

Langhorne Borough Work Session

June 26, 2025

A Langhorne Borough Work Session was held at Council Chambers on Thursday, June 26, 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 Tim Harris, Anthony Marfia, Bob Cumming, and Adam Zielinski; Solicitor Barbara Kirk; Manager Mary Zimmerman; Clerk Gabe Tenaglia

Councilperson Adam Zielinski arrived at approximately 7:44 p.m.

ABSENT: Councilperson Scott Haldeman

AGENDA REVIEW: President Culleton asked for a motion to amend the agenda to address an issue that arose regarding the Country Club Lane Paving & Sidewalk Project. She said that the new agenda item will be placed after the motion to approve emergency expenses for storm clean up.

MOTION: On motion of Councilperson Marfia, seconded by Councilperson Cumming, Council voted 5-0 to amend the agenda.

ANNOUNCEMENTS: President Culleton explained that the Historic Langhorne Association (HLA) needs a letter of support from the Borough for their application for a PA Historical & Archival Records Care grant to preserve the 1802 Attleboro Library Charter, one of the Borough's oldest documents. This was brought to Council's attention by Vice President Horwatt, and a letter from Council has been drafted. Vice President Horwatt said that she submitted a letter in her capacity as vice president, and Solicitor Kirk confirmed that this did not require Council's approval as long as Vice President Horwatt wrote and submitted the letter in her own individual capacity as a member of Council and not on Council's behalf.

MOTION: On motion of Vice President Horwatt, seconded by Councilperson Marfia, Council voted 5-0 to approve the letter of support for the Historic Langhorne Association's PA Historical & Archival Records Care grant application.

EMERGENCY EXPENSES FOR STORM CLEANUP: President Culleton said that approval of emergency expenses for cleanup is needed primarily for the fallen tree at the Revolutionary War Cemetery at South Bellevue Avenue. There was discussion of the preliminary estimate from Transue Tree Service for the work, and Vice President Horwatt said that Langhorne Open Space had expressed willingness to share the cost. She said that the work should not exceed \$2,700. President Culleton asked where the money will be paid from, and Solicitor Kirk said that it should come out of the General Fund.

MOTION: On motion of Vice President Horwatt, seconded by Councilperson Harris, Council voted 5-0 to approve emergency expenses for storm cleanup at the Revolutionary War Cemetery, not to exceed \$2,700.

Vice President Horwatt asked if a motion is needed to approve the cleanup of the yard at 308 West Richardson Avenue. Manager Zimmerman explained that the property is being foreclosed and has not

been maintained. Solicitor Kirk said that this is a separate matter from the emergency storm cleanup. A violation notice was issued for high weeds and grass, which falls under property maintenance. She said that notice must be sent to the last title owner to cut the high weeds and if it is not done, the Borough has the authority to do the work itself and invoice the owner. If the invoice is not paid, a lien is put on the property. No motion is necessary.

COUNTRY CLUB LANE PAVING & SIDEWALK PROJECT: Manager Zimmerman explained that the owners of 23 Country Club Lane raised safety concerns about the work being done by their property. Specifically, they were concerned by the height from the cheek wall at the back of their property to the ground as it is being regraded, fearing that children could get hurt falling from the wall. Manager Zimmerman met with the owners, the contractor, and CKS representatives, and it was determined that the cheek wall will be lowered to fifteen inches and the property will be graded so the incline is not so steep. Manager Zimmerman had also suggested planting evergreen shrubs to keep children away from the wall, and the owners were agreeable to this. There was more discussion of the existing conditions of the property and the work, and Solicitor Kirk suggested that Council make a motion to approve the shrubs not to exceed \$300, subject to discussion with the property owners when the work is complete.

MOTION: On motion of Vice President Horwatt, seconded by Councilperson Marfia, Council voted 5-0 to approve the planned addendum for ADA ramp #2, including the proposed planting of evergreen shrubs not to exceed \$300 at the conclusion of the Country Club Lane Paving & Sidewalk Project.

