

Langhorne Borough Council Meeting
March 12, 2025

A Langhorne Borough Council Meeting was held at Council Chambers on Wednesday, March 12, 2025. President Culleton called the session 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, Adam Zielinski, Anthony Marfia, Tim Harris, and Bob Cumming; Solicitor Barbara Kirk; Mayor Joe Taylor; Chief John Godzieba; Treasurer Elyn Schoen; Interim Manager Mary Zimmerman; Clerk Gabe Tenaglia

Treasurer Elyn Schoen joined via Zoom at approximately 8:20 p.m. Mayor Taylor left at approximately 8:50 p.m.

AGENDA REVIEW: President Culleton asked for a motion to amend the agenda to include a motion to approve Interim Manager Zimmerman's contract after Executive Session.

MOTION: On motion of Vice President Horwatt, seconded by Councilperson Haldeman, Council voted unanimously to amend the agenda to include a motion to approve the Manager's contract.

ANNOUNCEMENTS & PRESENTATIONS: President Culleton said that an Executive Session was held on the February 27th Council Meeting. No vote came from the Executive Session. The agenda mistakenly listed it as the January 30th Work Session. President Culleton also announced that April 7th is the tentative date for the event at the Soby Post honoring the first responders to the West Richardson fire. Fire Chief Farry still has to confirm the date with all the parties involved.

PUBLIC COMMENT: Carol Zetterberg, 129 West Marshall Avenue, said that she is representing a group of citizens who are working to raise funds and make plans to purchase part of the Woods Services property between South Bellevue and Pine Street, where Toll Brothers is proposing to build a housing development. She presented Council with a concept plan for what the space could look like. Tomorrow night at Heritage Farm, there will be a meeting with the legal parties who live near the property. Ms. Zetterberg suggested that representatives of LOSI and Borough Council be there and invited Council to work with them. Then Paul Schneider, 233 North Bellevue Avenue, said he was pleased that Morrisville Borough was able to ban truck traffic on one of their residential streets. He also voiced concerns about whether PennDOT can be relied on to take the Borough's needs and requests into account in the ongoing RC3 Project negotiations.

CONSENT AGENDA: President Culleton listed the items on the consent agenda: the minutes for the February 12th Council Meeting and February 27th Work Session, the Treasurer's Report, and payment of the bills. President Culleton removed the Treasurer's Report from the consent agenda. Treasurer Schoen was not present to answer President Culleton's question so Council decided to wait until she arrived.

MOTION: On motion of Councilperson Marfia, seconded by Councilperson Cumming, Council voted unanimously to approve the consent agenda minus the Treasurer's Report.

MAYOR'S REPORT: Mayor Taylor said that a pedestrian crosswalk sign by Councilperson Cumming's

property at 311 West Maple Avenue is falling apart and needs to be replaced. After further discussion Chief Godzieba said that he can have the Borough's public works person replace it.

POLICE CHIEF'S REPORT: Chief Godzieba said that technicians were out on Monday and Tuesday to replace all the cameras at the intersections with cellular service cameras. There is also a camera at the Mayors' Playground that is having problems, and Armour & Sons will send someone out to address it. Councilperson Cumming asked about the intersection cameras and Chief Godzieba said that they are at Winchester and Pine, Pine and Maple, and Bellevue and Maple. The police also received their thermal imaging camera and most of the equipment for their new radios. Councilperson Zielinski asked if the auxiliary police unit being voted on tonight has term limits; Chief Godzieba said that it does not. Vice President Horwatt commended the police for writing up more than twenty traffic citations this month. Councilperson Marfia asked how many were for speeding; Chief Godzieba said that none were for speeding. He said that officers must give drivers a ten-mph cushion for speeding offenses, and according to PennDOT's traffic studies of Maple Avenue and Pine Street, only 2% of the cars were going fast enough for enforceable violations. Most of those were at four or five in the morning when it is too dangerous to do speed enforcement. Chief Godzieba further explained the findings of PennDOT's traffic studies and the limitations in the police's ability to enforce speeding violations: because police in Pennsylvania are not allowed to use radar, they have electronic stopwatches that are reliant on the reaction time of the officer. There was also discussion about whether the Borough could get speed cameras. Chief Godzieba then addressed questions from Carol Zetterberg, 129 West Marshall Avenue and Paul Schneider, 233 North Bellevue Avenue, about how the police are able to enforce speed limits.

