

Langhorne Borough Council Meeting
June 11, 2025

A Langhorne Borough Council Meeting was held at Council Chambers on Wednesday, June 11, 2025. President Culleton called the session to order at 7:03 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, Bob Cumming, Tim Harris, Adam Zielinski, and Anthony Marfia; Mayor Joe Taylor; Chief John Godzieba; Solicitor Barbara Kirk; Manager Mary Zimmerman; Clerk Gabe Tenaglia

ABSENT: Treasurer Ellyn Schoen

ANNOUNCEMENTS: President Culleton announced that Council entered into Executive Session at the beginning of the May 29th Work Session. There are no votes to be taken as a result of the Executive Session. Chief Godzieba gave an update on the accident on West Maple Avenue near the Bellevue Avenue intersection earlier today. The driver of an eastbound vehicle was distracted and clipped a parked car, causing the vehicle to flip over. The driver crawled out and did not suffer any serious injuries. President Culleton said that there is a meeting tomorrow night at the Middletown municipal building for consulting parties to the historical review portion of the environmental study for the RC3 Project. This is not a public meeting and only those who were asked to be consulting parties were invited.

CONSENT AGENDA: President Culleton listed the items on the consent agenda: the minutes from the May 14th Council Meeting and May 29th Work Session, the Treasurer's Report, payment of the bills, and an event permit application for the Cub Scout Pack 19 movie night at Langhorne Heritage Farm on July 1st from noon to 10:00 p.m.

MOTION: On motion of Vice President Horwatt, seconded by Councilperson Marfia, Council voted unanimously to approve the consent agenda.

MAYOR'S REPORT: Mayor Taylor said that it is good to see that the roads have finally been paved. He confirmed with Chief Godzieba that the Classic Car Show is this Saturday.

POLICE CHIEF'S REPORT: Chief Godzieba said that the Memorial Day Parade on May 26th was well-attended and there were no incidents. The concerts at the Richardson Community Park have also been incident-free. Chief Godzieba met with Tim Burns of the Langhorne Borough Business Association about the Classic Car Show. If the weather is bad it may be cancelled. If it is not cancelled the roads will be shut down at noon. The event is from 3:00 p.m. to 7:00 p.m. Mr. Burns will decide on Friday if the event will be held. Temporary parking signs will be put up and notice of the event will be posted on the police department's Twitter account and provided to Manager Zimmerman for posting on the Borough's social media. President Culleton asked about the auxiliary police unit; Chief Godzieba said that he has not had time to set it up. His officers will conduct training with volunteers.

ENGINEER'S REPORT:

MS4 Project: Engineer George DiPersio announced that his office submitted the Watershed Restoration

and Protection Program (WRPP) grant application to the Pennsylvania Department of Community and Economic Development (DCED) on May 28th. A representative of the DCED contacted the Borough and said that the application is in good order and will be moved to the next phase. Solicitor Kirk has drafted an intergovernmental agreement between the Borough and Middletown Township, with comments from CKS. Mr. DiPersio said that the agreement can be presented to Middletown to begin a discussion. The intergovernmental agreement will ensure that Middletown cannot take the MS4 credits generated from the basin retrofit project. Solicitor Kirk suggested that Manager Zimmerman contact Middletown because Middletown's solicitor will likely have revisions to the agreement. Manager Zimmerman asked if the agreement should be on the Work Session agenda. Solicitor Kirk said that it can come before Council and then it should be sent to Middletown.

Mayors' Playground: Mr. DiPersio said that documentation is needed to consolidate the three underlying parcels of the playground. CKS plans to have this completed in time for the July Council Meeting. Mr. DiPersio said that there are two alleyways that run through the playground: 8th Alley, a north-south alley that runs just east of the basketball courts, and 7th Alley, which runs along the rear of the homes on East Richardson Avenue. As part of the consolidation, the Borough would be extinguishing the majority of the 8th Alley, and when consolidation is prepared the Borough needs to have closure between old property lines. CKS' surveyor needs to find monuments on-site to finalize the consolidation. There was discussion of measurements and Council determined that a motion is needed to authorize the survey. Vice President Horwatt expressed concern about jogging fence lines at East Richardson and requested that they be straight.

MOTION: On motion of Councilperson Haldeman, seconded by Councilperson Cumming, Council voted unanimously to authorize CKS to conduct a survey to develop the lot merger of the Mayors' Playground.

