

Langhorne Borough Work Session

August 28, 2025

A Langhorne Borough Work Session was held at Council Chambers on Thursday, August 28, 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 Kathleen Horwatt; Councilpersons Scott Haldeman, Tim Harris, Anthony Marfia, Bob Cumming, and Adam Zielinski; Solicitor Barbara Kirk; Manager Mary Zimmerman; Clerk Gabe Tenaglia

AGENDA REVIEW: President Culleton clarified that any vote taken after the discussion of the final zoning decision for 315 West Maple Avenue during tonight's Executive Session will be taken in public session.

ANNOUNCEMENTS: President Culleton announced that there was an Executive Session at the August 13th Council Meeting to discuss personnel issues, which was followed by a vote in public session to offer a contract to the new Chief of Police. Vice President Horwatt announced that a large group of residents are working to educate residents of Langhorne Manor, Middletown Township, and Langhorne Borough about the current status of the RC3 Project. Meetings will be held on the 18th and 25th of September at the Dunn-Givnish Funeral Home to discuss the project.

EXTENDING THE SOLID WASTE CONTRACT AN ADDITIONAL YEAR: Sean Thompson of Leck Waste Services contacted the Borough to offer an extension of their solid waste contract for one year with the current pricing, along with fifty cardboard boxes for use at Borough events. Solicitor Kirk requested to see a draft of the proposed extension provision in their contract. There was discussion of the circumstances under which the Borough would have to put their solid waste contract out to bid; Vice President Horwatt said that if the price increased it would have to go out for bid, and suggested asking for a two-year contract extension with the same price. President Culleton pointed out that the Borough needs a signed offer from Leck before making a motion to accept the extension. There was further discussion about possible changes to the contract and Vice President Horwatt recommended that the Borough ask for first pickup in the event of a large-area disaster. Council decided to request the signed offer and ask for a two-year extension and first pickup for disasters.

SNOW REMOVAL BID: There was discussion of the snow removal bid specifications that Manager Zimmerman provided to Council. President Culleton said that she did not find a list of Borough streets and Vice President Horwatt said that the Borough has to provide a map that is updated to reflect the easement for snow storage at 62 Country Club Lane. Then there was discussion of determining a quote for the snow removal and Solicitor Kirk said that a request for bids over \$23,80 must be fully advertised. President Culleton said that if the Borough receives three phone estimates below that threshold, they can choose from those estimates. Solicitor Kirk said that the Borough can also choose to solicit quotes from vendors provided they are between \$12,900 and \$23,800. Council then discussed minor changes to be made to the bid specification letterhead and Councilperson Haldeman said that he sent Manager Zimmerman maps for snow removal. There were no other issues with the specifications. President Culleton asked about when the leaf pickup should be scheduled, and Councilperson Haldeman said that the leaf pickup is supposed to be done before the Holiday House Tour. There was some discussion about whether there would be one or two leaf pickups.

BAMBOO: Manager Zimmerman met with L.O.S.I. President Pat Carr to discuss the bamboo growing at Catawissa.

NATIONAL AVENUE INLET UPDATE: Passerini & Sons went out to investigate the two inlets on National Avenue. One is collapsing and the inlet across the street is being affected. Councilperson Haldeman warned that further deterioration could lead to the street collapsing. Vice President Horwatt said that they will likely need to replace the inlet boxes on each side and suggested applying for a grant from the Bucks County Redevelopment Authority (RDA) or using Liquid Fuels funds to pay for the work. President Culleton asked if the engineer should be involved, and Manager Zimmerman said that Engineer George DiPersio will be notified when Passerini & Sons informs the Borough of their findings, and that the project will likely have to be put out to bid. There was discussion of the bidding process and costs.

PRELIMINARY BUDGET PLANNING: Councilperson Haldeman announced that the budget committee met twice and reviewed the income and expenses, and he will put together a preliminary budget list for Council. President Culleton noted that the proposed budget must be approved by November to be voted on in December, and suggested that there be a discussion of the preliminary budget list in September.

CELL TOWER UPDATE: Manager Zimmerman said that there is an unused cell tower behind the Middletown Township golf course, and another on Hulmeville Road. Vice President Horwatt asked if there is proof the tower behind the golf course is not used, and noted that it was previously Conrail's tower. Manager Zimmerman said that the tower is currently owned by Crown Castle Fiber LLC. Vice President Horwatt suggested that Manager Zimmerman ask Officer Daniel Mullen to look into whether the tower is being used, as he works for Conrail. Manager Zimmerman explained that Crown Castle is not currently looking to add additional coverage with large cell towers, and are instead focusing on using small cell wireless facilities to boost coverage in low-coverage areas. Crown Castle provided pictures of existing small cell wireless facilities in Philadelphia; they only have a single antenna at the top of the pole. Manager Zimmerman said that each pole has different ports for different carriers to plug into to use the antenna. There was discussion of who owns the land that the cell tower is built on, and Manager Zimmerman said that signage at the cell tower indicates that the land is owned by Middletown.