AUXILIARY POLICE ORDINANCE: Solicitor Kirk said that the Auxiliary Police Ordinance was advertised in the Bucks County Courier Times on February 25th, 2025 as required. There was a question of whether the auxiliary police unit would be covered under Borough insurance; Vice President Horwatt said this should be determined. Bonnie Miles, 150 North Bellevue Avenue, asked how the ordinance would work. President Culleton explained the unit's main role, equipment, and recruitment and training process, which would be overseen by Chief Godzieba.

MOTION: On motion of Councilperson Zielinski, seconded by Councilperson Cumming, Council voted unanimously to approve ORDINANCE NO. 2025-04: ORDINANCE OF THE BOROUGH OF LANGHORNE, BUCKS COUNTY, PENNSYLVANIA TO PROVIDE FOR AN AUXILIARY POLICE UNIT AND RELATED REGULATIONS, ESTABLISHING AN EFFECTIVE DATE AND SUCH OTHER NECESSARY REGULATIONS.

STORMWATER MANAGEMENT AMENDMENT ORDINANCE: Solicitor Kirk said that the Stormwater Management Amendment Ordinance was advertised twice in the Bucks County Courier Times as required, on February 25th, 2025 and March 4th, 2025.

MOTION: On motion of Vice President Horwatt, seconded by Councilperson Marfia, Council voted unanimously to approve ORDINANCE NO. 2025-02: AN ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF LANGHORNE, BUCKS COUNTY, PENNSYLVANIA, AMENDING THE LANGHORNE BOROUGH RESOURCE PROTECTION AND STORMWATER MANAGEMENT ORDINANCE, and ESTABLISHING AN EFFECTIVE DATE.

ENGINEER'S REPORT:

Country Club Lane Project Update: Engineer George DiPersio announced that CKS has prepared the bid specifications for the Country Club Lane Paving and Sidewalk Project and posted the bid on PennBid

portal. CKS plans to open the bids on April 3rd at 10:00 a.m., so Council would have a list of all the bids received in time for the April 9th Council Meeting. Mr. DiPersio also noted that the contract for the Bucks County Redevelopment Authority grant for the Country Club Lane project has not yet been executed and returned to the Borough, and advised that the Borough should have that funding in place before awarding the contract.

MS4 Sediment Reduction Watershed Resource Protection Program (WRPP) Grant Application: Mr. DiPersio said that CKS has started the WRPP grant application, but a few items have to be attached, including letters of consent from property owners. CKS has begun the property survey in the area. The letters of consent will likely be required from the United Methodist Church at 301 East Maple Avenue and the Langhorne Swim Club at National Avenue. Vice President Horwatt said that the Borough should narrow down the scope of the project, and Mr. DiPersio said that there are two options being considered: a partial retrofit of the basin behind the Methodist Church and improvements to an existing drainage swale along the south side of the Swim Club's driveway. The Borough will likely have to do at least one of these. There was also talk of whether to involve the solicitor in pursuing the letters of consent. Mr. DiPersio said that Solicitor Kirk's office could be copied when the Borough is ready to send out letters.

Penn's Trail Environmental Wetlands Investigation and Waters Determination Proposal: Penn's Trail Environmental, LLC submitted a proposal for delineation and flagging of potential federal and/or state regulated wetland areas and waterways. Mr. DiPersio said that the Methodist Church basin area and drainage swale at the Swim Club's driveway have to be looked at. If the swale is determined to be a stream, the Borough will not get any MS4 credit for sediment reduction activity done there and they would have to do a partial retrofit of the basin. Penn's Trail Environmental would do a site survey to make a determination. Vice President Horwatt asked where the survey would cover, and Mr. DiPersio said it would be at 301 and 355 East Maple Avenue. He said that the survey would not go across the property line into the Woods Services property. President Culleton asked if a motion is necessary to authorize the survey, and Mr. DiPersio suggested that a motion be made since Penn's Trail Environmental is an outside consultant. He also pointed out that they charge a \$700 retainer fee. Mr. DiPersio suggested that Interim Manager Zimmerman send Penn's Trail Environmental the signed contract directly and have them invoice the Borough.

