

Langhorne Borough Council Work Session
August 29, 2024

A Work Session of Langhorne Borough Council was held at Council Chambers on Thursday, August 29, 2024. 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 Tim Harris, Bob Cumming, Adam Zielinski, Scott Haldeman, and Anthony Marfia; Solicitor Barbara Kirk; Manager Steve Bradshaw; Clerk Gabriel Tenaglia

Manager Bradshaw arrived at approximately 7:16 p.m.

AGENDA REVIEW: President Culleton said that Council will proceed with the discussion items until Manager Bradshaw arrives to give the Manager Briefing.

ANNOUNCEMENTS: President Culleton announced that the professionals meeting with Erin Development is scheduled for September 10th. She also reminded Council that last year, they had been approached by the Barbara T. Ferraro Foundation about declaring September Ovarian Cancer Awareness Month. Council passed a Resolution to that effect. She suggested that Clerk Tenaglia post an announcement on the Borough's social media. Vice President Horwatt brought up the Barbara T. Ferraro Foundation 5k on November 9th and President Culleton suggested sending the relevant information to the Clerk to post. Solicitor Kirk then informed Council that she spoke with Engineer Goerge DiPersio, who said that he expects to have the proposed amendments to the Stormwater Management Ordinance drafted in time for the September Council Meeting. She also said that she received a draft addendum to the closing agreement with the Neshaminy School District for the Mayors Playground. She provided it to President Culleton to be circulated for discussion at the September meeting.

DRAFT FIRE SAFETY ORDINANCES: One of the Ordinances establishes the registration and inspection program for rental units and commercial buildings. The other establishes the offices of Fire Marshal and Fire Inspector. Solicitor Kirk explained how she crafted the Ordinances. President Culleton asked if Council wants to pass the Fire Inspector Ordinance before they have someone to appoint as Fire Inspector. Vice President Horwatt recommended passing the Ordinance first. President Culleton asked what would happen if the Borough can't find a suitable inspector; Solicitor Kirk suggested using the county's inspector and Vice President Horwatt suggested using Middletown's. Solicitor Kirk suggested looking into using Yardley Borough's inspector as well. Council discussed further and President Culleton said Council can have Manager Bradshaw reach out to Middletown and Yardley regarding fire inspections and what they would charge. She said Council should not advertise the draft Ordinances until Senator Farry, Chief Godzieba, and Mayor Taylor have reviewed them. Then Councilperson Haldeman said that Borough Hall should get a fire inspection. He suggested that the Bucks County Fire Inspector, John Gundy, do the inspection. Manager Bradshaw said that Mayor Taylor has someone in mind to be both the Fire Inspector and Fire Marshal. President Culleton asked Manager Bradshaw to contact this person and discuss payment. Then Council and Solicitor Kirk discussed specific sections of the residential rental registration Ordinance in detail. President Culleton said that the Borough will need an advertising campaign to inform residents of the new Fire Ordinance. Then Council discussed what codes the Fire Marshal and Fire Inspector would follow. Solicitor Kirk suggested, in cases where several code violations are found, entering into individual agreements with property owners to decide a schedule for making corrections.

Council continued to discuss the rental registration Ordinance. Councilperson Haldeman noted that the Ordinance does not list a grace period within which property owners can amend violations. Solicitor Kirk said that when a notice of violation is issued, there is typically a 30-day period before a violation is filed with the district court. Councilperson Haldeman asked about the grace period for Use & Occupancy applications. Solicitor Kirk said that Conditional U&Os are issued that list violations that must be corrected in a certain amount of time. Councilperson Haldeman recommended that the fire inspections have conditional approvals. There was further discussion of Conditional U&Os and how the Borough handles inspections. President Culleton reiterated that the next step is reaching out to Middletown, Yardley, and the county inspector. Solicitor Kirk said that Council also needs to hear back from Senator Farry, Mayor Taylor, and Chief Godzieba regarding the Ordinances.