Country Club Lane & North Bellevue Avenue Paving & Sidewalk Project: The contractor for the project, the Richard T. Barrett Paving Company, had a pre-construction meeting on May 28th with Manager Zimmerman and CKS personnel. The Notice to Proceed date is June 16th and the project must be completed within 45 days as per the contract. The project will be paid through Bucks County Redevelopment Authority (BCRDA) grant funding applied for last year, with a portion to be covered with Liquid Fuels. The Borough's Liquid Fuels funding was approved.

Green Street & West Maple Avenue Rectangular Rapid Flashing Beacon: The Borough has expressed interest in pursuing the RRFBs for Green Street and West Maple through BCRDA funding from the upcoming round of RDA grants. Because an RDA grant requires construction and implementation the following year, Mr. DiPersio suggested that Council start considering a project timeline. CKS can prepare a concept plan if desired and take feedback. He said that their rough estimate is \$90,000 - \$100,000. Vice President Horwatt suggested that excluding the delineators could lower the cost. Chief Godziewa said that they are necessary because they make the road narrower, slowing traffic, and give pedestrians another three feet to be seen by oncoming traffic when they are coming out onto the roadway. Vice President Horwatt then said that the trees at the corner of Green and Maple should be trimmed to increase visibility. President Culleton asked if all four corners should be signalized; Councilperson Cumming said just signalizing two would be fine. Mr. DiPersio suggested that Council discuss further at a Work Session and explained how CKS came up with their rough estimate. They will likely not be able to trench through Maple Avenue since it was just paved, so installation will be more complicated. The Borough will also have to install Americans With Disabilities Act (ADA) compliant ramps on all four corners and put up pedestrian crossing signage. President Culleton said that the Borough had asked for signs from PennDOT, who said they would not provide them. Mr. DiPersio said that CKS could request a

pre-application meeting with PennDOT. President Culleton said that the Ad Hoc Traffic Study Committee will meet on June 23rd; they can discuss the possibility of a pre-meeting and then it can be an item on Council's June Work Session. Vice President Horwatt then presented some of her traffic concerns and possible mitigations. President Culleton asked if Clerk Tenaglia can handle the RDA grant application for the RRFBS; Mr. DiPersio said that the Borough can complete most of the grant application themselves with a narrative and concept plan submitted by CKS.

MARFIA PERMIT REFUND REQUEST: Council discussed this item at their May Work Session and determined they would bring it to a vote at the June Council Meeting. Councilperson Marfia, as a private citizen, paid twice for a permit application back in 2020 because the work began before the permit was submitted, but others have not been charged twice for the same scenario. Council felt it was fair to consider his refund request. Manager Zimmerman will submit the refund request to Treasurer Schoen.

MOTION: On motion of Councilperson Cumming, seconded by Councilperson Haldeman, Council voted 6-0 to approve the refund of the additional \$140 charged to Mr. Marfia for his permit. Councilperson Marfia abstained.

SEPTA FUNDING SUPPORT RESOLUTION: Vice President Horwatt explained that according to Pennsylvania Secretary of Transportation Michael Carroll, highway dollars can't go to SEPTA so they never have any dedicated funding. The resolution that she has brought before Council encourages the state to provide dedicated funding for SEPTA. Vice President Horwatt said that she can send it to all necessary parties.

MOTION: On motion of Councilperson Marfia, seconded by Councilperson Zielinski, Council voted unanimously to approve Resolution 2025-22 supporting SEPTA funding.

ORDINANCE NO. 2025-08: President Culleton explained that this ordinance prohibits smoking and vaping on public properties designated smoke-free. She said at this point the Borough is only adding the Catawissa Nature Preserve as a designated smoke-free area.

PUBLIC COMMENT: Pat Carr, 240 North Green Street, asked about what signage would be required to notify people that smoking is prohibited at Heritage Farm or Catawissa. Vice President Horwatt said that they could be like the Young Lungs At Play signs currently on the Mayors' Playground. Mr. Carr voiced concerns about excessive signage on the properties and suggested putting signage at one or two of the entrances. Council agreed that this would be acceptable. Vice President Horwatt said that the Langhorne Community Memorial Association will vote at their next meeting in the fall whether they want the Richardson House grounds to be included as a no-smoking area; if so, the Borough can designate it by resolution.

MOTION: On motion of Councilperson Zielinski, seconded by Councilperson Cumming, Council voted unanimously to approve advertisement of ORDINANCE NO. 2025-08: AN ORDINANCE OF THE BOROUGH OF LANGHORNE, BUCKS COUNTY, PENNSYLVANIA, AMENDING CHAPTER 500, SECTION 509, OF THE GENERAL ORDINANCES REGARDING THE PROHIBITION OF SMOKING AND USE OF OTHER SIMILAR PRODUCTS IN DESIGNATED RECREATIONAL AREAS, PARKS, PLAYGROUNDS AND OTHER PUBLIC BUILDINGS, PROVIDING PENALTIES FOR VIOLATION THEREOF, AND ESTABLISHING AN EFFECTIVE DATE.

