

Langhorne Borough Work Session
February 27, 2025

A Langhorne Borough Work Session was held at Council Chambers on Thursday, February 27, 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 Culleton; Vice President Kathleen Horwatt; Councilpersons Scott Haldeman, Anthony Marfia, Tim Harris, and Adam Zielinski; Solicitor Barbara Kirk; Clerk Gabe Tenaglia

ABSENT: Interim Manager Mary Zimmerman; Councilperson Bob Cumming

AGENDA REVIEW: President Culleton said that the discussion of the Fire Inspection Ordinance and registration of rental properties will be less robust due to the absence of Interim Manager Zimmerman. She recommended more discussion be had when she is present.

ANNOUNCEMENTS: President Culleton announced that Mayor Taylor will not be seeking reelection. She suggested Council consider how best to recognize him before his term ends this year. She then announced that the Pennsylvania State Association of Boroughs (PSAB) annual conference will be from June 1st to the 4th. The deadline to register for hotels is April 24th. Vice President Horwatt recommended that all Councilmembers attend the conference. President Culleton also stated that there is a Bucks County Boroughs Association Meeting on March 27th at the Logan Inn in New Hope. The deadline to register is March 21st. However, March 27th is also the date of the next Work Session, so President Culleton suggested that they could cancel the Work Session if enough people want to attend. After further discussion, President Culleton said she can confirm who will be attending the Bucks County Boroughs Association Meeting at the March 12th Council Meeting and then decide whether to cancel the Work Session.

MOTION: On motion of Councilperson Haldeman, seconded by Councilperson Zielinski, Council voted 6-0 to approve the Resolution to increase the Municipal Assistance Program grant application figure to \$40,000.

UNIT CITATION RESOLUTIONS: Fire Chief Frank Farry arrived to answer questions about the Unit Citation Resolutions for the first responders to the West Richardson fire last November. President Culleton explained that there are twelve resolutions; one is a general resolution recognizing the fire companies that responded as part of the second and third alarms, one is a resolution recognizing the Penn-del-Middletown Emergency Squad, and the other ten are resolutions individually recognizing the ten companies that responded to the first alarm. The resolutions will be presented to the first responders at a future meeting. Chief Farry said that there will be an event at the Jesse W. Soby Post, 115 West Richardson Avenue, and the Penn-del-Middletown Emergency Squad, the ten fire companies that responded initially, Council, and the affected families are invited. Chief Farry spoke about the response to the fire and said he will coordinate with President Culleton to schedule the event at the Soby Post. President Culleton said that the Borough should do a press release for the event.

MOTION: On motion of Councilperson Zielinski, seconded by Vice President Horwatt, Council voted 6-0 to approve the Resolutions to honor the first responders to the West Richardson fire on November 16th, 2024 with Unit Citations.

PENNDOT VIRTUAL PUBLIC OFFICIALS MEETING: President Culleton summarized the PennDOT Virtual Public Officials Meeting which was held earlier today. Vice President Horwatt expressed concern about PennDOT's plans for the Neshaminy High School, as there are already times of day where the frontage roads can't be used to get to the school because it is too dangerous. She said that getting rid of the frontage roads will make things worse. Paul Schneider, Chair of Planning Commission, shared his concerns about traffic on Route 1 and the possibility of traffic being backed up onto Gillam Avenue if there is no service road. There was more discussion of the plans PennDOT presented at the meeting and President Culleton noted that they received the Borough's letter listing mitigation priorities and will respond in March. She listed the various priorities. She also informed Council that the Borough did not receive the PennDOT Automated Red Light Enforcement (ARLE) Grant to upgrade Borough traffic lights that they submitted in June of last year, but PennDOT had indicated willingness to help even if the grant was not awarded.

RC3 UPDATE PACKET – CONSULTING PARTY STATUS: President Culleton said that PennDOT began the Environmental Assessment phase of the RC3 Project in November, which has a twelve-month timeline. As part of this process, PennDOT is reaching out to interested parties and inviting them to apply to be Consulting Parties on the project as it pertains to historic properties under Section 106 of the National Historic Preservation Act. They already sent a letter with an application form to the Borough. President Culleton further summarized the timeline of the Environmental Assessment and the other preparatory stages of the RC3 Project before it begins in 2029. There was discussion about who can be a Consulting Party and how involved the Borough should be in informing the public. Councilperson Harris said that the Borough should educate residents on how the RC3 Project will affect them. President Culleton noted that each member of Council had received an individual form. Council debated whether it was necessary for Councilmembers to individually request Consulting Party status, and Solicitor Kirk suggested that they do so to reduce the chance of important documentation being lost. She also suggested uploading a copy of PennDOT's Consulting Party packet to the website and Councilperson Zielinski suggested putting it on social media. President Culleton said that the March 12th Council Meeting could be an information session to explain the Consulting Party process and hear the public's concerns. She will consult with Interim Manager Zimmerman and Clerk Tenaglia about filling out the Consulting Party form.