MOTION: On motion of Councilperson Haldeman, seconded by Councilperson Cumming, Council voted unanimously to authorize Penn's Trail Environmental, LLC to perform the wetland waterway site evaluation.

ARLE Grant Update: Mr. DiPersio announced that the Borough received notice of denial of their Automated Red Light Enforcement (ARLE) grant application in a letter from PennDOT on February 27th. Vice President Horwatt spoke about other grant opportunities. President Culleton said that PennDOT had indicated they could help the Borough with upgrades to their traffic signals if they did not receive the ARLE grant. Mr. DiPersio said that it is still worthwhile for the Borough to request assistance because more signals may be added to the Borough as part of the RC3 Project.

SPEED LIMIT REDUCTION ON PINE STREET AND MAPLE AVENUE: President Culleton announced that PennDOT has given the Borough permission to lower the speed limit on Maple Avenue and Pine Street to 30 mph. She asked if the Borough has the permits from PennDOT to change the speed limit. Interim Manager Zimmerman said that the Borough still needs the permits and PennDOT still has to do measurements. She said that the Borough will get Reduce Speed Ahead signs.

MOTION: On motion of Councilperson Cumming, seconded by Vice President Horwatt, Council voted unanimously to advertise proposed Ordinance NO. 2025-XX: AN ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF LANGHORNE, BUCKS COUNTY, PENNSYLVANIA, FOR REDUCING THE SPEED LIMIT ON PINE STREET (ALSO KNOWN AS STATE ROUTE 413) AND MAPLE AVENUE (ALSO KNOWN AS STATE ROUTE 213) IN ACCORDANCE WITH THE REGULATIONS PROMULGATED BY PA. DEPARTMENT OF TRANSPORTATION, PROVIDING PENALTIES FOR VIOLATIONS AND ESTABLISHING AN EFFECTIVE DATE.

PURCHASE OF 30 MPH SPEED LIMIT SIGNS: President Culleton clarified that this motion is to approve purchase of the signs in advance, and the Borough will not make the purchase until after the ordinance lowering the speed limit on Maple and Pine to 30 mph is passed. Mayor Taylor advised that the Borough can have Middletown Township make the signs.

MOTION: On motion of Councilperson Cumming, seconded by Vice President Horwatt, Council voted unanimously to authorize the purchase of new 30 mph speed limit signs as recommended by PennDOT for Pine Street and Maple Avenue.

TRAFFIC ENGINEERING STUDY REQUEST FOR PROPOSALS: President Culleton said that the purpose of the proposed traffic engineering study is to pursue a reduction of the weight limit for trucks on Maple Avenue and possibly Pine Street. There are also forms that must be filled out and submitted to PennDOT by a traffic engineer. The vote tonight is not to authorize payment but simply to send out request for proposals to certified traffic engineers (RFPs). Vice President Horwatt spoke about concerns with the truck traffic on Borough roads and the success of other municipalities in enacting weight limits, specifically Morrisville and Doylestown. President Culleton said that she will reach out to the Morrisville Council President to find out how they were successful. Councilperson Haldeman said that he spoke with a township individual at Morrisville, and was told that the effort was spearheaded by the Council President and PennDOT paid for the traffic studies. Vice President Horwatt said that responses to the Borough's RFP should be received by April 3rd so they can be discussed at the April 9th Council Meeting.