AD HOC TRAFFIC STUDY COMMITTEE UPDATE: President Culleton announced that the next meeting of the Ad Hoc Traffic Study Committee is scheduled for Monday, June 23rd. Larry Bucci of SAFE Engineering

will be present to answer questions about the truck traffic study he conducted to establish weight and length limits for trucks on Maple Avenue and Pine Street. Vice President Horwatt said they will also be discussing other streets the Borough wants to restrict truck turning on. There was discussion of signage for truck restrictions and how many trucks go down Borough side streets. President Culleton said that some residents have expressed concern that restricting length of trucks on Maple and Pine could incentivize them to turn onto Bellevue Avenue instead. Chief Godzieba advised that length restrictions would also affect SEPTA buses coming through the Borough. Manager Zimmerman then provided an update on her correspondence with Don Centofante of PennDOT. She has not been able to reach him since their last conversation, when he recommended that the Borough compile a list of streets where there is concern about truck turning and said that PennDOT is looking into putting a stop sign at Bellevue and Winchester. He also sent Manager Zimmerman a map where the speed limit signs will be. PennDOT had put out indicators for the speed limit signs before the repaving of Maple, so they will need to redo the indicators.

President Culleton then read an email from Ken Yerges, one of the design officials with JMT working on the RC3 Project for PennDOT, requesting traffic reports and analysis produced by the Borough's engineers to enable JMT to review their traffic analyses. He was directed by Pennsylvania Secretary of Transportation Michael Carroll to follow up with the Borough after a comment made by Vice President Horwatt at the June Pennsylvania State Association of Boroughs Conference about significant increases in traffic projected as a result of the RC3 Project. Vice President Horwatt explained that she told Secretary Carroll that the alternative plan for the RC3 Project proposed by SAFE Engineering would save the state about \$60 million. She said that this information has already been provided to JMT, but the Borough can resend it. President Culleton spoke about the importance of clarifying the information presented at the conference by Vice President Horwatt in the Borough's response to Mr. Yerges. There was discussion of what would be included in the response and Solicitor Kirk recommended providing the information requested and stating that the information provided by Vice President Horwatt was taken out of context and is a personal opinion. President Culleton and Manager Zimmerman will draft the letter, to be reviewed by Vice President Horwatt.

BOARD, COMMITTEE & COMMISSION REPORTS:

Historic Architectural Review Board: The following new HARB applications were approved:

- 131 South Bellevue Avenue – new sign on carriage house with sky detailing
- 161 North Bellevue Avenue – partial roof replacement
- 127 West Maple Avenue RRIK – front porch repair
- 224 South Bellevue Avenue RRIK – roof replacement

MOTION: On motion of Councilperson Haldeman, seconded by Councilperson Harris, Council voted 5-0 to approve the HARB report. Vice President Horwatt and Councilperson Marfia abstained because they have HARB applications on the report.

President Culleton asked about the application for 232/34 North Pine Street, pointing out that certain materials were approved and others were not because they were vinyl. Clerk Tenaglia explained that the work had already been done and was identified by a member of HARB after the fact. He reached out to the property owner to submit another HARB application for the work that had not previously been approved. Since the work has already been done, the property owner would have to redo some of the

work using HARB approved materials. Clerk Tenaglia informed the property owner of this and did not hear back. Councilperson Marfia said that he never came before HARB to discuss. President Culleton confirmed that HARB is approving the deck posts and trex decking with the understanding that the property owner must come back before HARB to make a presentation about the lattice, soffit, and porch ceiling and railing. Councilperson Marfia said that he should present alternate materials. After further discussion, Solicitor Kirk advised that the Borough issue a notice of violation for the work completed without approval from HARB.

Heritage Farm/L.O.S.I.: Pat Carr, President of Langhorne Open Space, announced that there was a Children’s Nature Program at the farm on May 17th. A Guided Nature Walk was held at the Catawissa on June 8th, led by entomologist Tanya Dapkey of the Academy of Natural Sciences at Drexel University. The Swingin’-at-the-Farm concert will be held on June 22nd, during which the artists’ studios will be open. Mr. Carr also informed Council that the washer used by the farm’s caretakers broke down so he purchased a new one, and there is a Girl Scout bronze project to clean up the latrine at the farm, including painting the inside door. Mr. Carr explained more about the project and there was discussion among Council members. Once a Certificate of Insurance is obtained, the project will begin. It is planned for the summer. Mr. Carr then spoke about the Cub Scout movie night and informed Council that a group of volunteers did some clean-up at the West Maple entrance to the Catawissa and at the pollinator garden.

