

**Langhorne Borough Council Meeting**  
**June 12, 2024**

A Langhorne Borough Council Meeting was held at Council Chambers on Wednesday, June 12, 2024. President Culleton called the session to order at 7:01 p.m. and invited those in attendance to pledge allegiance to the Flag.

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

**ABSENT:** Mayor Joe Taylor; Treasurer Ellyn Schoen

**AGENDA REVIEW:** Solicitor Kirk said she had received no notification from the owners of 141-151 Maple that they would attend tonight's hearing. Manager Bradshaw said that he has not yet received a third bid for the drainage pipe and connecting inlet box at East Richardson and Pine, so it was concluded that the motion would be tabled.

**ANNOUNCEMENTS:** President Culleton thanked the Jesse Soby Post for preparing and holding the Memorial Day Parade. She also thanked Joe Cimino, Asphalt Services, G&B Construction, CKS, Middletown Township, PennDOT, the Police Department, and Manager Bradshaw for their coordinated efforts to ready the streets.

**PUBLIC COMMENT:** Don Minnick, 149 West Richardson Avenue, thanked Borough Council and Chief Godzieba for their help with the Memorial Day Parade on behalf of the Soby Post. He said that the parade was a success.

**CONSENT AGENDA:** President Culleton listed the items on the consent agenda: approval of the May 8<sup>th</sup> Council Meeting minutes and April 25<sup>th</sup> Work Session minutes, permits for the Garden Club House Tour on November 21<sup>st</sup> from 9:30 a.m. to 8:30 p.m., the Treasurer's Report, payment of the bills, and approval for the purchase of trash boxes for major Borough events using Solid Waste funds.

**MOTION:** On motion of Councilperson Cumming, seconded by Councilperson Zielinski, Council voted unanimously to approve the consent agenda.

**MAYOR'S REPORT:** Mayor Taylor provided a written report. He also sent information about monthly fire calls to Council. President Culleton mentioned that the Borough received a letter from the Township of Middletown Fire & Emergency Services stating that they will be terminating their QRS license on June 30<sup>th</sup>. Middletown will still provide medical support for fires.

**CHIEF'S REPORT:** Chief Godzieba thanked Joe Cimino for his work painting the curbs. He then informed Council of a burglary at the Lukoil gas station on Wednesday, June 5<sup>th</sup> around 2:30 a.m. Two men broke into the building but were scared off by the alarm. They did not steal anything and were apprehended. He also told Council that the police were approved for the Department of Justice Bulletproof Vest Partnership Grant for about \$8,000 for the next fiscal year. This will reimburse 50% of the cost of the officers' ballistic vests. Chief Godzieba announced that the Car Show will be Saturday, June 15<sup>th</sup> from 3:00 p.m. to 7:00 p.m. The police will begin closing off roads around noon. He has given notice to

residents through social media. He then spoke about possible Flowers Avenue traffic calming devices, saying speeding is not an issue there but volume is. He suggested installing speed cushions to discourage drivers from using the road as a cut through. They are approved by PennDOT and have gaps to allow firetrucks and other bigger vehicles to pass through. President Culleton asked about the cost. Chief Godzieba gave a rough estimate of \$2,000. Vice President Horwatt asked about the tree work at the Mayor's Playground. Chief Godzieba said that the trees at the playground interfere with the cameras' RF signals, disrupting the signal back to the station and interfering with the video. Vice President Horwatt asked if they could install new cameras; Chief Godzieba said the new cameras would have the same problem, but that he could look into adding new ones. Vice President Horwatt suggested he work with Councilperson Zielinski, as he is knowledgeable about frequencies.

#### **ENGINEER'S REPORT:**

**Route 413 Storm Inlet & Pedestrian Crossing Update:** Mr. DiPersio gave an update on the work G&B Construction has done thus far. The crosswalk at East Watson, three of the curb ramps, and the flashing beacons are incomplete. North of the Borough, PennDOT has started milling 413 in Middletown. PennDOT said that the contractor doing the milling will not reach the Borough next week, but possibly the week after causing a time crunch for the remaining work. G&B had to demobilize from the Borough on June 5<sup>th</sup> as they could not complete the work without the condemnation payment being finalized and the Signals Permit being issued by PennDOT. The Signals Permit was processed today, but PennDOT advised CKS that the Borough must have their Traffic Signal Maintenance Agreement in place. A Resolution is needed and the agreement must be signed by a person named by the Resolution. Mr. DiPersio suggested that the Resolution be passed and the agreement be signed at the June Work Session on the 27<sup>th</sup>. Vice President Horwatt said both President Culleton and Manager Bradshaw should sign the agreement. Solicitor Kirk then brought up the issue of the condemnation. She said that as soon as the condemning party offers payment, they have right of possession of the land. She said she can ask Manager Bradshaw to issue a check to 7-11 with the payment because it is less than \$500, and then submit it. She just received a letter on Monday from an attorney representing 7-11 and sent him a copy of condemnation documents and asked if 7-11 would accept the payment. If the check is issued, Solicitor Kirk said she can make the offer of payment to the attorney as 7-11's authorized representative and submit a copy to CKS. The check would be for \$250 dollars and can come out of the General Fund.