PUBLIC COMMENT: Paul Schneider, 233 North Bellevue Avenue, said that residents on North Bellevue Avenue are concerned that limiting truck traffic on Pine Street would direct it instead to Bellevue. Council and Mr. Schneider discussed whether this would be the case. Then Janet Meyer, 212 North Bellevue Avenue, complained about the food trucks driving through Watson Avenue to make deliveries to the 7-11. She said that they are too big for Watson Avenue and have trouble turning from Bellevue Avenue to Watson Avenue if another car is coming from Watson Avenue. President Culleton said that local deliveries are exempt from truck limits, and that one of the forms required by PennDOT is to request an alternate route for trucks. There was more discussion of solutions for truck-related issues. Vice President Horwatt said she will work with Interim Manager Zimmerman to reach out to engineers.

MOTION: On motion of Councilperson Cumming, seconded by Councilperson Zielinski, Council voted unanimously to authorize request for proposals for a traffic engineering study required by PennDOT to restrict truck traffic on Maple Avenue and Pine Street.

BOARD, COMMITTEE & COMMISSION REPORTS:

Communications Team: Vice President Horwatt said that the Communications Team should inform the public in advance that PennDOT will be resurfacing Maple Avenue later this year.

Environmental Advisory Committee: Vice President Horwatt announced that members of the EAC met

with a representative from the Pennsylvania Department of Environmental Protection (DEP) for the evaluation of their MS4 projects. She said that the Borough has already completed all their requirements for sediment reduction required by the federal government by 2026 on the Neshaminy side. There is work to be done on the Delaware side but the Borough is arguing that this is not their responsibility. Gwendolyn Stoltz, the DEP representative who met with EAC members, said that the Borough may not be required to do as much work for sediment reduction.

Historic Architectural Review Board: Councilperson Marfia said that HARB members talked with the Planning Commission to review the Historic District Ordinance. Councilperson Cumming recommended that there be a fund to assist homeowners in completing renovations to historic homes, which can be expensive. He expressed concern that the prohibitive cost encourages people to do replacements with materials like aluminum and plastic, which is not in the character of the historic district. Councilperson Marfia said that HARB is asking Council to discuss how to implement this fund.

Heritage Farm/Langhorne Open Space: Carol Zetterberg of LOSI expressed willingness to discuss the proposed plan for the Woods Services property with Council when they enter into Executive Session. President Culleton said that she would like to discuss the map at a future meeting. Solicitor Kirk said that Toll Brothers reached out and asked if Borough representatives would be willing to join in an all-parties discussion. There was further discussion and President Culleton determined that this was a matter best continued in Executive Session with Council members only.

Planning Commission: Planning Commission Chair Paul Schneider announced that the Department of Community and Economic Development Municipal Assistance Program (MAP) grant for rewriting the Borough's Zoning Ordinance was submitted. He said that they are hoping for a response by April or May. If the grant is approved, a group will be needed to review changes to the Historic District and Zoning Ordinance. Mr. Schneider listed names of interested parties and suggested that representatives from Council be involved. He suggested having more discussion of who should be involved at the next meeting. Then Mr. Schneider said that when the permitted use was changed for the Professional Services District properties east of Pine Street—the Borough's parcel of the Heckman property, the library, and the Woods Services property—there was talk about creating, replicating, or adapting their work on the TND-1 Overlay District for those parcels. PC is interested in pursuing this. Mr. Schneider spoke with Luka Rosanova of the Bucks County Planning Commission (BCPC) and Mr. DiPersio, who said that the work could be completed in around nine months. He said that PC will discuss this at their meeting next week and suggested having further discussion in April.

Recreation Board: Councilperson Zielinski said that the insurance money for the damaged toy car at the Mayors' Playground has been deposited to the general fund. President Culleton asked if Council has to approve replacing the toy and Treasurer Schoen said that is not necessary. Councilperson Zielinski also thanked those who donated to the Easter Egg Hunt on April 12th, and announced that two people are interested in joining Rec Board. President Culleton said that they should send a letter of interest to Interim Manager Zimmerman. Councilperson Zielinski said that the meeting to discuss signage for the Mayors' Playground has not been scheduled, but the involved parties have been contacted. Councilperson Harris then voiced concerns about parking at the Bethlehem AME Church. He said that people have been parking there on Sundays and days with events, and when asked to leave they have become irate. He recommended purchasing additional signage stating parking restrictions. Vice President Horwatt said that they were waiting for him to advise on any changes to the wording. After further discussion, Councilperson Harris said that the wording of the existing sign is fine and Vice President Horwatt recommended that a sign be ordered from Middletown. Councilperson Zielinski said

that the existing sign is faded and President Culleton suggested purchasing two signs. Council determined they did not need to vote to approve this purchase, as they had done so previously. President Culleton suggested posting information about parking restrictions on social media.