NESHAMINY SCHOOL DISTRICT INTERGOVERNMENTAL AGREEMENT: Solicitor Kirk explained that there is a new enforcement mechanism being adopted throughout the state to get cars to stop when school buses put on their flashing red lights. The buses have cameras at the end, and when a camera records a driver failing to stop when the flashing red lights go on, the driver is fined automatically. The Neshaminy School District is responsible for this program, but needs local governments to sign on. If a violation occurs in the Borough, a recording has to go to the Borough police to verify the violation, but that is the extent of their involvement. The school district's solicitor drafted an agreement and sent it to all municipalities where this program will be active. The municipalities sent back proposed revisions and recommendations, including the Borough. Solicitor Kirk said that she has reviewed the agreement and has no issues. She has prepared a resolution to be adopted at the next Council Meeting.

VERIZON FRANCHISE AGREEMENT: Solicitor Kirk said that one of her associates at Hill Wallack has looked over the agreement and suggested revisions. She advised that she does not specialize in franchise agreements and Vice President Horwatt said that the Borough has always used a specialized attorney to review the agreement in the past. Council discussed their concerns about the franchise agreement with Solicitor Kirk, who noted that the Borough's franchise agreement with Verizon could impact their franchise agreement with Comcast. She suggested reaching out to other nearby municipalities, and Vice President Horwatt recommended reaching out to Middletown and Northampton Township to see what attorneys they have used. There was discussion about working with other municipalities on the agreement. President Culleton noted that the new draft agreement states that the franchise is nonexclusive so the Borough can work with other service providers, but if the Borough charges them less, Verizon can ask to be charged the same. Conversely, if the Borough charges Comcast more, they can charge the same rate to Verizon. Council continued to discuss the agreement and its proposed changes, and determined that Manager Zimmerman will reach out to other municipalities about their franchise agreements and Northampton and Middletown Townships about the possibility of working with them on a joint agreement.

HB 1152 SUPPORT RESOLUTION: President Culleton explained that House Bill 1152 would require insurance companies to directly reimburse Emergency Medical Service Providers for services rendered to Commonwealth residents. The resolution will be put on the July Council Meeting agenda.

INTERGOVERNMENTAL AGREEMENT WITH MIDDLETOWN: President Culleton explained that the intergovernmental agreement with Middletown Township affirms that they will not seek to gain the MS4 credits the Borough will gain from the Methodist Church sediment reduction project, part of which will be located in Middletown. Solicitor Kirk said that she drafted a general agreement but expects that Middletown's solicitor will have revisions. Engineer George DiPersio reviewed the agreement to confirm that the description of the property is accurate. Solicitor Kirk suggested that Manager Zimmerman reach out to Middletown's manager to discuss and let them submit the agreement to their solicitor. Manager Zimmerman said that she reached out to assistant manager Nick Valla to schedule a meeting with the new manager as soon as possible. Solicitor Kirk noted that Middletown has already verbally stated that they will not pursue the MS4 credits.

PROPOSAL TO AMEND HUMAN RELATIONS COMMISSION ANTI-DISCRIMINATION ORDINANCE: President Culleton explained that the Human Relations Commission (HRC) is asking that Council consider amending the 2023 Anti-Discrimination Ordinance that established the HRC in order to allow for additional voting members. There are currently three voting members and two additional non-voting members, which the HRC does not feel is sufficient. The HRC has indicated that they would like the commission to have five voting members and two alternates. President Culleton said that increasing the membership of the HRC would entail not only adding more voting members but making its membership more diverse, which would require a significant effort to find a broader range of applicants and establishing a thoughtful application process. The HRC plans to present a proposal to Council at their next meeting. Vice President Horwatt said that she knows of two teenagers who may have interest in joining the HRC. Solicitor Kirk advised that minors cannot be voting members, but they could join as non-voting members. Councilperson Marfia suggested reaching out to the Rainbow Room. Councilperson Harris asked how much control Council has over the HRC membership application process. President Culleton said that the current process is that an advertisement is made on the Borough website and social media asking interested parties to send a letter to the manager, who forwards the letters to the HRC for discussion. The HRC reviews the applications and then recommends new members for Council to approve. There was further discussion and Councilperson Harris said that Council should have more input regarding who is selected for the committee. President Culleton suggested that Council could meet with applicants or have a representative from Council meet with them. She emphasized that agreeing to allow more members would entail a commitment to a more involved application process, and Council agreed. Council will wait for the HRC's proposal next month.

