

Langhorne Borough Council Meeting
May 14, 2025

A Langhorne Borough Council Meeting was held at Council Chambers on Wednesday, May 14, 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; Councilpersons Scott Haldeman, Bob Cumming, Tim Harris, and Anthony Marfia; Solicitor Barbara Kirk; Treasurer Elyn Schoen; Manager Mary Zimmerman; Clerk Gabe Tenaglia

ABSENT: Vice President Horwatt; Councilperson Adam Zielinski; Mayor Joe Taylor; Chief John Godzieba

AGENDA REVIEW: President Culleton informed Council that Vice President Horwatt and Councilperson Zielinski are not able to attend the meeting. She announced that there will be an Executive Session at the end of the meeting. On tonight's agenda, there are two resolutions listed as 2025-22. The second was left by mistake and will be removed. President Culleton also announced that the Environmental Advisory Committee report will be moved up to the Engineer's Report.

ANNOUNCEMENTS: Don Minnick, member of the American Legion Jesse W. Soby Post, thanked the Borough and the police department for their assistance with preparing for the Memorial Day Parade. He spoke about preparations for the parade and offered cars to any Councilmembers who are interested in participating. Then President Culleton announced that there was an Executive Session at the April 24th Work Session to discuss a legal matter, and after breaking from Executive Session Council took a vote on the matter during public session.

CONSENT AGENDA: President Culleton listed the items on the consent agenda: the minutes from the April 9th Council Meeting and April 24th Work Session, the Treasurer's Report, payment of the bills, an event permit application for the Jesse W. Soby Post 5K run on November 1st, 8:00 a.m. to 11:30 a.m., and a Mayors' Playground sign application advertising the Soby Post 5K.

MOTION: On motion of Councilperson Marfia, seconded by Councilperson Haldeman, Council voted 5-0 to approve the consent agenda.

POLICE CHIEF'S REPORT: Chief Godzieba was not present to discuss his written report. Councilperson Haldeman asked if there was anything that needed to be said about the former Langhorne Borough police officer who was charged with a crime. Solicitor Kirk said that she spoke with Chief Godzieba today and the officer resigned back in December. The District Attorney's office is conducting an investigation. President Culleton said that a summary of the press conference held earlier today by the District Attorney's office is available on the Bucks County government website for anyone who wants more information, as well as an article in Levittown Now. She advised anyone with questions about the case beyond what is publicly available to direct them to the Borough's solicitor or Chief Godzieba. Councilperson Marfia said that the former officer's actions do not reflect on the Langhorne Borough Police Department. President Culleton said that Chief Godzieba handled the situation very well.

ENVIRONMENTAL ADVISORY COMMITTEE REPORT: Bonnie Miles of the EAC presented the committee's report on their May 5th meeting. The top item was discussion of the partial retrofit of the basin behind

the Langhorne United Methodist Church, and the EAC is in support of moving forward with the retrofit in order to meet the Department of Environmental Protection's sediment reduction requirements in advance of the December 31st, 2026 deadline. EAC also appointed Gina Pardovich as their new Chair and decided that Vice President Horwatt will continue as the Council liaison. Ms. Miles also spoke about the EAC's planned rain barrel project, which will involve a workshop held in coordination with the Neshaminy Watershed Association. A group of volunteers will teach attendees to make their own rain barrels. The workshop may be in July or the fall depending on when the volunteers are available; Ms. Miles is waiting for a response from the Neshaminy Watershed Association. The proposed location for the workshop is Langhorne Heritage Farm, with the Mayors' Playground as a backup if necessary.

ENGINEER'S REPORT:

Watershed Restoration and Protection Program Grant Application: Engineer George DiPersio explained that the Watershed Restoration and Protection Program grant is needed to fund the MS4 sediment reduction project. Mr. DiPersio said that the scope of work is limited to the Langhorne United Methodist Church. The work will not cover the entire basin, just the eastern third. The deadline to file the grant is May 31st and the amount requested is \$136,000. The total project cost is estimated to be \$160,000, and the Borough will be responsible for a 15% match, or \$24,000. Mr. DiPersio clarified that all the work will take place in the Middletown Township portion of the basin. Councilperson Haldeman asked if the Borough will get all of the MS4 credits; Mr. DiPersio said that is the expectation. President Culleton noted that Middletown stated verbally that they will not pursue the MS4 credits and asked if the Deed of Easement between the Methodist Church and PennDOT allows the Borough to work on the basin. Mr. DiPersio explained that the deed states that Langhorne Borough is responsible for maintenance and/or reconstruction of the basin, but they will coordinate with the church and Middletown. There was also discussion of where the Borough's \$24,000 match will come from, and Council determined that it would be paid with recycling grant funds. There was further discussion about the Deed of Easement and President Culleton noted that PennDOT is not involved in the project because the Borough is not dealing with the pipes beneath the church. Mr. DiPersio explained that the only thing the Borough will do with the pipes is clean sediment out of them so they are clean for construction.

