

**Langhorne Borough Council Work Session  
June 27, 2024**

A Work Session of Langhorne Borough Council was held at Council Chambers on Thursday, June 27, 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 Anthony Marfia, Scott Haldeman, Tim Harris, and Bob Cumming; Solicitor Barbara Kirk; Manager Steve Bradshaw; Clerk Gabriel Tenaglia

Manager Bradshaw left at 8:00 p.m. Councilperson Haldeman left at 8:20 p.m.

**ABSENT:** Councilperson Adam Zielinski

**AGENDA REVIEW:** President Culleton said that there will be no Executive Session tonight. She thanked Communications Director and former Borough Clerk Mary Zimmerman, who will be leaving her role at the end of the week, for everything she has done for the Borough. She also thanked Manager Bradshaw for setting up the new email accounts for Council.

**MANAGER BRIEFING:**

- Today, Manager Bradshaw received an event application for a July 12<sup>th</sup> Cub Scout Pack-19 movie at the farm. Since it is too late to put on the agenda, he asked if Council could give permission to begin preparing for the event and then he would put the formal vote on the agenda of the July 10<sup>th</sup> Council Meeting. Solicitor Kirk suggested letting Pat Carr of Langhorne Open Space know that Council has not objected to the event and have L.O.S.I. give them permission.
- Manager Bradshaw needs a green light from Council to pursue installation of the bollards.

**MOTION:** On motion of Vice President Horwatt, seconded by Councilperson Cumming, Council voted 6-0 to approve Asphalt Services to install three bollards in front of the generator at Borough Hall for \$955.56.

**DISCUSSION:** Councilperson Haldeman said that before the bollards can be installed, PA1 must be contacted and the underground wiring must be located. Manger Bradshaw said that he already contacted PA1 and they were not able to locate the wiring because it is not a PECO line. The Borough will have to find someone else to locate the power lines for the generator.

**PENNDOT TRAFFIC SIGNAL MAINTENANCE AGREEMENT:** President Culleton explained that the Borough needs to accept the PennDOT Traffic Signal Maintenance Agreement because they are installing a new crosswalk signal. Then Council must approve the Resolution going with it that appoints President Culleton and Manager Bradshaw to sign the agreement. Solicitor Kirk informed Council that she received a request from the Borough Engineer to remove from the title the passage reading “installed along Route 413 (Pine Street),” because PennDOT doesn’t have the maintenance agreements attached to one specific signal.

**MOTION:** On motion of Councilperson Cumming, seconded by Councilperson Marfia, Council voted 6-0 to accept PennDOT's Traffic Signal Maintenance Agreement.

**MOTION:** On motion of Councilperson Cumming, seconded by Councilperson Harris, Council voted 6-0 to approve Resolution 2024-21: AUTHORIZING AND APPROVING THE EXECUTION AND SUBMISSION OF TRAFFIC SIGNAL MAINTENANCE AGREEMENT REQUIRED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION FOR THE CONTINUED MAINTENANCE OF AUTHORIZED TRAFFIC SIGNALS AND RELATED DEVICES INSTALLED WITHIN THE BOUNDARIES OF THE BOROUGH.

**MOTION:** On motion of Vice President Horwatt, seconded by Councilperson Marfia, Council voted 6-0 to refund the inspection fee of \$150 to AP Modern Electric for work done at the Farm.

**OPEN FIRES ORDINANCE:** Councilperson Haldeman submitted his proposed changes to the Ordinance to Council. Vice President Horwatt asked him why he took out the part about cooking. Councilperson Marfia said that section "d" of the Ordinance should not be changed. There was further discussion of section "d" and distance requirements. President Culleton suggested adding that wood fires are permissible for the sole purpose of cooking and entertainment. After further discussion, President Culleton recommended sending proposed changes to the Ordinance to the EAC and the Fire Marshall. Solicitor Kirk said she can take everything that was discussed and create a document to present to Council at their next meeting.

**DEFINITIONS OF APARTMENTS:** Solicitor Kirk said that she took Councilperson Haldeman's proposed revisions and created a sample Ordinance. She said her version of the Ordinance could be put on the agenda for advertisement at the next meeting, which would trigger the Ordinance going to the BCPC and the PC. There was discussion that if the definitions were changed, people would start constructing accessory buildings on their property and increase the density of the Borough. Solicitor Kirk suggested that the PC can come up with language specifying that if someone wants to build an apartment, they will have to do it as a special exception and be subject to conditions. The PC can also determine districts in which this would be allowed as a special exception. After further discussion, President Culleton said that Council could vote at the July meeting to send the Ordinance to the PC for their recommendations.

**DISCUSSION:** Vice President Horwatt brought up the 7-11 work. Solicitor Kirk explained that she received an email from the attorney representing 7-11 the day after the June Council Meeting confirming their acceptance of the \$250 payment for the condemnation. Solicitor Kirk mailed it to the main office with a copy to the attorney and sent a copy to Manager Bradshaw and the Borough Engineer notifying them that they can proceed with the 7-11 work.

**PLANNING COMMISSION UPDATE:** President Culleton listed the PC's recommendations regarding the proposed zoning amendment Ordinances 1A, 1B, and 1C. PC formally recommended that Borough Council approve them. President Culleton asked if Council can vote to advertise them at the July Council Meeting; Solicitor Kirk said that Council must wait for BCPC to review the amendments, Council could vote to advertise them during their August meeting. President Culleton noted that for the Borough to apply for the grant to update the zoning book, Council must pass a Resolution. This can be put on the July Council Meeting agenda.

**HECKMAN PROPERTY UPDATE:** President Culleton announced that she, Vice President Horwatt, and Planning Commissioner Schneider would attend a Borough professionals meeting about Erin Development's application on July 8<sup>th</sup> at Hill Wallack. Solicitor Kirk clarified that this meeting was not to

discuss or predetermine any outcome, just to clarify the application process. Engineer DiPersio was drafting a review letter to make Council and the developer aware of any issues, such as zoning issues, that might need to be addressed. Solicitor Kirk explained the Subdivision and Land Development application timeline and when a hearing can be scheduled. Council will make a decision after the hearing. Councilperson Cumming raised the idea of converting part of Cherry Street to parking for the playground. There was not further support for this, and Solicitor Kirk made it clear that Council must avoid any appearance of intentionally limiting the developer's access to the property.

**FIRE & SAFETY ORDINANCES AND INSPECTIONS:** Councilperson Cumming expressed interest in exploring other zoning and building inspection options. Solicitor Kirk gave several suggestions of cooperating with other municipalities to share inspections. President Culleton said that Manager Bradshaw could look into alternative inspectors with other Boroughs.

**DISCUSSION:** Councilperson Harris said that a resident came to him about activity on a neighboring property. She plans on attending the next Council Meeting and presenting her concerns. He asked whether there is any legal requirement for residents to be notified if a person with violent tendencies is housed in the community. Solicitor Kirk emphasized the importance of compliance with HIPAA laws and the Federal Fair Housing Act.

**ADJOURNMENT:** With no other business, on motion of Councilperson Cumming, seconded by Councilperson Harris, Council voted 5-0 to adjourn at 8:26 p.m.

Respectfully submitted,

Steve Bradshaw, Borough Manager / Secretary