AD HOC TRAFFIC STUDY GROUP UPDATE: President Culleton announced that two letters were sent to Ken Yerges of JMT regarding the RC3 Project. One states the Borough's preference for traffic calming and pedestrian safety mitigations on South Pine Street, and the other responds to Mr. Yerges' request for information about the Borough's traffic studies. There was discussion of the letters, and then President Culleton gave an update on the ad hoc traffic study group meeting on Monday the 23rd. Larry Bucci, the engineer with SAFE Engineering who prepared the documents necessary for the truck engineering study to reduce truck traffic, was present. Mr. Bucci will redo the documents to correct formatting issues with the digital version and submit it to the Borough for approval so they can be sent to PennDOT. Vice President Horwatt said that the Borough is holding off on seeking truck restrictions on Maple and Bellevue Avenues because such restrictions would affect school buses. She said that the Borough needs to confer with businesses in the area; she spoke to someone from the Langhorne Hotel

and was told that truck restrictions would not interfere with their loading. There was further discussion of truck traffic on Maple and Bellevue and then President Culleton then gave an update on the speed cushions, which Chief Godzieba intends to put up on Green Street and Flowers Avenue, with the third location to be determined. She also reported that the ad hoc traffic study group talked about asking PennDOT to conduct a study of Borough roads, as they had offered to study the truck traffic coming from PennDOT roads onto Borough roads. The group is working on compiling a list of intersections for PennDOT to study. Manager Zimmerman said that a resident had complained about not being able to get in and out of National Avenue off Maple Avenue because the intersection gets blocked. He had asked to have "Don't Block the Box" painted on the street. While this is only permissible in Philadelphia, there are acceptable designs for smaller roads. There was discussion of acceptable designs.

ZHB HEARING UPDATE: The 315 West Maple Avenue Zoning Hearing Board hearing was last night and will be continued on July 23rd. Solicitor Kirk said that because the Trustees of Middletown Friends Meeting submitted an appeal to the Borough's notice of violation, the Borough has the burden of proof to demonstrate that a violation exists. She called three witnesses and made the Borough's case, and at the continuation of the hearing, the applicant's attorney will bring on three witnesses to make their case.

SECTION 106 CONSULTING PARTY MEETING UPDATE: The Section 106 Consulting Party meeting for the historic review portion of the environmental study for the RC3 Project was held on June 12th. President Culleton asked if the Borough intends to file a formal comment. Information was given to the Borough on how to submit comments to Monica Harrower, the Architectural Historian of PennDOT District 6. The Borough can also encourage Borough residents who are not consulting parties to submit comments on the RC3 Project website. Vice President Horwatt said that comments regarding historic properties and the historic district should be submitted to Ms. Harrower. President Culleton said that residents can contact Manager Zimmerman or Councilmembers for information on how to get in touch with Ms. Harrower. Vice President Horwatt said that Ms. Harrower is also asking for suggested mitigations. She said that the north side service roads should be kept open, particularly the service road at Hulmeville Avenue, and according to Representative Joe Hogan a waiver can be applied for with the federal government. Solicitor Kirk suggested having SAFE Engineering to look into the process for applying for a waiver. Vice President Horwatt said that she will reach out to Joe Fiocco and Larry Bucci of SAFE Engineering, and Representative Hogan. Then there was discussion of other concerns about the effect of the RC3 Project on the historic district, including the Revolutionary War Cemetery and the graves under the Bethlehem AME Church.