MOTION: On motion of Councilperson Haldeman, seconded by Councilperson Marfia, Council voted 5-0 to approve Resolution 2025-19: A RESOLUTION OF THE BOROUGH OF LANGHORNE, BUCKS COUNTY, PENNSYLVANIA, DECLARING ITS INTENT TO SUBMIT AN APPLICATION TO THE PENNSYLVANIA COMMONWEALTH FINANCING AUTHORITY FOR APPROVAL OF FUNDS PURSUANT TO THE WATERSHED RESTORATION AND PROTECTION PROGRAM OF PENNSYLVANIA FOR THE BOROUGH'S MS4 SEDIMENT REDUCTION PROJECT.

Intergovernmental Agreement with Middletown Township: Mr. DiPersio explained that the intergovernmental agreement with Middletown is being proposed in order to formalize that the Borough will get all the MS4 credits for the partial retrofit of the Methodist Church basin. While the work will take place in Middletown, CKS believes that the Borough is entitled to all the credits because the Borough is responsible for the basin's maintenance and the drainage area is in the Borough. Mr. DiPersio suggested that the Solicitor could prepare such an agreement once the details are finalized if authorized by Council. Councilperson Haldeman asked if an intergovernmental agreement is necessary; Solicitor Kirk said it would be valuable if Middletown decides to pursue MS4 credits for the project. Mr. DiPersio said that the EAC strongly recommended it and that it makes sense to have in place before the Borough awards the contract for the work early next year. Council authorized Solicitor Kirk to begin drafting an intergovernmental agreement.

Country Club Lane & North Bellevue Avenue Paving & Sidewalk Project: Mr. DiPersio said that the project is set to commence after the Memorial Day Parade on May 26th. There will be a pre-construction meeting before the end of the month between CKS and the contractor. CKS has applied to PennDOT for the liquid fuels project funding for the portion of the work not covered by the Bucks County Redevelopment Authority grant. PennDOT has a request regarding the advertising, and CKS expects a quick turnaround from PennDOT once that is resolved. President Culleton noted that the Engineer's Report includes a recommendation that the property owners be notified. Mr. DiPersio said that all affected property owners, namely the entire block of Country Club Lane and the frontage of North Bellevue, should be sent a written notice of the work. President Culleton suggested putting information on the Borough website. Councilperson Haldeman suggested putting up notice signs near the work site.

PLANNING COMMISSION:

Comprehensive Plan Update: Planning Commission Chair Paul Schneider said that Luke Rosanova of the Bucks County Planning Commission has requested a meeting tomorrow to discuss expectations for the update of the Comprehensive Plan in order to decide on a price estimate for the work that aligns with the Borough's expectations. Mr. Schneider, Manager Zimmerman, and PC member Florence Wharton will be a part of that call. Mrs. Wharton is working with a sub-group to review the Borough's 2014 Comprehensive Plan and identify what needs to be done to update it.

TND II Update: Mr. Schneider said that PC has concerns about having commercial included in the TND II proposal given the potential development projects in Middletown and worried that traffic issues could arise. PC had discussed having a paper street reach out to 413 but has not come to a decision about where it might be. Mr. Schneider also brought up the possibility of reaching out to Middletown Township to ensure that the Borough is not negatively impacted by any developments in the township. President Culleton said that it had been discussed previously and Manager Zimmerman was going to reach out and try to schedule a meeting with Middletown. Manager Zimmerman said that Middletown is in a period of transition as the Middletown Manager Stephanie Teoli Kuhls will be leaving her role after tomorrow. She offered to bring up the subject of a meeting tomorrow. Mr. Schneider said that the possibility of having egress and access go through Corn Crib Lane was brought up, but this could also bring traffic to Cherry Street, Flowers Avenue, and Richardson Avenue.