**Country Club Lane & North Bellevue Avenue:** CKS has provided a revised estimate of the work including the work to be done on North Bellevue Avenue up to Summit. The expectation is that this work will be pursued through a BCRDA Municipal Grant, and CKS suggests that the Borough seek a grant in the amount of \$90,000 - \$95,000 but suggests extending the sidewalk from Middletown Country Club to Country Club Ln, which would increase the cost. The window for filing a grant application begins in mid-August. CKS will have a cost estimate for the full project scope no later than the August Council meeting. Mr. DiPersio estimates that it will be around \$125,000. President Culleton said that if the Borough does not receive the grant, they will be back to square one with using Liquid Fuels for the work, and will have to consider how much of the work they are willing and able to fund.

**MOTION:** On motion of Vice President Horwatt, seconded by Councilperson Zielinski, Council voted unanimously to pursue a BCRDA Municipal Grant to complete paving work at North Bellevue Avenue and Country Club Lane, and sidewalk connectivity on the west side of North Bellevue, with CKS to assist the Borough Manager with the grant application.

**PennDOT ARLE (Automated Red-Light Enforcement) Grant Application:** CKS has started the grant

application. The deadline is June 30<sup>th</sup>. The feedback the Borough received from PennDOT on their pre-application scoping form was favorable, with the exception of the amount of funding desired by the Borough, PennDOT wants the amount lowered. CKS does not specialize in traffic engineering, so they reached out to Bowman Consulting, Ltd. CKS received estimates from Bowman for three tasks:

1. Assist with the grant application (\$3,250)
2. Perform Signal Design & Permitting (\$27,500)
3. Perform services during construction (\$5,500)

CKS recommends that Council at least approve the first task so the application is accurate and more competitive. There was discussion of what might happen if the Borough does not get grant assistance. Vice President Horwatt suggested putting in a Capital Projects Grant request for the whole \$500,000, which is due in June and was surprised at the CKS estimate. Mr. DiPersio said that the number is based on feedback received from Bowman that each signal would be \$125,000. He asked if the Borough would be willing to offer matching funds for the ARLE Grant, as that would make their application more competitive. President Culleton expressed reluctance to commit to that. Mr. DiPersio said that the Borough could just sign off on task 1. He said that CKS can continue preparing the grant application and submit it based on Council's authorization from the May meeting even if they do not approve anything at this meeting. Vice President Horwatt asked if it would be possible to just do the lights at Bellevue and Maple. Mr. DiPersio said they can ask for all three, and if the scope changes, they could just have bids for one. Council decided to permit CKS to continue with the ARLE Grant application. Mr. DiPersio will get an estimate and seek letters of support from Senator Farry and Representative Hogan, as is customary.

**TND I Overlay:** The TND Overlay involves Appendices F, G and H as proposed amendments to the Zoning Ordinance. There are references to an Appendix I, which is what has been called the Ideal Development Buildout Plan. BCPC and CKS came up with a list of ten revisions to this appendix. Mr. DiPersio asked Council if they would like CKS to pursue these revisions. President Culleton asked some questions and clarified that Appendix I would just be an illustration of how best to execute the TND. Then Councilperson Haldeman said that the Toll development project is on appeal in Doylestown, so anything the Borough does could be a waste of time if the appeal is successful. President Culleton said working on the appendix will not slow down the approval of the Ordinances.

**MOTION:** On motion of Councilperson Cumming, seconded by Vice President Horwatt, Council voted 6-1 to authorize and approve CKS to draft TND plan revisions and drafts as presented to Council. President Culleton, Vice President Horwatt, and Councilpersons Cumming, Harris, Zielinski, Marfia voted for. Councilperson Haldeman voted against.

**EAC REPORT:** President Culleton explained that a couple months ago, CKS provided a very detailed report on potential options for ways to do a partial retrofit of the basin behind the Methodist Church and secure sediment reductions required by the Department of Environmental Protection (DEP). The Environmental Advisory Committee (EAC) has concluded that item 4—providing upstream improvements to help reduce sediment entry into the basin floor—is the most economical and effective. They also said that item 3, item 5, or both should be explored if item 4 alone will not suffice. Council conferred and decided to consider item 4. Council then discussed the second EAC matter: recognizing Langhorne Borough as a Pennsylvania Audubon Council Bird Town. Vice President Horwatt said that it is just the start of being recognized as a Bird Town.