SMALL CELL PERMIT APPLICATION: Manager Zimmerman expressed concern that the electrical box on the proposed small cell wireless facility at North Pine Street and East Maple Avenue would stick out and be low to the ground. She suggested asking Crown Castle to turn it to face the Brothers Pizza parking lot instead of the sidewalk, or having them move it to the Verizon pole down the street. Solicitor Kirk said that it could take up to six months if they were to move the small cell wireless facility onto the Verizon pole.

UPDATE ON CROSSWALKS: The Borough is pursuing an RDA grant to upgrade the crosswalk at Green Street and Maple Avenue by installing Rectangular Rapid Flashing Beacons (RRFBs). There are also two proposed crosswalks that PennDOT has offered as part of the RC3 Project, one at Flowers Avenue and Pine Street, and the other at Richardson Avenue and Pine Street. However, they will not be installed until PennDOT begins construction on the RC3 Project in 2029. Councilperson Harris said that traffic at Pine and Richardson is heavy, and people use the intersection to cross to get to and from the Mayors' Playground. The traffic makes this difficult, especially during rush hour. President Culleton suggested that the Borough could install a crosswalk at Pine and Richardson sooner than 2029 by applying for RDA grant funding. Mr. DiPersio had suggested combining the grant application for the Green and Maple crosswalk with this one. Manager Zimmerman added that Chief Godzieba also intends to apply for RDA funding for a new police car and computer upgrades at the police station. Solicitor Kirk asked about the

cost of combining both crosswalks, and Clerk Tenaglia said that adding the Richardson and Pine crosswalk to the grant application will likely double the cost. President Culleton said that CKS had given a \$90,000 rough estimate for the Green and Maple crosswalk, so for both it could be around \$180,000 - \$200,000. Manager Zimmerman said that CKS is now proposing to remove one side of the crosswalk, and Vice President Horwatt noted that would reduce the number of RRFBs to two. Councilperson Haldeman expressed surprise that the new concept plan submitted by CKS has a bulb-out at the southeast corner, as he thought the Borough was getting rid of them. Manager Zimmerman explained that the bulb-out is needed to enable the construction of an ADA ramp there, and Clerk Tenaglia added that the bulb-out is needed for the RRFB because the utility poles at that corner take up all the space. CKS has determined that a bulb-out at the southeast corner would be less of an impediment to emergency services vehicles. Councilperson Haldeman expressed concern about a four-foot bulb-out, and Clerk Tenaglia said that Mr. DiPersio had advised that the bulb-out could be between two to four feet. He said that Council's feedback on the plan is needed for Mr. DiPersio to put together a cost estimate, which is also needed for the Resolution that has to be approved as part of the application. He recommended that the Resolution be approved at the September 10th Council Meeting. Vice President Horwatt said that she supports the plan because the four corners need to be updated with ADA-compliant ramps. Councilperson Cumming asked if PennDOT would prohibit anything from being done to the street, and Manager Zimmerman said that when the office met with PennDOT representatives for the pre-grant meeting, they said that the work would be permitted.

Then there was discussion about the Pine and Richardson crosswalk and whether there would be crosswalks at all four corners. Vice President Horwatt suggested removing one crosswalk and having another on the side of the First Baptist Church, as long as the church is alright with having a flashing beacon in front of their property. President Culleton confirmed that Council approves of the concept plan for the Green and Maple crosswalk, provided that the bulb-out is less than four feet, and that they support upgrading the Pine and Richardson intersection with a crosswalk on the north side of Richardson. President Culleton then asked if PennDOT gave any indication as to when the Borough might expect the delineators to be installed at the Green Street crosswalk. Manager Zimmerman said that the delineators are on back order. There was further discussion of how effective the delineators are and of the information needed for the Resolution for the crosswalk grant application, and Clerk Tenaglia noted that PennDel-Middletown Emergency Squad (PMES) Chief Andrew Schifferli submitted a formal request for the Borough to apply on their behalf for RDA grant funding to help refurbish one of their ambulances. Then there was discussion of who will be preparing the Resolutions and Vice President Horwatt said that the Borough always prepares the Resolutions themselves.