AD HOC TRAFFIC STUDY COMMITTEE RECOMMENDATIONS: At their May 8th meeting, the ad hoc traffic study committee meeting primarily discussed PennDOT's three proposed traffic calming options for South Pine Street as part of the RC3 project. The first two options involved mountable concrete medians that stretched the length of the road between Flowers and Richardson Avenues. The committee was not in favor of those options because they would make it difficult for emergency vehicles to traverse the roads and take away the turning lanes. They also do not support making Flowers Avenue on the left side of Pine Street one-way. Option three proposes curb bulb-outs on South Pine Street south of Flowers Avenue. PennDOT would also redo the crosswalk on the north side of Flowers as part of option 3, and include a new crosswalk at Richardson Avenue. Both crosswalks would include Rectangular Rapid Flashing Beacons (RRFBs). All options extended the Pine Street northbound left turn lane onto Maple Avenue. President Culleton announced that the ad hoc traffic study committee will tell PennDOT that they are approving a modified version of option three that removes a small concrete median between Richardson and Flowers and includes crosswalks on both the north and south side of Flowers, with RRFB mounted on the south side of Flowers but signalized from all four corners. Council and Mr. DiPersio discussed the concrete median south of Flowers shown on all the proposed options; part of it is in Middletown and part of it is in the Borough, and President Culleton advised that it may be non-

negotiable because it is part of PennDOT's construction for getting off the Cloverleaf. Councilperson Haldeman said that he is not in favor of the concrete median. President Culleton suggested shortening the concrete part rather than removing it entirely. Councilperson Haldeman expressed concern that trucks will drive over it. Solicitor Kirk said that if the Borough is responsible for maintaining the median they will have a better argument for removing it. After further discussion, Council agreed to recommend the modification of option 3 with the request to either eliminate or stripe the concrete median between Flowers and East Richardson.

BROWN & BROWN INSURANCE UPDATE: Manager Zimmerman provided Council with copies of the new insurance proposal from Brown & Brown. She said that it is around \$4,000 less than last year's and the new proposal includes Heart & Lung injury coverage for the police. Workman's comp is lower due to lack of claims, but general liability is a little higher due to pending slip-and-fall cases against the Borough from 2022 and 2023. Manager Zimmerman had Brown & Brown put together a quote for the walking bridge at the Catawissa Nature Preserve for \$10,000, and they suggested increasing the cyber liability coverage from \$500,000 to \$1,000,000. Councilperson Cumming asked about cyber liability coverage for Treasurer Schoen and Manager Zimmerman said that they cannot cover a remote location. Treasurer Schoen said that she has her own coverage. Councilperson Haldeman asked about the coverage for the Summer Concert series at the Langhorne Community Park, and Manager Zimmerman said that it is covered by the Langhorne Borough Business Association's insurance. She said that the one change to the park's coverage is that it was originally listed as playground, but since there is no playground equipment they were able to get it down from \$51,000 in coverage to \$10,000 to cover the five benches in the park. After further discussion Council agreed that Manager Zimmerman should give Brown & Brown permission to proceed with the proposal.

CODIFICATION PROJECT UPDATE: Clerk Tenaglia informed Council that the Borough has entered the second phase of the codification project, the Editorial & Legal Analysis. General Code sent the Borough a digital draft version of their code with all ordinances included, along with 278 questions to be addressed by the Borough to review their ordinances and make updates. He and Manager Zimmerman have been going through the draft and addressing the questions, but General Code recommends forming a committee to address them. Clerk Tenaglia said that the solicitor should review questions requiring legal guidance and suggested having the building inspector and zoning officer review building code and Zoning Ordinance-related questions. September 24th is the deadline by which General Code recommends the Borough respond to all questions and submit them for finalization in order to stay on schedule for the next phase of the project, but more time can be taken if necessary. There was discussion of who should have access to the Code Review website and President Culleton recommended that the office begin inviting people to assist with Code Review. Manager Zimmerman suggested sending an email to the chairs of the Borough's committees to see if there are any volunteers. Councilpersons Haldeman and Marfia expressed interest in having access to the site to review the questions. Manager Zimmerman said that General Code had offered to hold an introductory webinar. There was further discussion of how to use eCode and next steps.

DISPOSAL OF PAPER COPIES OF PROPERTY & SUBDIVISION FILES: President Culleton explained Resolutions 2025-20 and 2025-21. Resolution 2025-20 declares the Borough's intent to follow the schedules and procedures for disposition records set forth in the Municipal Records Act, and Resolution 2025-21 approves the disposal of the physical copies of the property & subdivision files digitized by Scantek last year. Clerk Tenaglia is in the process of obtaining the physical copies of Vice President Horwatt's, Councilperson Marfia's, and Councilperson Cumming's property files as per their request and will not move forward with authorizing Scantek to shred the documents until they are received.