Shade Tree Commission: Councilperson Zielinski announced that Chris Blaydon has picked the location for his tree that will be planted as part of the Arbor Day celebration on April 26th. It is by the port-a-potty area at the Mayors' Playground. Vice President Horwatt cautioned that it might be in the area where the proposed community building will be constructed.

TREASURER'S REPORT: President Culleton asked Treasurer Schoen about expenses for the solicitor and engineer in February that she did not see checks for in the Treasurer's Report. Treasurer Schoen said she resent the report earlier this evening to include the checks.

MOTION: On motion of Vice President Horwatt, seconded by Councilperson Zielinski, Council voted unanimously to approve the Treasurer's Report.

MANAGER'S REPORT: There was discussion of ordering a new flag for the flagpole at Borough Hall. Interim Manager Zimmerman said she would do that and has reached out to Don Minnick of the American Legion Jesse Soby Post for assistance. Vice President Horwatt said there should also be a new flag for the playground. Interim Manager Zimmerman then informed Council that she got a quote of \$2,016 for replacing the crosswalks on Bellevue Avenue with thermoplastic crosswalks. Vice President Horwatt said this should not be done until after Maple Avenue is paved, and the Borough's public works person Nick Palladino can paint them in the meantime. Interim Manager Zimmerman also announced that the Borough now has QR codes for online payments for taxes, trash bills, and permit fees. Vice President Horwatt expressed concern that the credit card processing fees for online payments make them prohibitive to low-income residents. Treasurer Schoen said that there have been many requests for online payments. There was further discussion of the credit card fee; Treasurer Schoen said that it is 1.85%. Interim Manager Zimmerman said that it is just one option for payment and is not required.

PUBLIC COMMENT: Tish Poserina, 161 North Pine Street, said that there is a business operating out of 201 East Watson Avenue, in the R-2 zoning district, and asked if it is permitted. Vice President Horwatt explained that the owner went to the Zoning Hearing Board to get permission to operate an aesthetician's office. There was further discussion. Ms. Poserina asked if the area was being rezoned as part of the proposed zoning map update and President Culleton said that it is not. Ms. Poserina also said that one of the signs for the crosswalk on North Pine Street keeps falling down. She is keeping it on her front porch. Interim Manager Zimmerman asked Clerk Tenaglia to retrieve it.

UPDATE ON MEETING WITH MIDDLETOWN MANAGER: Interim Manager Zimmerman met with Stephanie Teoli Kuhls, manager of Middletown Township, and assistant manager Nick Valla to discuss fire inspections. Middletown separates their fire safety inspections between their fire department for commercial properties and building enforcement for apartment inspections. It was suggested that the Borough start with commercial properties for their inspections. Manager Kuhls and Assistant Manager Valla asked for a list of commercial properties so they could put together a price for Middletown to conduct inspections. They also advised that having Middletown's inspectors do the inspections could get complicated, and suggested other options such as using Keystone Municipal Services. Interim Manager Zimmerman said that she also discussed using private, certified inspectors with Fire Marshall Farry and Mayor Taylor, but the Borough would have to make sure they were properly insured. After some discussion among Council, she suggested providing Middletown Township a list of commercial buildings

while investigating other options for inspections. She also asked Council to consider adopting three separate ordinances: an Owner's Rental Property Registration Ordinance, a Use & Occupancy Ordinance, and a Safety/Fire Inspection Ordinance. This would allow registration, U&O inspections, and fire inspections to be developed separately. Then there was discussion about doing outreach to the public and possibly providing incentives to encourage property owners to register their properties. Councilperson Haldeman asked what the Borough could do if residents do not permit the inspector to enter the premises. He cited a case in which a criminal conviction for refusing to allow access for a residential rental inspection violated Fourth Amendment rights. Solicitor Kirk explained that a code official would be authorized to enter premises to perform duties proposed by the code without violating Fourth Amendment rights provided that the ordinance is not arbitrary and discriminatory, and is substantially related to the purpose of promoting general welfare. There was a period of extensive discussion about implementation and enforcement, and eventually Council agreed to have the solicitor draft a registration ordinance.