PINE WATSON SIGNAGE: Manager Zimmerman said that a sign permit application for a backlit sign was submitted for 194 North Pine Street, where the cigar lounge will be. She said that the property is technically not in the historic district. Vice President Horwatt said that there was an agreement with the Pine Watson Shopping Center that they would follow the standards of the historic district, and Solicitor Kirk pointed out that the office searched for the agreement and found that no such agreement exists, only letters from the Pine Watson Shopping Center acquiescing to the Borough's requests. She advised that they cannot be prevented from installing a sign that otherwise complies with the Borough's zoning regulations. There was discussion of whether the Zoning Ordinance permits backlit signing and Clerk Tenaglia said that the Zoning Ordinance permits illuminated signage outside of the historic district. Vice President Horwatt suggested meeting with someone from the Pine Watson Shopping Center, and President Culleton suggested asking them to submit a design consistent with the rest of the signs in the shopping center. Solicitor Kirk said that if the Pine Watson Shopping Center is willing to adhere to the historic district guidelines, the Borough could have a declaration of restrictions drawn up which would

limit the signage that could be used at the shopping center. There was further discussion of the sign permit application and Clerk Tenaglia raised concerns about how long the application process can be delayed. Solicitor Kirk said that he can inform the applicant that an issue arose regarding the type of signs, and because the application was signed by the property manager the Borough has to speak with the property manager to confirm. Discussion of the declaration of restrictions and a possible meeting between the property manager and Manager Zimmerman continued.

EMERGENCY PROCEDURES: President Culleton said that the issues with emergency procedures arose during the storm last week. It was not clear who was responsible for what and Manager Zimmerman was given multiple directions. Vice President Horwatt said that Manager Zimmerman was supposed to get in contact with PECO's community relations person so they can better prioritize the needs of the Borough, as PECO was not aware of all the issues that needed to be addressed. Manager Zimmerman said that the Borough's Emergency Plan of Operations has not been updated since 1997. She received a template from Bucks County and has done research into other municipalities' plans. Vice President Horwatt said that Councilmembers all have to take an online class to understand their responsibilities and procedures in event of an emergency. Solicitor Kirk suggested looking for online trainings offered by the Pennsylvania State Association of Boroughs. There was more discussion of the Emergency Plan of Operations and Council agreed that it needs to be updated. Manager Zimmerman said she will continue to conduct research into emergency procedures.

Vice President Horwatt asked if anyone is inspecting the Hicks Building, which has been sold. She said that contractors are doing work upstairs. Manager Zimmerman said that the building was sold in December. Clerk Tenaglia said that the office worked with the previous owner when he was selling the property, but neither he nor the new owner scheduled a U&O inspection, so the office had to issue a conditional Certificate of Occupancy because the Borough cannot hold up the sale of a property. Manager Zimmerman said that the conditional Certificate of Occupancy gave six months to schedule an inspection, and it has been six months. She has followed up with the building inspector about scheduling an inspection. There was more discussion of U&Os and Solicitor Kirk mentioned that there will be a meeting in July with the building inspector and zoning officer to discuss procedures. She also suggested having a banner on the Borough's website reminding people to check with the Borough office if permits are required for building work, resale, and change of tenancy of a property.

EXECUTIVE SESSION: After a brief break, Council entered into Executive Session at 8:45 p.m. to discuss personnel matters.

ADJOURNMENT: On motion of Councilperson Cumming, seconded by Councilperson Zielinski, Council voted 6-0 to adjourn at 9:02 p.m.

Respectfully submitted,

Mary Zimmerman, Borough Manager / Secretary

Next Work Session: July 31st, 2025 at 7:00 p.m.