MOTION: On motion of Councilperson Haldeman, seconded by Councilperson Cumming, Council voted 5-0 to approve Resolution 2025-20: A RESOLUTION OF THE BOROUGH OF LANGHORNE, COUNTY OF BUCKS, PENNSYLVANIA, DECLARING ITS INTENT TO FOLLOW THE SCHEDULES AND PROCEDURES FOR DISPOSITION OF RECORDS AS SET FORTH IN THE PENNSYLVANIA MUNICIPAL RECORDS ACT, 53 PA. C.S. §1381, ET. AL., AND IN ACCORDANCE WITH THE PROCEDURES AS SET FORTH IN THE MUNICIPAL RECORDS MANUAL AS APPROVED ON DECEMBER 16, 1968, AND ESTABLISHING AN EFFECTIVE DATE.

MOTION: On motion of Councilperson Cumming, seconded by Councilperson Marfia, Council voted 5-0 to approve Resolution 2025-21: A RESOLUTION OF THE BOROUGH OF LANGHORNE, COUNTY OF BUCKS, PENNSYLVANIA, DECLARING ITS INTENT TO DISPOSE OF CERTAIN RECORDS AS SET FORTH IN THE PENNSYLVANIA MUNICIPAL RECORDS ACT, 53 PA. C.S. §1381, ET. AL., AND IN ACCORDANCE WITH THE PROCEDURES AS SET FORTH IN THE MUNICIPAL RECORDS MANUAL AS APPROVED ON DECEMBER 16, 1968.

DELAWARE VALLEY HEALTH TRUST INTERGOVERNMENTAL COOPERATION AGREEMENT: President Culleton explained the resolution, which would authorize the Borough to participate in the Delaware Valley Health Trust to provide health coverage for the office employees. It is a three-year agreement.

MOTION: On motion of Councilperson Cumming, seconded by Councilperson Marfia, Council voted 5-0 to approve Resolution 2025-22: RESOLUTION AUTHORIZING THE BOROUGH OF LANGHORNE TO ENTER INTO AN INTERGOVERNMENTAL COOPERATION AGREEMENT AND PARTICIPATE IN THE DELAWARE VALLEY HEALTH TRUST.

ZONING ORDINANCE APPENDIX A AMENDMENT ADVERTISEMENT: President Culleton provided an explanation of the proposed amendment, which was precipitated by the need for the demolition of the fire-damaged houses on West Richardson Avenue. Solicitor Kirk stated that because appendix A is in the Borough's Zoning Ordinance, 30 days' notice has to be provided for Bucks County Planning Commission to review, so the earliest the amendment can be voted on is at the July meeting. Councilperson Marfia expressed concern that the word "appropriateness" can be too loosely interpreted. Solicitor Kirk said that wording is used because a certificate of appropriateness is required for demolition in the historic district. President Culleton said that the amendment states that in the case of an emergency, the certificate of appropriateness can be issued without a HARB meeting provided that a representative of HARB and the Council President come together to approve it.

PUBLIC COMMENT: Pat Carr, 240 North Green Street, said that at the last meeting, Council had discussed adding "rendering uninhabitable" in addition to "substantial damage" to the conditions of emergency demolition. Manager Zimmerman and Solicitor Kirk said the definition of what is acceptable for emergency repair includes structures not meant to be inhabited by people. Mr. Carr expressed concern about the ordinance being interpreted too loosely. Council considered scenarios that would and would not qualify as emergencies, and Solicitor Kirk said that she imagined emergencies as scenarios where the structure was damaged and is in danger of imminent collapse if not addressed. There was more discussion and President Culleton noted that going by Solicitor Kirk's intent of an emergency definition, the dwellings damaged in the West Richardson fire would technically not qualify because they were not in danger of imminent collapse. Solicitor Kirk said that if the amendment is not advertised tonight it must be deferred for further review, and the Bucks County Planning Commission, who is required to review the amendment, may have suggestions as to refining the language. Manager Zimmerman asked if the Borough can get input from BCPC before advertising the amendment, and Solicitor Kirk said that Council can authorize the amendment be submitted to BCPC for review before

advertisement. Council decided that the amendment would be submitted to BCPC and the Borough's Planning Commission as required.

