

Langhorne Borough Council Work Session
March 28, 2024

A work session of Langhorne Borough Council was held in person in Council Chambers on Thursday, March 28, 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, Bob Cumming, and Adam Zielinski; Solicitor Barbara Kirk; Manager Steve Bradshaw; Clerk Gabriel Tenaglia

Solicitor Kirk arrived at approximately 7:20 p.m.

AGENDA REVIEW: President Culleton brought up the possibility of changing Council meetings to 7:00 p.m. The other Councilmembers expressed support for this idea.

BOARD & COMMISSION CHAIR PRESENTATIONS:

Environmental Advisory Committee: EAC Chair Rich Mason gave an overview of the EAC's function and the role the committee serves in the Borough. After the presentation, Vice President Horwatt commented on the expense of the Annual Stormwater Report that the EAC prepares and Mr. Mason spoke to the challenges the Borough faces as a small municipality. Councilperson Zielinski asked how good the Borough is at managing stormwater. Mr. Mason replied that CKS said the Borough is doing a good job.

Historic Architectural Review Board: HARB Chair Robert Wharton gave an overview of HARB's history, its function, and the application process.

Langhorne Open Space: LOSI Vice President Deborah Tyl gave an overview of LOSI's history, membership, functions, properties, projects, events, and the Borough's partnership with LOSI. After the presentation, Councilperson Cumming asked who maintains the grounds around the Richardson House. President Culleton informed him that the grounds are maintained by the Langhorne Community Memorial Association, which is not a part of LOSI.

Planning Commission: PC Chair Paul Schneider gave an overview of the commission's objective, function, and the Borough's Comprehensive Plan.

Recreation Board: Rec Board Chair Tricia Gorman gave an overview of the board's role in the Borough and the projects that it undertakes. She invited all present to volunteer with the Rec Board, and she suggested that anyone who wants to write a support letter for the playground grant speak with Vice President Horwatt.

Shade Tree Commission: Chair Chris Blaydon gave an overview of Shade Tree's history, function, and its work throughout the Borough. He also informed Council of the status of certain trees.

Zoning Hearing Board: ZHB member David Marrington gave an overview of the ZHB's function in the Borough. He also explained the need to update the Borough's zoning book and the current status of that project.

Human Relations Commission: Janet Burns, Chair of the HR Commission, introduced herself and two other members of the commission that were present at the meeting, Danny Thomas and Marianne Stahl. Ms. Burns gave an overview of the HR Commission's purpose and functions within the Borough.

ZONING ORDINANCE AMENDMENTS: President Culleton said that the proposed ordinances amending the Zoning ordinance were tabled at the last Council meeting due to concerns from property owners. She asked Mr. Schneider to give an update.

Mr. Schneider discussed alley width as covered in the PC report. He said the ideal width is 16 feet, though 14 feet would at least be manageable. Then Council further discussed the revisions to the amendments and Solicitor Kirk said that if the PC recommends to Council that the revisions be incorporated, Council must decide whether to accept them at the next meeting, which would require them to table the ordinance until the revisions are done, forcing Council to go through the process again. Alternatively, they could ignore the PC's recommendations and vote on the ordinance as currently drafted. Council continued to discuss with Mr. Schneider the timeline of adopting the amendments to the Zoning Ordinance. Solicitor Kirk explained to them that the earliest date that they could vote to advertise the revised ordinance is July, and the earliest they could vote to approve it would be September. President Culleton asked if Council could make other changes in addition to those proposed by the PC. Solicitor Kirk said that they can. Councilperson Harris asked what legal nonconformity is, and Solicitor Kirk explained the legal definition. Councilperson Haldeman said that the definition of duplex and side-by-side twins is not clear enough.

Councilperson Marfia asked about changes to the historic district, and Council and Mr. Schneider considered the possibility of expanding the district or accomplishing the goals of the Zoning Ordinance amendments without having to change the historic district.

Solicitor Kirk asked about the ZHB meeting for the 151 W Maple special exception. As there is a 60-day deadline for the hearing from when the application is submitted, and documents were submitted February 28th, a hearing must be held by April 28th. The Borough Clerk informed Council that Scott MacNair, the attorney for the ZHB, set April 24th as the meeting date. Council and Solicitor Kirk agreed that better communication between Council and the ZHB and its attorney was necessary. There was also discussion about whose responsibility it was to notify the necessary parties of the meeting. Solicitor Kirk asked Manager Bradshaw to discuss with Mr. MacNair.

Solicitor Kirk explained the proposed addition of another apartment unit to 151 W Maple. She and Vice President Horwatt had a discussion about the status of the apartment units. Then Solicitor Kirk explained that 141 W Maple is owned by the estate of Mrs. Knight. The estate filed a lot line change application with the Borough, but there is nothing in the application to verify that 151 consented to the lot line change, which has caused confusion. The lot line change is a minor subdivision, and a condition stating that there must be no further development or subdivision of lot 1 and lot 2 was approved as an order of court. Solicitor Kirk said that she cannot recommend going against a court order. There was further discussion of the issues in the 141-151 W Maple lot line change. The Borough can file to vacate the court order, and if Council wishes to vacate, Solicitor Kirk suggested that they have a signed agreement with the property owners of 141 and 151. Council and Solicitor Kirk continued to discuss possible courses of action and impact to the Borough. She suggested adding 141-151 W Maple to the agenda of next month's Council meeting. Mr. Schneider asked if the Knights should be invited to the meeting. Solicitor Kirk said they can, and that their engineer should be present.