**MOTION:** On motion of Vice President Horwatt, seconded by Councilperson Marfia, Council voted

unanimously to authorize CKS to prepare a formal estimate for upstream improvements and alternatives to help reduce sediment entry into the basin floor and confirm that this step will secure necessary sediment reduction credits.

**MOTION:** On motion of Councilperson Zielinski, seconded by Councilperson Marfia, Council voted unanimously to approve Resolution 2024-19: ADOPT INITIATIVES TO BE RECOGNIZED AS A PENNSYLVANIA AUDUBON COUNCIL BIRD TOWN.

**RESOLUTION 2024-20:** Council discussed Resolution 2024-20, which the Pennsylvania State Association of Boroughs (PSAB) supports and is asking other municipalities to approve. The motion asks state Representatives to pressure PennDOT to be responsible for stormwater facilities on state roads within Boroughs.

**MOTION:** On motion of Councilperson Cumming, seconded by Vice President Horwatt, Council voted unanimously to approve Resolution 2024-20: IN SUPPORT OF PA HOUSE BILL 1128 AND PA SENATE BILL 191 REGARDING STORMWATER FACILITIES ON STATE HIGHWAYS.

**141-151 WEST MAPLE LOT LINE CHANGE:** Solicitor Kirk explained to Council the timeline of her attempts to make contact with the Knights and their attorney. In mid-May she told them what they needed for the lot line change. Mrs. Knight asked her to contact their attorney, Mr. Solwar, which she did. On May 31<sup>st</sup> Solicitor Kirk contacted him again, informing him that the application was scheduled to be heard by Council at their June Council Meeting and he was responsible for providing notice of the lot line change to the adjacent property owners. This Monday, Mrs. Knight contacted Solicitor Kirk, who informed her of the hearing today. Mrs. Knight said she had informed Manager Bradshaw that she and her husband could not attend. Solicitor Kirk recommended that the motion to approve the lot line change be tabled until the July Council Meeting. Solicitor Kirk explained to Ms. Knight that they must be in front of Council at the next meeting. Otherwise, the application will be denied. Vice President Horwatt asked what is needed to notify the neighbors; Solicitor Kirk explained that there must be a written letter sent to the adjacent property owners and they must provide the Borough with a list of the property owners notified along with a copy of the letter.

**MOTION:** On motion of Councilperson Cumming, seconded by Councilperson Harris, Council voted unanimously to have the Solicitor send a letter to the Knights and their attorney and table Resolution 2024-21 until the July Council Meeting.

**CONSIDERATION OF BIDS FOR STORMWATER DRAINAGE PIPE AND CONNECTING INLET BOX AT EAST RICHARDSON AND SOUTH PINE:** The motion is tabled until the July Council Meeting.

**RECREATION BOARD APPLICATION FOR PARTIAL GRANT FOR PLAYGROUND SIGNAGE AND ACCESSIBLE SWINGS:** The motion is tabled.

**EXPANDING CAMERA ANGLES AT MAYOR'S PARK:** Councilperson Zielinski said that more views of the playground would be ideal for the Borough's liability, and he would get in touch with Chief Godzieba.

**RC3 PROJECT MEETINGS:** At the previous Council meeting, it was decided that Council would reach out to Middletown Township and Langhorne Manor Borough to come before their Council and discuss their concerns regarding the RC3 Project and the traffic studies conducted by Joe Fiocco of SAFE Engineering. Manager Bradshaw reached out to both municipalities. Middletown requested to speak with members

of Borough Council in a private meeting. That group would be President Culleton, Vice President Horwatt, Councilperson Cumming, and Mr. Fiocco, possibly Planning Chair, Paul Schneider and Manager Bradshaw. Peter Gray, the Langhorne Manor Borough Manager, requested that Manager Bradshaw send more information. Vice President Horwatt said to just send the SAFE letters so as not to overload them with information. President Culleton suggested scheduling the meeting with Middletown for July 9<sup>th</sup>, the same day as the Langhorne Manor Council Meeting that the Borough coalition will attend. Vice President Horwatt said she will check with Mr. Fiocco to find out when he's available.

#### **MANAGER'S REPORT:**

- Manager Bradshaw thanked Joe Cimino for all his work, including having his electrician do some work in the garage behind Borough Hall. A permit for the work is being processed. There was discussion of whether a permit was necessary. Solicitor Kirk said to submit it just to be safe. Mr. DiPersio said that the \$4.50 state UCC fee cannot be waived.
- A SALDO application was submitted today by Erin Development for the Heckman property. The application is not yet complete. Solicitor Kirk suggested waiting until they have submitted all the materials to take action and the 90-day clock does not begin until the application is complete. It must first be reviewed by the Planning Commission and the Bucks County Planning Commission. Notice of Council's review must be sent to Middletown Township and adjacent property owners. Then there was discussion of how Council would receive the plans.
- Trash cleanup for the Car Show will happen on Monday.