MOTION: On motion of Councilperson Cumming, seconded by Councilperson Harris, Council voted 5-0 to table the motion, made by Councilperson Cumming and seconded by Councilperson Haldeman, to advertise Ordinance 2025-06: AN ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF LANGHORNE, BUCKS COUNTY, PENNSYLVANIA, AMENDING THE APPENDIX A OF THE BOROUGH'S ZONING ORDINANCE REGARDING EMERGENCY ISSUANCE OF CERTIFICATES OF APPROPRIATENESS FOR DWELLINGS OR OTHER STRUCTURES WITHIN THE HISTORIC DISTRICT, ESTABLISHING AN EFFECTIVE DATE AND REPEALING INCONSISTENT PROVISIONS.

RESIDENTIAL RENTAL HOUSING REGISTRATION PROGRAM ORDINANCE ADVERTISEMENT: Solicitor Kirk made the revisions to the ordinance requested by Council. Councilperson Haldeman expressed concern that properties owned by municipal or county authorities are exempt from the ordinance's guidelines. President Culleton said that is because they are regulated by a different authority than the Borough. Councilperson Haldeman also requested that the wording of Section 4 a. be amended to say "upon satisfactory registration." Councilperson Marfia asked if it is legal to request the names of tenants, and Solicitor Kirk said that it is. He and Councilperson Haldeman objected to requiring sketch plans because it would be too difficult. Solicitor Kirk said that the sketch plan requirement was added at the request of Fire Chief Frank Farry to give first responders an idea of what to expect when responding to emergencies. Manager Zimmerman said that the Borough will forward rental registration application materials to the fire company so they can put that information in their system. President Culleton voiced concern with the stipulation that the registration certificate will not be issued until the Borough determines that it has complied with all the codes. This would not be possible without inspection, which has been purposefully separated from the residential rental registration ordinance. Councilperson Harris asked if property owners have to register every time they change tenants. Solicitor Kirk said that re-registration is not required, but notice must be provided to the Borough within thirty days if there is a change in occupancy. Councilpersons Harris, Marfia, and Haldeman expressed concerns about the feasibility of enforcing the ordinance. President Culleton suggested not asking for tenant information and Solicitor Kirk pointed out that Fire Chief Farry had requested that tenants requiring specialized care be identified. President Culleton said that information could be requested but not required. She suggested another revision of the ordinance removing the requirement to list names and contact information of tenants. Council determined that more changes would be made to the ordinance and then the office would submit a complete marked-up document to Solicitor Kirk for revision.

MOTION: On motion of Councilperson Cumming, seconded by Councilperson Harris, Council voted 5-0 to table the motion, made by Councilperson Cumming and seconded by Councilperson Harris, to advertise Ordinance 2025-07: AN ORDINANCE OF THE BOROUGH , 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

ANTI-VAPING ORDINANCE: President Culleton said that this amendment would ban vaping products in designated areas. Solicitor Kirk explained the changes she made. Pat Carr, President of Langhorne Open Space, expressed concern about how to enforce a smoking and vaping ban on farm grounds, especially during large events. Councilperson Cumming said to use a no smoking sign. Mr. Carr was reluctant to have lots of do-not signs on the farm and Catawissa. Solicitor Kirk asked if there is an application form to have an event at the farm. Mr. Carr said that there is if an outside party wants to use the farm, but not

for events organized by LOSI. Solicitor Kirk said that the form could note that smoking products are prohibited. Manager Zimmerman suggested having a temporary no-smoking sign for events. President Culleton said that the original ordinance only designates the Mayors' Playground and Heritage Farm, but at Council's request the Solicitor added the Catawissa and Richardson House. She suggested leaving the playground and farm as the only designated areas. Councilperson Harris asked whether the ordinance covers products that are not tobacco, namely marijuana. He pointed out that the ordinance does not specify no smoking, only no tobacco and vaping. President Culleton suggested including marijuana and Councilpersons Harris and Cumming said it can be changed to say no smoking.

MOTION: On motion of Councilperson Harris, seconded by Councilperson Haldeman, Council voted 5-0 to table the motion, made by Councilperson Cumming and seconded by Councilperson Haldeman, to advertise Ordinance 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 THE USE OF TOBACCO AND OTHER SIMILAR PRODUCTS IN DESIGNATED RECREATIONAL AREAS, PARKS, PLAYGROUNDS AND OTHER PUBLIC BUILDINGS, PROVIDING PENALTIES FOR VIOLATION THEREOF, AND ESTABLISHING AN EFFECTIVE DATE.