USE AND OCCUPANCY/SEWER LATERAL INSPECTIONS: Manager Zimmerman spoke with the Bucks County Water and Sewer Authority (BCWSA) about the importance of requiring sewer lateral inspections in ensuring the safety and good condition of homes, sanitation systems, and communities and presented some of the benefits to Council. Solicitor Kirk said that other municipalities have a standalone ordinance requiring sewer lateral inspections. The homeowner has to hire a plumber to conduct a video inspection of the lateral line from the house to the connection to the sewer system, and a copy of the video is sent to the local government to verify that the inspection passed. Then a certificate is issued to the homeowner. If the inspection failed, the homeowner would need to fix the issues and schedule a follow-up inspection. President Culleton noted that if the inspection failed, the homeowner would not be able to get a U&O certificate for the sale of the home if a sewer lateral inspection is required. Manager Zimmerman said that the Borough cannot hold up the sale of property, so the Borough would issue a conditional certificate of occupancy, and the seller could negotiate with the buyer about who will take care of the sewer lateral issues. Councilperson Haldeman said that the Borough should recommend

that homeowners get a sewer lateral inspection when selling their home, but not require it. Solicitor Kirk advised against making that recommendation because the Borough could be held liable if there was an issue with a sewer lateral inspection. There was further discussion of the liability of recommendation versus requirement and Councilperson Haldeman maintained that the issue of whether a homeowner has a sewer lateral inspection should be between them, the buyer, and the plumber. President Culleton then asked each individual Councilmember about their position on requiring sewer lateral inspections. President Culleton and Councilpersons Cumming and Harris spoke in favor, while Councilpersons Haldeman and Marfia spoke against. Vice President Horwatt said that sewer lateral inspections are important but expressed concern about excessive rules and regulations. Councilperson Zielinski said that he is not decided but is wary of requiring inspections. President Culleton suggested investigating how similarly-sized Boroughs that require sewer lateral inspections are faring with their sewer lateral ordinances, and after more discussion Council determined that they were not at a point where they were ready to direct Solicitor Kirk to draft a sewer lateral ordinance.

VERIZON FRANCHISE RENEWAL AGREEMENT: No update.

NEEDS FOR BOARDS & COMMISSIONS OPENINGS: President Culleton spoke with the Borough staff about drafting an advertisement for vacancies on the Borough's boards and commissions. She said that nothing should be advertised until the Anti-Discrimination Ordinance amendment increasing the membership of the Human Relations Commission is passed. She asked if there are any other boards and commissions with vacancies that will need to be filled for 2026, and Solicitor Kirk suggested that President Culleton draft a memo to the board and committee chairs asking them to confirm which members' terms are expiring and what openings, if any, need to be filled. Then there was discussion of the individual boards and committees and their membership requirements. Manager Zimmerman brought up the need to establish a Code Appeals Board, and Solicitor Kirk explained that the Code Appeals Board is needed to hear appeals of property maintenance violations. President Culleton said that she will work on a memo to the board and committee chairs, and Council determined that the information about their vacancies is needed by the end of September.

POLICE CHIEF TRANSITION: President Culleton announced that the new Police Chief Kevin Burns will start on October 1st. It had been suggested that Mayor Taylor swear in Mr. Burns privately before October so he could start on the 1st, and then have a public swearing-in at the October Council Meeting to which Police Chiefs from other municipalities would be invited. President Culleton said that Chief Godzieba is working until October 1st and will stay on for an additional ten days to help with the transition. There was discussion of refreshments at the public swearing-in and what should be done to recognize Chief Godzieba. Vice President Horwatt said that in the past the Borough has prepared a certificate. She suggested asking him what he would like. Then there was discussion of the August Council Meeting minutes and the motions to hire Mr. Burns and accept Chief Godzieba's resignation.

PSAB FALL CONFERENCE: Manager Zimmerman will attend the Pennsylvania State Association of Boroughs' (PSAB) annual Fall Leadership Conference from October 3rd to October 5th.

COUNCIL DISCUSSION: Councilperson Haldeman asked if there is a committee to organize the Borough's sesquicentennial. President Culleton said that there is not; Vice President Horwatt suggested that every board, committee, and organization in the Borough should volunteer a member. President Culleton asked if the office would reach out to them and Manager Zimmerman said that the Communications Team can discuss. Vice President Horwatt asked about Manager Zimmerman's meeting with Middletown Township's new Manager Eden Ratliff. Manager Zimmerman said that it was productive.

She spoke with him and Assistant Manager Nick Valla about the intergovernmental agreement for the Methodist Church basin partial retrofit MS4 credits, and they will get back to the Borough after reviewing it. They also discussed the RC3 Project and having regular meetings with the surrounding municipalities, and the TND-II and Woods Services properties. Manager Ratliff had asked what the Borough envisions for economic growth and Manager Zimmerman had told him about the Borough's need for additional parking. Manager Ratliff had suggested requiring parking for future development near the Borough. She also showed Manager Ratliff the Borough's stormwater map and addressed concerns about stormwater runoff from developments. She invited Manager Ratliff to speak with Council to facilitate greater communication between the Borough and Middletown.

EXECUTIVE SESSION: Council entered into Executive Session at 8:45 p.m. to discuss legal matters.

ADJOURNMENT: On motion of Councilperson Cumming, seconded by Councilperson Harris, Council voted unanimously to adjourn the meeting out of Executive Session at 8:57 p.m.

Respectfully submitted,

Mary Zimmerman, Borough Manager / Secretary

Next Work Session: September 25th, 2025 at 7:00 p.m.