

**Langhorne Borough Council Work Session**  
6/29/2023

A work session of Langhorne Borough Council was held in Council Chambers on Thursday, June 29, 2023. Council President Murdock called the session to order at 7:05 p.m. and invited those in attendance to pledge allegiance to the Flag.

**IN ATTENDANCE:** Council President Paul Murdock, Vice President Rich Mason, Councilpersons Tony Marfia, Nancy Culleton, and Kathleen Horwatt; Solicitor Barbara Kirk; Manager Steve Bradshaw; Clerk Mary Zimmerman.

**ABSENT:** Councilpersons Scott Haldeman and Kristen Farry.

**ISSUES FOR DISCUSSION:**

**PRESENTATION BY TOLL BROTHERS REGARDING OPTIONS FOR THE WOODS/TOLL BROTHERS**

**DEVELOPMENT:** In attendance from Toll Brothers were Solicitor Nate Fox, Brian Thierrin, and Erin DeRocini. Also in attendance were George DiPersio for CKS and Paul Schneider, Chair of Langhorne Borough Planning Commission.

Nate Fox began the presentation discussing details and options of various previous draft plans. Mr. Fox described how each related to the Borough's guiding principles as well as the pros and cons from the perspective of the investor in the overall development. He noted that if a plan acceptable to all could not be achieved, Toll could consider two by-right plans:

- One by-right plan focused on the parcel's current C-9 zoning with a possible development of a care facility containing three buildings with 50 units in each, and an additional mix of single-family twin dwellings, while preserving the historic homes.
- Another by-right plan could have 48 -50 twin units.

**TOPICS DISCUSSED:**

- Houses facing the street with the option of frontloaded driveways instead of alleys.
- Entering and exiting on Bellevue Ave. with a gated emergency use only exit on Flowers Ave.
- Narrowing the through road.
- Providing extra trees along Pine St. for visual enhancement.
- Not moving the three historic homes. Renovating the exterior of the three houses.
- Making a new draft blending the first and the last development plans.

**COUNCIL DISCUSSION:** Vice President Mason expressed concerns with higher density in the development due to the PennDOT plan to remove the access roads leading on to RT-1 which allow drivers an opportunity to flow out of town. He asked Toll to intercede with PennDOT so there would be more options for residents to travel other than through the center of town.

Brian Thierrin from Toll responded that, though they often work with PennDOT they don't often change their minds regarding projects. That being said, he would try.

Paul Schneider, Chair of LBPC, said that it was not accurate to say LBPC had had the ability to work with the draft overlay ordinance since the October meeting of 2022. He summarized the reasons why it was not until March 2023 that LBPC was able to work collectively with Tom Comitta, BCPC, and CKS.

**SAFE ENGINEERING UPDATE:**

Joe Fiocco from SAFE Engineering discussed his draft report pertaining to the RC3 study. In July of 2022, SAFE did a mini safety study on PennDOT’s preferred plan and proposed options that would be better suited for the community. In response to PennDOT’s rebuttal, SAFE conducted a larger scale study to analyze options across the whole project corridor.

Highlights of Mr. Fiocco’s draft report:

- Langhorne Borough doesn’t agree with PennDOT’s current preferred alternative, finding it’s not suitable for the community and the traveling public throughout the region.
- As proposed, PennDOT would remove the safe and efficient service roads that access RT-1. Altering these connects to Northbound and Southbound RT-1 would disrupt thousands of motorists every day within the central business district and unnecessarily divert thousands of local vehicle trips onto PA Route 413.
- Safe Engineering’s “Collective Safety Study” reviewed the safety performance of the entire project corridor. It proposes a plan that would allow for the service roads to remain usable with limited access, with a median divider rather than the existing wide concrete median. It would use roundabouts in three intersections instead of two traffic lights.
- SAFE’s plan would reduce overall the number of projected crashes in the project corridor.

**ACTION:**

Joe Fiocco will email the Safety Report to Manager Bradshaw, who will disburse it to Borough Council. Council will respond with any questions to the manager by Wednesday. The manager will forward them to Mr. Fiocco, who will respond to those questions in hopes of being ready for Borough Council to move forward by the next Council Meeting.

**RC3 DRAFT RESOLUTION:** Council discussed some changes to the RC3 Draft Resolution.

**ACTION:**

President Murdock requested that solicitor Kirk make revisions to the Draft Resolution for the July Council Meeting.

**ANTI-DISCRIMINATION ORDINANCE:** Councilperson Nancy Culleton spoke to the idea of an Anti-Discrimination Ordinance that prohibits discrimination on the basis of “sexual orientation, and gender identity or expression,” as these are not covered in the current Pennsylvania Human Relations Act. A lot of state municipalities are passing their own local ordinances that reflect the state law but also include sexual orientation and gender identity discrimination. Councilperson Culleton would like to work with the Solicitor to possibly have a draft Ordinance for the August Council meeting. Councilperson Horwatt spoke to the point that in the past when this was brought up, creating a Human Relations Commission in the Borough was required, which at the time was not possible.

**ACTION:**

Solicitor Kirk suggested there could potentially be a way to partner with other nearby municipalities to create a consortium Human Relations Commission.

**MANAGER'S BRIEF:**

**ONLINE BILL PAYMENT POSSIBLE FEE:** Manager Bradshaw described the online bill payments structure and possible fees.

**ACTION:**

Council recommended tabling this initiative until the next budget passes.

**CODIFICATION PROPOSAL:** Manager Bradshaw discussed with Council the details of the codification proposal from General Code. It was suggested that Council table the proposal and investigate other options. Vice President Mason offered to help with the project. Solicitor Kirk proposed, since she is already working with the materials, that she could organize the Resolutions and Ordinances, which the office could then scan to create searchable documents.

**ADJOURNMENT:** With no other business, President Murdock adjourned the meeting at 9:18 p.m.

Respectfully submitted,

Steve Bradshaw, Secretary

Next Work Session July 27, 2023, at 7 p.m