TRAFFIC STUDY: Solicitor Kirk has drawn up an ordinance to reduce the speed limit on Maple Avenue and Pine Street to thirty miles per hour. President Culleton suggested Council vote to advertise the ordinance at the March 12th Council Meeting. The traffic advisory committee will meet on March 6th to discuss recommendations regarding solutions to traffic issues, including whether to recommend another traffic study. Councilperson Haldeman asked why this would be necessary if the Borough already had the studies to lower the speed limit; President Culleton said several people have spoke in support of authorizing an engineering study. Vice President Horwatt said that she would like a study to apply for reducing the weight limit of trucks. There was discussion of how feasible it would be to get a weight limit reduction in the Borough.

FIRE INSPECTION ORDINANCE AND REGISTRATION OF RENTAL PROPERTIES: Clerk Tenaglia explained that the fire inspection checklist drafted by the office, taken from Middletown Township, is still under review. Interim Manager Zimmerman has a meeting with the manager of Middletown Township, Stephanie Teoli Kuhls, on March 11th to discuss fire inspections. She also put together a draft rental property registration form. President Culleton reviewed some of the proposals for registrations and mentioned the possibility of offering free smoke detectors. These could be obtained from the Red Cross, but the Red Cross would also have to come into people's homes to install them. Councilperson Haldeman said that the rental property registration form should not have date of birth as a field. He also

objected to the language of the first paragraph of the form requiring people to attest that they are knowledgeable about all Borough ordinances and codes, and recommended that there be separate checklists for residential and commercial. For the registration form, Solicitor Kirk advised removing the language stating registrants are knowledgeable of Borough ordinances and codes and replacing it with language that states "he/she is aware of." There was also discussion of the Residential Rental and Resale Pre-Inspection Checklist For Use & Occupancy Certificates and the FAQ sheets for U&O and building inspections that had been sent to Council. Clerk Tenaglia explained that they were drafted by the building inspector to inform residents of required and commonly overlooked items for building permit and U&O inspections. Solicitor Kirk said that this is encompassed in the Residential Registration and Fire Inspection Ordinance she drafted last year, which also covers general inspections for rental occupancy certificates. She advised that the checklists will be applicable to people registering rental properties for fire inspections and there may be crossover with the ordinance. Councilperson Haldeman pointed out items on the Residential Rental and Resale Pre-Inspection Checklist For Use & Occupancy Certificates that he felt were unnecessary. Clerk Tenaglia said that items can be taken off the checklist.

CODE ENFORCEMENT PROCEDURES: President Culleton and Interim Manager Zimmerman had been discussing inviting the building inspector and zoning officer to a Council Meeting to answer Council's questions and get a better idea of what they want. They would charge \$275 an hour. Alternatively, each could meet with a small group of Councilmembers not constituting a quorum. President Culleton suggested that Councilpersons Haldeman, Marfia, and Cumming might be most interested in being a part of this meeting. She said the Borough would be charged their regular \$75 an hour rate. Solicitor Kirk also suggested that Interim Manager Zimmerman and Clerk Tenaglia meet with the zoning officer and interim manager of Falls Township, Matthew Takita, as his experience overseeing the drafting of ordinances for inspections could prove helpful.

194 NORTH PINE STREET ZONING HEARING BOARD APPLICATION: President Culleton announced that the Borough had received a Zoning Hearing Board application seeking a variance to open a Cigar Phoenix cigar lounge at the old Wells Fargo bank building at the Pine Watson Shopping Center. Clerk Tenaglia said that the hearing for the application is set for March 31st. Vice President Horwatt and Councilperson Marfia voiced concerns with the proposed twenty-four-hour access cards to the building. Vice President Horwatt also expressed concern with the cigar lounge allowing people to bring their own food and drink. President Culleton asked if the Borough wants to take a position on the application before it goes to the ZHB. After a period of debate, Council elected not to intervene before the ZHB hearing. They could still vote to have legal representation at the ZHB meeting at their March 12th Council Meeting.

EXECUTIVE SESSION & ADJOURNMENT: On motion of Councilperson Zielinski, seconded by Councilperson Harris, Council voted 6-0 to enter into Executive Session at 8:50 p.m. The meeting adjourned out of Executive Session at 9:34 p.m.

Respectfully submitted,

Mary Zimmerman, Interim Borough Manager / Secretary

Next Work Session: March 27, 2025 at 7:00 p.m.