**COUNCIL DISCUSSION:** Pat Carr, 220 North Green Street, asked Manager Bradshaw to talk about the inspection of the farmhouse electrical panel. Manager Bradshaw explained that for the farmhouse's electrical panel upgrade, they were charged \$150 for the inspection fee plus the \$4.50 UCC fee, but there is no inspection needed other than that of the third-party underwriter. He asked if the \$150 could be refunded to the electrician who worked on the electrical panel. Solicitor Kirk suggested that a letter be submitted on L.O.S.I. letterhead to the Borough Manager requesting the refund. Then it could be put on Council's next meeting agenda. President Culleton said it could be voted on at the June 27<sup>th</sup> Work Session. Councilperson Haldeman said that there was damage to the Borough's pickup truck. The repairs will be over \$1,000. Councilperson Cumming said that the Borough should file a claim with their insurance provider. Councilperson Haldeman requested that there be a logbook for the truck so everyone must sign in to take it out. Manager Bradshaw said that he can ask the auto repair shop next door for a cost estimate, and if it is less than \$1,000, they do not have to file a claim. President Culleton said to put in a claim only if it is significantly over \$1,000.

Councilperson Marfia asked why the zoning officer approved the replacement of windows at 142 West Richardson when they did not get HARB approval. Manager Bradshaw said he will look into it. Then Councilperson Marfia asked about what was happening at 416 North Bellevue. Manager Bradshaw explained that owners were renting out their garden for event space using a website. They were notified and stopped what they were doing. Councilperson Marfia also requested that the building inspector put more detail into his future reports. Then Councilperson Haldeman announced that he had made amendments to the Burning Ordinance, as suggested at the previous Work Session, and sent them to Manager Bradshaw. He asked that Manager Bradshaw submit them to the rest of Council.

#### **COMMITTEE REPORTS:**

**Communications Team:** At their meeting last week, the Communications Team concluded that the

Borough needs a social media policy. Manager Bradshaw will be looking at social media policies from neighboring municipalities and then the Communications Team will look them over, come up with their own, make modifications, and run it by the Solicitors. They also talked about obtaining each member of Council and possibly other important figures a langhorneborough.com email address for security purposes. Each account would cost \$7.20 per month. Council decided to obtain a langhorneborough.com email address for all Councilmembers, the Mayor, and the Treasurer.

**MOTION:** On motion of Councilperson Cumming, seconded by Councilperson Haldeman, Council voted unanimously to approve the purchase of Borough email accounts for all Councilmembers, the Mayor, and the Treasurer.

**Fire Company:** Councilperson Haldeman thanked the fire company for their monthly report.

**HARB:** Councilperson Marfia said that the window replacement at 142 West Richardson Avenue was denied because HARB was not provided with enough information and the windows to be installed were vinyl, which is not permitted in the Historic District. Then there was discussion about the approval from the zoning officer. Council found that several items in the zoning report did not seem zoning-related. The Clerk explained that he had been sending building permits to both the zoning officer and building inspector as a matter of procedure.

**MOTION:** On motion of Vice President Horwatt, seconded by Councilperson Harris, Council voted unanimously to approve the HARB report.

**Heritage Farm/L.O.S.I.:** Chair Pat Carr said that L.O.S.I. had a successful flea market on Saturday. On May 30<sup>th</sup>, Heritage Farm hosted naturalist and entomologist Tanya Dapkey, who instructed people on how to use the iNaturalist app, which allows users to identify flora and fauna by taking a picture. Mr. Carr said he hopes to get groups like the Eagle Scouts to use the app in the Borough both for fun and to identify certain species. He offered to have L.O.S.I. instruct the Scouts on how to use the app.

**Planning Commission:** No report.

**Shade Tree Commission:** No report.

**Recreation Board:** Councilperson Zielinski said that the Rec Board is preparing for the August 24<sup>th</sup> Rotary Club Pet-Fair. Vice President Horwatt said that she and Councilperson Zielinski are looking into the partial grant for playground signage and swings. Councilperson Haldeman said that the storm drain behind East Richardson and West Maple and goes all the way to South Pine is backed up onto ground level. Council discussed next steps and decided to have L&S Construction look into it.

**SOLICITOR'S REPORT:** No report.

**EXECUTIVE SESSION:** Council moved into Executive Session at 9:44 p.m. to discuss legal and personnel matters. Council came out of Executive Session at 10:05 p.m.

**ADJOURNMENT:** With no other business, on motion of Councilperson Zielinski, seconded by Councilperson Haldeman, Council voted unanimously to adjourn at 10:05 p.m.

Respectfully submitted,

Steve Bradshaw, Borough Manager / Secretary

**Next Council Meeting: July 10, 2024, at 7:00 p.m.**