are coordinating with Verizon. Manager Zimmerman explained that there are specific size and depth requirements that have to be met for installation of facilities so only certain poles are eligible. She said that Crown Castle estimated it would take about six months to coordinate with Verizon.

**COUNCIL PRESIDENT'S REMARKS:** President Culleton had already given her remarks. She will work with Manager Zimmerman to assemble a list of priorities for Council to address next year.

**SOLICITOR'S REPORT:** Solicitor Kirk thanked President Culleton for employing Hill Wallack and said that it has been a pleasure working with her, Councilperson Marfia, and Mayor Taylor.

**PUBLIC COMMENT:** Don Minnick, Commander of the American Legion Jesse W. Soby Post, announced that the Post is hosting a Breakfast with Santa event on December 14<sup>th</sup>.

Keith Goodwin, 208 Orchard Lane, asked if there is a way to limit the number of smoke shops in the Borough or what they sell and voiced concern about products containing synthetic opiates. He asked if they could be made to carry Narcan. Chief Burns said that their products are covered under the Controlled Substances Act so it is not illegal for them to sell such products. There are age limits and the shops are supposed to check IDs. He suggested that Council could put a moratorium on any further smoke shops. Solicitor Kirk advised that a moratorium could lead to legal issues because it falls under zoning. Chief Burns said that he monitors who enters the smoke shops while on patrol.

**EXECUTIVE SESSION:** Council entered into Executive Session at 9:14 p.m. to discuss legal and personnel matters. Council reconvened in public session at 10:26 p.m.

**MOTION:** On motion of Councilperson Harris, seconded by Councilperson Haldeman, Council voted 6-0 to approve a new work agreement for Clerk Gabriel Tenaglia, subject to legal review by Solicitor David Truelove, for a salary of \$52,500 yearly (\$1,009.62 weekly) to begin January 1, 2026. The agreement assumes 36 hours/week in the office and approximately 6 hours/month of evening meetings. Clerk Tenaglia will also assume the titles of Administrative Assistant, Assistant Secretary, and Assistant Right-To-Know Officer.

**MOTION:** On motion of Councilperson Haldeman, seconded by Councilperson Marfia, Council voted 6-0 to approve a year-end bonus of \$750 for Manager Zimmerman and \$500 for Clerk Tenaglia, with thanks for their excellent work on behalf of the Borough.

**ADJOURNMENT:** On motion of Councilperson Marfia, seconded by Councilperson Harris, Council voted 6-0 to adjourn at 10:30 p.m.

Respectfully submitted,

Mary Zimmerman, Borough Manager / Secretary

**Next Council Meeting: January 14<sup>th</sup>, 2026 at 7:00 p.m.**