

Langhorne Borough Council Work Session
February 29, 2024

A work session of Langhorne Borough Council was held in person in Council Chambers on Thursday, February 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 Tony Marfia, Scott Haldeman, and Bob Cumming; Mayor Joe Taylor; Solicitor Barbara Kirk; Manager Steve Bradshaw; Clerk Gabriel Tenaglia, Engineer George DiPersio

Mayor Taylor left at approximately 8:39 p.m.

ABSENT: Councilperson Tim Harris

AGENDA REVIEW: President Culleton announced there would be an executive session. She postponed the Council orientations until the March 28th work session so all Councilmembers could attend, and postponed the election of President Pro Tem until the April 10th Council meeting.

DISCUSSION: Officer Mannino joined Council to discuss the recent search for a stolen vehicle that resulted in Hulmeville Avenue in Langhorne Manor and Middletown Township being blocked off. Vice President Horwatt brought up complaints from residents that more was not done to notify them of the situation. Officer Mannino informed Council that there was no immediate danger to local residents and if there had been, Borough residents would have been notified through the proper channels. There was more discussion about what happened and what procedures for notification the Borough has in place.

President Culleton announced that the Jesse Soby Post invited Council to the Memorial Day Parade and read aloud their letter. There was discussion about who can attend.

MAYOR'S PLAYGROUND GRANT: Vice President Horwatt announced that Recreation Board Chairperson Tricia Gorman and Secretary Rebecca New are in attendance. George DiPersio said that members of the Rec Board were present for the most recent Planning Commission meeting, at which there was review of the concept plan for the Mayor's Playground restroom facility and community building. Mr. DiPersio then presented the plan to Council, along with CKS' suggestion of consolidating parcels, of which the playground has three, to alter setbacks and give the Borough more freedom in where they can place the building. CKS' plan would put the building at the westerly portion of the soccer field. Councilperson Cumming asked if this would encroach on the soccer field, and Mr. DiPersio said that the Hulmeville Soccer Club is currently reviewing this. Solicitor Kirk told Council that the school board wants more specific information about the building and that she would send them specifications once they are provided by the engineer. Mr. DiPersio presented generic schematics of what the building might look like, and Council discussed among themselves. Mr. DiPersio reminded Council that the plans are preliminary and subject to their revision, but specifics are needed for the grant application. Solicitor Kirk suggested that the Rec Board compile a full checklist of their proposals for the building so the Borough can narrow it down. President Culleton asked at what point in the process adjacent property owners have to be informed. Mr. DiPersio suggested making room on the agenda of a future Council meeting for public comment on the proposed concept plan. Mr. DiPersio brought up the fact that the Borough's zoning ordinance requires parking, but there is no concept for adding a parking lot. He said that the only option is to have parallel parking on Cherry Street, but it would require adjustments to the curbs and

sidewalk and so it may be better to get a variance for parking. Moving forward, Council decided to meet with the Rec Board on March 7th and come back for discussion on the 13th Council meeting, of which public notice will be given. Councilperson Haldeman asked Mr. DiPersio about what would happen if the lot lines were eliminated and there was discussion about whether and how easily Council could eliminate them. Solicitor Kirk stated that a deed of consolidation could be done to combine the parcels. Mr. DiPersio and Council discussed further the building interior and what intentions the Borough has for it.

ZONING ORDINANCE UPDATE: President Culleton said that the advertisement has been placed for the adoption of zoning Ordinance 1C amending the zoning map, and zoning amendment Ordinances 1A, 1B, and 1C will be on the agenda for the March meeting. She will recommend they be tabled again while further review takes place. She, Vice President Horwatt, the Solicitor, and the Engineer previously met with a representative of Woods and discussed the zoning ordinance amendments. Woods' legal counsel will draft a letter itemizing their concerns. There was discussion of how Solicitor Kirk can notify the property owners, and she said that Council should receive the letter from Woods soon. Planning Commission Chairperson Paul Schneider asked that the Planning Commission be kept informed of any ongoing developments. Solicitor Kirk explained the procedure behind review of the ordinances and when they could be voted on.