MARCH 27TH WORK SESSION: There was discussion of who plans to attend the Bucks County Boroughs Association Meeting dinner on March 27th so Council can determine whether to cancel the Work Session. The deadline to register for the dinner is March 21st. Councilperson Cumming suggested that Council have a representative attend. Vice President said she plans to attend, and Councilperson Zielinski said he may be able to attend as well. Interim Manager Zimmerman also expressed interest in the event. On recommendation of Vice President Horwatt, Council decided to wait until the 21st deadline to register in case something comes up that needs to be addressed at the Work Session.

DONATION FOR MEMORIAL DAY PARADE: Every year, the Borough contributes \$750 to the Memorial Day Parade. President Culetton spoke with Don Minnick of American Legion Jesse Soby Post, who asked if the Borough would consider increasing their donation due to help offset rising costs. After discussion among Council, they elected to raise it to \$1,000.

MOTION: On motion of Councilperson Harris, seconded by Councilperson Cumming, Council voted unanimously to raise the donation to the Jesse Soby Post for the Memorial Day Parade to \$1,000.

SOLICITOR'S REPORT: Solicitor Kirk informed Council that Erin Development filed an appeal to the Middletown Zoning Hearing Board decision to deny their variances for developing the Middletown portion of the Heckman property. She asked whether the Borough wants their attorney in this matter, Keith Bidlingmaier, to monitor the appeal process or be an active participant. There was discussion of how involved Council wants Mr. Bidlingmaier to be, and Solicitor Kirk suggested having Mr. Bidlingmaier attend the April or May Executive Session to discuss with Council.

MOTION: On motion of Vice President Horwatt, seconded by Councilperson Cumming, Council voted 6-1 to appoint Keith Bidlingmaier to intervene on behalf of the Borough in Erin Development's appeal of the Middletown Zoning Hearing Board's decision. President Culetton, Vice President Horwatt, and Councilpersons Cumming, Harris, Zielinski, and Marfia voted in favor. Councilperson Haldeman voted against.

PUBLIC COMMENT: Vice President Horwatt asked about the letter sent by Hill Wallack informing property owners of the ordinance to adopt the updated zoning map to be voted on at the April 9th Council Meeting. Solicitor Kirk explained that they were required by the Municipalities Planning Code to give notice. Vice President Horwatt said that residents are concerned that the ordinance will affect their properties. Interim Manager Zimmerman said that information clarifying the proposed ordinance has

been posted on the Borough website and social media.

EXECUTIVE SESSION: On motion of Councilperson Cumming, seconded by Councilperson Harris, Council voted unanimously to enter Executive Session at 9:50 p.m. to discuss legal and personnel matters. The Executive Session ended at 10:31 p.m.

MOTION: On motion of Councilperson Harris, seconded by Councilperson Marfia, Council voted 6-1 to approve a two-year contract for Manager Mary Zimmerman, to begin April 1, 2025. The contract included a salary of \$76,000 for the first year, a cost-of-living increase for the second year and provisions for a health care benefit not to exceed \$500 per month. The health care benefit offer was extended to the Clerk as well, beginning July 1, 2025, also not to exceed \$500 per month, President Culleton, Vice-president Horwatt, and Councilpersons Cumming, Harris, Marfia, and Zielinski voted in favor. Councilperson Haldeman voted against.

ADJOURNMENT: On motion of Councilperson Cumming, seconded by Councilperson Harris, Council voted unanimously to adjourn at 10:36 p.m.

Respectfully submitted,

Mary Zimmerman, Interim Borough Manager / Secretary

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