

**Langhorne Borough Council Work Session  
April 25, 2024**

A work session of Langhorne Borough Council was held in person in Council Chambers on Thursday, April 25, 2024. President Culleton called the session to order at 7:02 p.m. and invited those in attendance to pledge allegiance to the Flag.

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

**AGENDA REVIEW:** Councilperson Haldeman objected to the length of the April 10<sup>th</sup> meeting. He said that meetings should go no longer than 10:00 p.m. and Council must be mindful of the time.

**ANNOUNCEMENT:** President Culleton announced that the Arbor Day celebration will be held at 2:00 p.m. in the Richardson House Community Park. There will be a presentation dedicating a tree to Art Sloan.

**PRESENTATION:** Council and Manager Bradshaw presented Shaun Pall, 2304 Brownsville Road, Trevoise, PA, with a Certificate of Appreciation thanking him for submitting the new Borough Motto, "Where History & Community Meet."

**ADOPTION OF COUNTRY CLUB LANE:** Manager Bradshaw sent Council a history of the petition to dedicate Country Club Lane and a list of estimated costs from CKS for the necessary improvements. He also invited Tim Williams, 23 Country Club Lane, to speak before the new Council members and answer questions. Mr. Williams said that when he purchased his home in 2017, there was no indication that the road was privately owned. The original plan back in the 80s was for Country Club Lane to become a Borough road, but the dedication was never officially adopted. Members of Council asked Mr. Williams questions to ascertain what happened and what the current situation of Country Club Lane is. Solicitor Kirk explained that the Declaration of Restrictions says the developer is to dedicate all roadways to the Borough, but an official deed was never presented to the Borough. If Country Club Lane was dedicated to the Borough, it would be responsible for the maintenance of the road on top of the snow plowing, trash collection, leaf pickup the Borough already provides. After some discussion, Councilperson Marfia asked if the homeowners could share the cost. Solicitor Kirk said that the decision made last October stated that the Borough would not ask them to share the cost.

**REVISED 2023 POLICE WAGE RESOLUTION:** In the process of the audit, Treasurer Schoen found that in 2023 the Borough was paying the police at a different rate from what was stated in the wage resolution on record. President Culleton said that the officers have not been underpaid, but the resolution shows a lower pay scale than what was actually put into practice. Treasurer Schoen sent Solicitor Kirk the correct pay scale that should have been approved for 2023, and Solicitor Kirk changed the payroll scale as noted. The new resolution will reflect what the officers were actually paid.

**ARLE PRE-SCOPING APPLICATION:** The Automated Red Light Enforcement Transportation Enhancements Grant Program (ARLE Funding Program) is a grant for improving traffic signals. Council must authorize Manager Bradshaw to sign and submit the application. The pre-grant application is due the 30<sup>th</sup> of April. Vice President Horwatt said that Council does not need to vote because it is only a pre-grant application.

**HECKMAN PROPERTY:** Planning Commission strongly recommends that Council take the lead in opposing Erin Development's current plan for development of the Heckman property and negotiating with the developer. Councilperson Haldeman asked if the Borough could just write a letter of objection. Solicitor Kirk said that Council was looking into writing a letter to Middletown objecting to the plan. President Culleton suggested making a motion at the next Council meeting to write a letter to Middletown opposing the project. Solicitor Kirk said she could send a draft letter to Council. There was more discussion about Council's position and the content of the letter. Vice President Horwatt suggested sending a letter to the school district as well. At President Culleton's request, Manager Bradshaw told Council his idea for purchasing the portion of the Heckman property in the Borough and turning it into parking for the Mayor's Playground.

**TURNING WORK SESSIONS INTO VOTING MEETINGS:** President Culleton said that if Council was able to vote at Work Sessions, they would reserve the more important items for regular Council meetings to allow for appropriate public comment. Voting at Work Sessions would ideally be limited to items like approving minutes, payment of the bills, the Treasurer's report, etc. President Culleton also suggested using a consent agenda, which is a list of items to be voted on all at once.

**PLANNING COMMISSION RECOMMENDATIONS:** At the last Planning Commission meeting, the PC recommended approval of the minor subdivision lot line change application for 141-151 West Maple subject to revisions. They made other recommendations which were sent to Borough Council. The PC asked that Borough Council approve its recommended changes to the PS Permitted Uses with the following updates: Reinstatement of B9, Care Facility, Group; and replacement of "non-permitted" with "not permitted" in B2/B6 bullets to align with Section 401 of zoning ordinance. PC also passed two motions related to the TND Amendment. President Culleton asked for and received clarification on some of the PC's recommendations and changes.

PC supports the Borough Council in opposing PennDOT's RC3 plans and endorses SAFE Engineering's reply. The PC recommended that the Borough communicate directly with PennDOT and send copies to Senator Farry and Representative Fitzpatrick. There was some discussion about how SAFE would communicate with PennDOT; then President Culleton brought up other possibilities for opposing the RC3 plan. Councilperson Haldeman questioned whether the Borough has made any progress in stopping the RC3 plan. Vice President Horwatt said that Council has no proof that anyone at PennDOT knows that Council objects to the plan. Councilperson Haldeman raised concerns about the mounting costs of opposition. President Culleton said she is looking into ways to oppose the plan that do not cost the Borough.

**TOLL BROTHERS NOTICE OF LAND USE APPEAL:** It was suggested that in May, the Solicitor should file a petition to intervene in the appeal hearing and Council should determine what her role should be. Alternatively, a formal petition to intervene can be filed later with the court. Solicitor Kirk said that she would file a petition to intervene before the May 6th deadline, and if Council decided in their May meeting that they do not want to be actively involved, she would withdraw the documents.

**PINE STREET "QWICK CURB" SYSTEM:** Solicitor Kirk said that the Qwick Curb system was part of the Route 413 Storm Water Inlet improvement drawings, and to close out the permit, PennDOT requires a condition statement to be signed off by the Borough. George DiPersio of CKS Engineering wanted Council to be aware but no action is required.

**MANAGER BRIEFING:**

- The Route 413 project is expected to start around May 1<sup>st</sup>.
- Manager Bradshaw, President Culleton, Vice President Horwatt met with Karen Cilurso from Delaware Valley Regional Planning Commission (DVRCP) to discuss possible projects.
- Bollards for the generator have been ordered. They will arrive within next week.
- The OWL recording device has been sent back to the Borough.
- All the renewal paperwork for Brown & Brown has been submitted.

**DISCUSSION:** Vice President Horwatt asked if the Route 413 project will affect the Memorial Day Parade. Manager Bradshaw said that Mr. DiPersio said it is not expected to. Vice President Horwatt also asked about the curb and street cleaning for the parade. Manager Bradshaw said he can look into street cleaning, and the public works officer Nick Palladino will start on the curbs as soon as he can.

Councilperson Marfia asked what Councilmembers are allowed to ask for regarding legal descriptions of Borough properties if they see zoning violations. Manager Bradshaw said that a right-to-know request must be filed to get any information about anyone else's property. Solicitor Kirk said that people are allowed to report zoning issues and ask if they have been resolved, but any request for specific documents require a right-to-know request. There was more discussion about zoning complaints.

**EXECUTIVE SESSION:** President Culleton announced that Council would enter an Executive Session at 8:25 p.m. The Executive Session ended at 8:56 p.m.

**ADJOURNMENT:** With no other business, on motion of Vice President Horwatt, seconded by Councilperson Zielinski, Council voted unanimously to adjourn at 8:58 p.m.

Respectfully submitted,

Steve Bradshaw, Borough Manager / Secretary

**Next Work Session: May 30, 2024 at 7pm**