PLAYGROUND GRANT UPDATE: Council reviewed the proposed timeline of construction from when the grant is received. Vice President Horwatt said aeration and seeding should both be done earlier, in the spring, so as not to interfere with soccer season. There was more back-and-forth regarding the timeline, as well as the building and its distance from the soccer field. Then Council discussed the status of the forms for the grant application.

BOROUGH PROPERTY EASEMENT: President Culleton informed Council that the Solicitor was not able to find record of an easement next to Borough Hall. Vice President Horwatt asked if the minutes should be checked. She said that she found an easement agreement that had never been signed. Solicitor Kirk said that it was never reported so there is no notice that anything was ever done. She suggested that this be discussed in next month's Executive Session. Then President Culleton brought up the easement at 7-11 and said a title search is required. Solicitor Kirk explained the procedure for condemnation and what has to be done. President Culleton said that the condemnation ordinance has already been advertised and asked if Council could pass it in April even if there is more work that needs to be taken care of. Solicitor Kirk said that they could. Then Council and Solicitor Kirk discussed who would do the title report and the appraisal. They decided that Attleboro will do the title report, and Councilperson Haldeman suggested George Sengpiel as the appraiser. Manager Bradshaw will reach out to both Attleboro and Mr. Sengpiel.

PA CYBERSECURITY PROGRAM: Manager Bradshaw explained that the cybersecurity program is a multi-level program. IT consultant Greg Erway recommended plans 1 and 2, and said that 3 and 4 were unnecessary at this time. Plan 1 is a device monitored by the state that detects cybersecurity threats. Plan 2 is a training tool that randomly sends bot emails and tests if people will click on the links. Manager Bradshaw said that it is currently paid for by the federal government but over time the Borough will have to pay itself. The Borough can apply for the program, but can also choose to back out freely. President Culleton and Manager Bradshaw discussed what was required to apply for the program. There was also debate about whether a vote was necessary, and Solicitor Kirk said that Manager Bradshaw can submit the application in the course of his duties as long as there is no expenditure of funds. He clarified that the program is federally backed until 2027, at which point the Borough would have to pay the difference in State and Federal funds.

VOTING MEETINGS: Solicitor Kirk observed that Council only has one voting meeting a month, and that due to time constraints Council is often forced to hold votes very close to important deadlines. She suggested that changing the Work Session into a voting meeting would resolve this issue, and said Council could discuss this at their next meeting and publicize it if they choose to hold two voting meetings a month. Councilpersons Marfia and Cumming expressed concern that this could create the appearance of Council trying to sneak in votes without public knowledge, and Solicitor Kirk assured them that the public would be notified. There was further discussion and Councilperson Haldeman advised saving this item for the agenda of the April Council meeting.

PSAB TRAINING FOR COUNCILMEMBERS: President Culleton asked if there needs to be Council approval every time someone wants to attend a training, or if room in the budget could be made for Councilmembers to do so. Vice President Horwatt asked if the Borough has a plus membership with the PSAB, which allows members to attend most trainings for free. Manager Bradshaw said that the Borough does not have a plus membership, but he can look into getting one.

MANAGER BRIEFING:

- Three bollards for the generator at Borough Hall would cost \$1,895.50.
- Phase 1 of codification is nearly complete. Manager Bradshaw will have more information by the end of the week.
- The Scantek project had started. They took 40 boxes of files. With all the property files out of the building, there will be a slight delay in retrieving them if needed.
- Manager Bradshaw is exploring options for the streetlights and smart traffic signals.
- The OWL device used for Zoom meetings was damaged and needs to be sent out for repairs. Consequently, there may be meetings that are not recorded over Zoom. Alternatively, Council could use another recording device. The cost of renting an OWL would be more than the cost of a brand-new OWL, so Manager Bradshaw elected not to rent one.

DISCUSSION: Vice President Horwatt returned to the issue of the lights. She said that the lights from Middletown are cool light LED and are inappropriate for the Borough. Councilperson Cumming asked if the Borough could still buy from Middletown and just replace the lights. Manager Bradshaw said that the lights are built-in and can't be changed, but Armour and Sons can order the lights the Borough wants. Some Councilmembers were concerned about the cost and Councilperson Haldeman said that he will look at the cool light LEDs and see if they can be altered. Councilperson Marfia then brought up the Borough's issues with enforcing ordinances. He said that Council used to get a monthly report from the zoning officer listing what he approved and what he did not. He recommended that both the zoning officer and building inspector submit these reports.

ADJOURNMENT: With no other business, on motion of Councilperson Haldeman, seconded by Councilperson Marfia, Council voted unanimously to adjourn at 9:22 p.m.

Respectfully submitted,

Steve Bradshaw, Borough Manager / Secretary

Next Work Session: April 25, 2024 at 7:00 p.m.