MANAGER'S BRIEFING:

- As of this meeting, all attendees of the Borough's Zoom meetings will be automatically muted to avoid disruption and people being talked over. Zoom attendants will have to use the raise hand function and Manager Bradshaw will manually unmute them.
- The bollards for the Borough Hall generator will be installed tomorrow. The gas and electric lines have been located. Councilperson Haldeman said that written documentation of where the lines are is needed. Clerk Tenaglia said that GPRS, the company that did the scanning, sent an email with that information.
- Manager Bradshaw requested the crosswalk markings. PennDOT will do the intersections of their streets; Middletown said that they can do the rest.
- Manager Bradshaw said that he has been looking into being able to process credit card payments. He reached out to Yardley Borough, and they use a company called Jackrabbit Connect. Jackrabbit would give the Borough a link for payment that could be put onto the website. It would not cost the Borough anything, but the user would pay a credit card charge. They can pay with e-check, which does not include a service charge, or with a regular check. President Culleton asked if this would just be for permits; Manager Bradshaw said yes. He will include this on the September Council Meeting agenda.
- Manager Bradshaw said that there is a new law requiring web content to be compliant with the Americans with Disabilities Act (ADA). Clerk Tenaglia explained that townships with a population of 49,999 or lower have until April 26th, 2027 to make those changes. The current software the Borough uses, which costs \$599 a year, is not ADA compliant. CourseVector, the company that hosts the Borough's website has a new update plan that includes an ADA compliant plugin for \$1,100 a year. However, if the Borough purchases the plan this year, they will only have to pay \$150 extra on top of the \$599. After February 1st, 2025, the fee will go back to \$1,100. Solicitor Kirk suggested paying the extra \$150 for the new update plan to see how the plugin works, and if it is not up to the Borough's standards, there will be time to search for other companies that can make the website ADA compliant. Council agreed. President Culleton said that no motion is necessary.
- A stop work order has been issued for 210 South Bellevue Avenue for not applying for and receiving HARB approval for the installation of new windows.
- The Cemetery fence and hedge has mostly been scraped down. The painting will be finished by next week. Manager Bradshaw is waiting to hear from Transue about when they can plant the hedge and clean out the underbrush.

RC3 PROJECT: President Culleton summarized the letter she sent to Middletown and Langhorne Manor,

and the letter Middletown sent in reply. She suggested writing back to Middletown thanking them for their engineer's response and reiterating the Borough's opposition to the plan and intent to have PennDOT schedule a public meeting. Senator Farry is still offering to set up a meeting with a representative of PennDOT to repair their relationship with the Borough and perhaps make PennDOT feel more amenable to helping the Borough with future grant projects. She said that she is happy to speak with PennDOT but is not ready to withdraw opposition to the RC3 project. Vice President Horwatt said that Joe Fiocco said PennDOT is likely not withholding any funding for projects from the Borough. He offered to attend any meeting with PennDOT for free. Councilperson Haldeman said that \$10,000 was the initial budget for SAFE Engineering, but Council has now spent \$21,755.14 from 2022-24. He encouraged Council to stop fighting PennDOT on the RC3. Council continued to discuss whether to maintain their opposition to the RC3 project. Councilperson Haldeman proposed a motion to drop opposition to the RC3 project; President Culleton said that he can make the motion at the September Council Meeting. Council also discussed what other things Council might want from PennDOT, such as traffic calming. Solicitor Kirk suggested staying open to what PennDOT is offering and not committing to any position unless directly asked. President Culleton brought up the RC3 subcommittee that Council had established previously and suggested that such a committee might be useful in figuring out what the Borough wants out of the dialogue with PennDOT. Then Council discussed who might attend President Culleton's meeting with PennDOT. She said that it was her impression that the meeting invitation was for her and Manager Bradshaw, with the chance to have further meetings in the future and pull in other people. Vice President Horwatt said that one of the things the Borough should pursue with PennDOT is making sure that they are not responsible for the signalized intersection, given the cost of construction and maintenance and the risk of accidents.