BOARD, COMMITTEE & COMMISSION REPORTS:

Communications Team: The Communications Team met and discuss advertising the May 8th Traffic Safety Meeting, which they did successfully.

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

- 148 E. Marshall – Remove storage shed in disrepair from rear of property
- 152 E. Maple, Lukoil RRIK - Emergency roof replacement due to an active leak
- 123 E. Marshall RRIK - Roof replacement
- 200 S. Bellevue – Repaint entire house, repair and repaint wood shutters – approval recommended with suggested alternate shutter color
- 224 S. Bellevue Ave RRIK – Roof replacement

MOTION: On motion of Councilperson Cumming, seconded by Councilperson Harris, Council voted 5-0 to approve the HARB report. Councilperson Marfia abstained from consideration of the roof replacement application at his property at 224 South Bellevue Avenue.

Heritage Farm/Langhorne Open Space: Pat Carr, President of Langhorne Open Space, said that the Jazz-at-the-Farm concert on May 10th went well, but there was an issue with a Mr. Softy driver who parked on the street where there were no parking signs and left the truck idling during the concert to sell ice cream. This prevented people nearby from hearing the concert and exposed them to fumes. The truck driver was uncooperative when asked to move his vehicle and turn off the music, and continued to cause problems throughout the event. Mr. Carr said that farm volunteers tried to call the Langhorne Borough police during the incident but could not get in touch with anyone. There was further discussion of difficulties in contacting the police, and President Culleton said that the best way to get an officer to arrive right away is to call 911. She suggested the police might include more information on their voicemail message. Mr. Carr then updated Council about the dead tree near the border of the farm and the neighboring Windy Bush property. LOSI investigated and found that the tree is on the farm's property. The tree has already been taken down and the cost was \$1,000, which Mr. Carr asked to split

with the Borough. Councilperson Haldeman suggested that the Borough pay the entire cost. After further discussion Mr. Carr agreed. They determined that the funds will come from the Heritage Farm Operating Account.

Recreation Board: Manager Zimmerman said that a rusty blue box on the Mayors' Playground was moved to a more discreet spot at the request of the residents of 225 East Richardson Avenue, whose property it bordered. According to Vice President Horwatt it is used by Hulmeville Soccer. At the end of their season they will remove the box.

Zoning/Building Inspection: Councilperson Marfia asked about the previously-discussed meeting between a few members of Council and the building inspector and zoning officer. President Culleton said that there was a request for Council to discuss finding a replacement zoning officer or inspection agency, which will be on the Work Session agenda. In light of this, she asked if Council still wants to have a meeting with the current building inspector and zoning officer. Councilperson Cumming felt it was not necessary. Councilperson Marfia said that he would like to meet with the zoning officer. He said that he has issues with certain zoning determinations as a private citizen, and Manager Zimmerman said that the purpose of the meeting with the building inspector and zoning officer is for Council to get a better understanding of their procedures and the codes they follow. President Culleton said that zoning concerns brought as a private citizen should be submitted to the manager.

MANAGER'S REPORT: Manager Zimmerman submitted her written report to Council and opened the floor for questions. Pat Carr, 240 North Green Street, asked about the fences that the Middletown Country Club put up along West Marshall Avenue. He said that he spoke with Middletown's Parks and Rec person; the fence in front of his house is in Middletown, but the fence on the bottom of the hill in the Borough is within inches of the curb, which would not be in compliance with the Borough's requirements for fences. Mr. Carr was told that the Langhorne Borough zoning officer and the Middletown zoning officer spoke, but did not get a clear sense of the result, if any, of their discussion. He asked Manager Zimmerman to follow up on the fence in the Borough. She said that she spoke with the manager of the Country Club, who explained that the fence was put up because four-wheelers were driving onto the property. After further discussion, it was determined that Manager Zimmerman and Mr. Carr would follow up to discuss.

EXECUTIVE SESSION AND ADJOURNMENT: On motion of Councilperson Marfia, seconded by Councilperson Cumming, Council voted 5-0 to enter into Executive Session at 9:50 p.m. to discuss legal and personnel matters and to adjourn out of Executive Session. The Executive Session ended at 10:00 p.m.

Respectfully submitted,

Mary Zimmerman, Borough Manager / Secretary

Next Council Meeting: June 11th, 2025 at 7:00 p.m.