141/151 W. MAPLE LOT LINE CHANGE: Vice President Horwatt brought up Jeffrey and Leigh Ann Knight's ongoing request for a lot line change at 141/151 W. Maple. There was discussion regarding the nature of the properties and the proposed lot line change. Planning Commission Chair Schneider said that Mr. DiPersio, Bucks County, and the zoning officer all need to weigh in. Council continued to discuss and was not able to reach a clear understanding, and Vice President Horwatt said she would reach out to Mr. DiPersio.

HECKMAN PROPERTY: President Culleton said that the sale of the Heckman property has not been finalized, and that She, the Solicitors, Vice President Horwatt, Manager Bradshaw, and the Engineer met with representatives from the equitable owner to hear their plans and share concerns. There is a preliminary sketch plan with 48 units, 6 of which will be on Borough property adjacent to Cherry Street. President Culleton gave an overview of what was discussed at the meeting and presented possible alternatives. Vice President Horwatt said she felt that the current plan is unacceptable and suggested moving the 6 units from the Borough's property to Middletown's portion of the property. There was discussion about the Heckman property's zoning district and Vice President Horwatt reiterated concerns about use of the Borough's streets and stormwater for the development.

OPEN COUNCILMEMBER SEAT: Manager Bradshaw said that the Borough received 4 applicants, and Vice President Horwatt suggested having Council establish criteria for who should fill the open seat. President Culleton then presented the applicants: Robyn Brogan, 237 E. Richardson Ave., Adam Zielinski, 133 W. Maple Ave., Sean Mundy, 109 W. Maple Ave., and Wendy Rollins, 151 N. Bellevue Ave. President Culleton expressed a desire for transparency of the selection process, and Solicitor Kirk suggested inviting all the applicants to the next Council meeting and having them make a short presentation about their qualifications. Council then decided to select and swear in the next Councilmember at the March 13th meeting. Solicitor Kirk said the Borough should make a post on the website informing the public that the four applicants will be present at the meeting. Council then discussed the voting process and Mayor Taylor said he would be present in case a tiebreaking vote is needed.

PLANS TO DEVELOP FIRE ORDINANCES: President Culleton, the Solicitors, Chief Godzieba, Manager Bradshaw, Mayor Taylor, and Fire Chief Frank Farry had a meeting to discuss how to adopt fire ordinances and ensure that there is a mechanism in place for enforcement. President Culleton said that an inspection process must be established via ordinance and laid out a plan for inspection. Fire Chief Farry had strongly recommended working with Middletown as there is already a working relationship and the Borough is already following a lot of Middletown's ordinances. There was more discussion, and President Culleton said that Council will vote to instruct the Solicitors to begin drafting ordinances at the March 13th meeting. Mayor Taylor brought up the incident at 116 N. Bellevue, and Officer Mannino read Chief Godzieba's report. Manager Bradshaw read email correspondence from the zoning officer explaining what he needed to take action.

PROCESS FOR APPOINTING MEMBERS OF BOARDS AND COMMISSIONS: President Culleton stated the importance of ensuring that there is more specificity and transparency in the process of appointing board and commission members going forward. She suggested saving this issue for another meeting.

MANAGER BRIEFING: Manager Bradshaw informed Council that the deadline for Borough Motto submissions ended. He said that there were around 100 submissions for the Borough Motto, and the Communications Team will come up with a shorter list at its next meeting. There was discussion of sending the complete list out to Council, and Manager Bradshaw said he can take care of that.

EXECUTIVE SESSION: President Culleton announced that Council would enter an Executive Session at 8:51 p.m. The Executive Session ended at 9:05 p.m.

ADJOURNMENT: With no other business, on motion of Councilperson Cumming, seconded by Councilperson Marfia, Council voted 5-0 to adjourn at 9:06 p.m.

Respectfully submitted,

Steve Bradshaw, Borough Manager / Secretary

Next Work Session: March 28, 2024 at 7:00 p.m.