BOARD AND COMMISSION APPOINTMENTS: President Culleton noted that there is no clear process to appoint board and committee members. To make the process more inclusive and transparent, she drafted a proposal for the appointment process. Vice President Horwatt said she supports the proposal; the rest of Council agreed. The Environmental Advisory Committee is in the greatest need of new appointments, as Rich Mason will be stepping down as committee Chair after the MS4 report is submitted in September. Postings for new EAC members have been made on the Borough's website and social media. Council further discussed the process of committee appointments; Solicitor Kirk said that someone should find out whose terms are going to expire soon. President Culleton said that care should be taken to stagger appointments so multiple terms are not expiring in the same year.

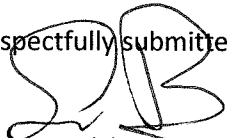
TRAFFIC SAFETY FORUM: President Culleton further explained the idea of a public traffic safety forum that she brought up at the last Council Meeting. She said that she, Chief Godzieba, and others could give presentations on traffic issues and solutions that are underway. Then members of the public could comment and give suggestions. President Culleton also noted that Manager Bradshaw requested traffic studies for Maple Avenue and Pine Street. Manager Bradshaw said that the traffic study on Pine is already done and he is waiting on the report; the study on Maple is not yet complete. President Culleton suggested having the traffic safety forum from 6:00 p.m. to 7:00 p.m. right before the September 26th Work Session. Council did not object.

SIDEWALK ORDINANCE ENFORCEMENT: Solicitor Kirk said that there are inconsistencies in the enforcement letters discussed at the previous meeting and they should not be sent out. She said that she will modify them and listed the inconsistencies. Solicitor Kirk further explained how residents can appeal a violation notice. There was more discussion, and President Culleton noted that there are three residential properties where complaints have been filed with the Borough, or the conditions of a sidewalk have led to a lawsuit. Solicitor Kirk recommended that the violation notices be sent out, but

only cite the Property Maintenance Code and Chapter 1300 of the General Ordinances, not the Zoning Ordinance. Then Council and Solicitor Kirk discussed the sidewalk complaints. There was also discussion about who is responsible for the sidewalk in front of the Richardson Community House. Solicitor Kirk said that the owner of the property is responsible; Vice President Horwatt said it is owned by the Langhorne Community Memorial Association. She said the Borough should assist in maintaining the sidewalk. President Culleton said that residents should get advance notice if the Borough does decide to begin enforcing the sidewalk Ordinance more proactively. Then there was discussion about whether a permit is needed to do sidewalk repairs. Clerk Tenaglia said that a building permit is required for sidewalk, driveway, and apron work as per the Zoning Ordinance. Solicitor Kirk said that sidewalk provisions should be written out of the Zoning Ordinance and added into a comprehensive sidewalk Ordinance. Councilperson Haldeman pointed out that curbs are not mentioned in the draft violation letter citing the International Property Maintenance Code. Solicitor Kirk said they should be mentioned. She also said that sidewalk maintenance should be a requirement for issuing a Certificate of Occupancy. She recommended that an Ordinance should be drafted that eliminates sidewalks from the zoning section, the sidewalk Ordinance should be changed to include curbs, and sidewalk inspections should be required for resale Use and Occupancy applications. Once these things are underway, the notice letters can be dealt with. President Culleton said that a motion can be made at the next Council Meeting to have the Solicitor draft a sidewalk and curb Ordinance.

ADJOURNMENT: On motion of Councilperson Marfia, seconded by Councilperson Cumming, Council voted unanimously to adjourn at 9:04 p.m. and enter into Executive Session.

Respectfully submitted,



Steve Bradshaw, Borough Manager / Secretary



Next Work Session: September 26, 2024 at 7:00 p.m.