Zoning/Building Inspection: Councilperson Marfia said that the building and zoning reports are not clear enough. President Culleton asked why the zoning officer has signed off on applications for projects like installing a hot water heater. Clerk Tenaglia said that he sends building permit applications to both the building inspector and zoning officer as a matter of procedure. There was discussion of alternative procedures for the zoning officer and office to follow when reviewing building permits and Solicitor Kirk suggested having the zoning officer note “no zoning issues” on building permits that do not require zoning so it does not appear that he is granting zoning approval. After further discussion, Clerk Tenaglia said he will implement Solicitor Kirk’s suggestion.

MANAGER’S REPORT: Manager Zimmerman asked if anyone has questions about the electronic report she submitted to Council. Vice President Horwatt said that Manager Zimmerman had been asked to follow up with Middletown about being involved with their preliminary land development, but now Middletown has given preliminary and final approval to Woods Services for their proposed four-story apartment building on South Pine Street. Manager Zimmerman said that Middletown recently hired a new manager and staff were busy with the transition. Now that the new manager has been hired she will reach out. Vice President Horwatt expressed concern about traffic from the new development spilling onto Cherry Street and Flowers Avenue. There was further discussion of the proposed apartment building and the underlying zoning.

PUBLIC COMMENT: Barry Truchil, 312 North Bellevue Avenue, said that he attended the Middletown Planning Commission meeting where Woods Services’ zoning overlay proposal was considered. The Planning Commission did not recommend approval, but the Middletown Board of Supervisors approved the proposal within a week of the Planning Commission meeting. Council further discussed how the proposal was approved.

There was discussion about the Borough’s two pending slip-and-fall cases, both of which involve a private citizen suing a property owner due to the condition of their sidewalk and naming the Borough as a defendant. One occurred back in October 2023 and another happened earlier this year. Manager

Zimmerman will go on a site walk for the case from 2023 on June 30th, and there is a deposition on July 14th. She explained that the more recent case concerned a jogger who tripped on some wires on South Bellevue Avenue. She has been calling for months trying to find out who is responsible for the wires, and has since been told that they are Comcast wires. There was some discussion of the state of the wires, which Vice President Horwatt said she had reported. Then Manager Zimmerman announced that the insurance claim for the car crash at the Mayors' Playground was finalized and the Borough will receive a final payment of \$9,584. She also said that there was some electrical work done in the basement this week and it was found that the sump pump in the basement is not working, so she will have someone look at it. An additional code compliant outlet box will also be installed in the basement. She is also working on the Workman's Compensation policy audit, the Liquid Fuels Audit, and the Federal Highway Administration Form 536. Then there was discussion of Manager Zimmerman's noted highlights from the June Pennsylvania State Association of Boroughs Conference early this month.

SOLICITOR'S REPORT: Solicitor Kirk said that Manager Zimmerman provided her with a proposed agreement with the Neshaminy School District regarding a school bus program in which cameras are attached to school buses, and if they record a vehicle that fails to stop when the bus's flashing light goes on, that vehicle is automatically issued a ticket. Solicitor Kirk reviewed the agreement, made some revisions, and sent it to the Neshaminy School District's solicitor. The agreement has been sent out to other municipalities and the school district's solicitor is in the process of consolidating all revisions from other municipalities into one agreement. President Culleton confirmed with Solicitor Kirk that this agreement would allow this program in the Borough, but the Borough would not be responsible for enforcement. Solicitor Kirk said that the extent of the Borough's involvement would be that local police may be sent video to certify that it accurately depicts what occurred. She also informed Council that Verizon has sent updated revisions to their franchise agreement with the Borough, and that she is working on legal questions for the Editorial Analysis stage of the codification project.

PUBLIC COMMENT: Steve Masselle, 131 South Bellevue Avenue, informed Council that he is offering a new detailing service out of the garage at his property that will be managed by his daughter.

EXECUTIVE SESSION: Council entered into Executive Session at 8:36 p.m.

ADJOURNMENT: On motion of Councilperson Cumming, seconded by Councilperson Zielinski, Council voted unanimously to adjourn the meeting out of Executive Session at 8:51 p.m.

Respectfully submitted,

Mary Zimmerman, Borough Manager / Secretary

Next Council Meeting: July 9th, 2025 at 7:00 p.m.