

Langhorne Borough Work Session

May 29, 2025

A Langhorne Borough Work Session was held at Council Chambers on Thursday, May 29, 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

ABSENT: Councilperson Scott Haldeman

AGENDA REVIEW: President Culleton announced that tonight's Executive Session is being held after announcements so Solicitor Kirk does not have to stay the entire meeting. She also asked Councilperson Cumming about the parking spaces agenda item which he requested, and he explained that he wanted to discuss it with the solicitor. President Culleton moved the discussion to the top of the agenda.

ANNOUNCEMENTS: Vice President Horwatt announced that the Langhorne Council for the Arts' Arts in the Garden Tour on Saturday the 31st has been cancelled due to inclement weather.

EXECUTIVE SESSION: Council entered into Executive Session to discuss a legal matter at 7:03 p.m. On motion of Councilperson Zielinski, seconded by Councilperson Cumming, Council voted 6-0 to exit Executive Session at 7:20 p.m. President Culleton stated for the record that the matter discussed in Executive Session could potentially involve litigation.

TRANSUE PROPOSAL FOR TREE REMOVAL: The estimate from Transue Tree Service for cleanup at the basin behind the Langhorne United Methodist Church, for \$4,975, includes cleaning up trees that have fallen into the basin and brush, chipping of the brush and moving logs off the path, and removing three Paulownia trees. Councilperson Cumming asked if the debris would be removed or be allowed to pile up back by the basin. Vice President Horwatt said that Transue will remove all the debris and three invasive Paulownia trees, and leave the logs on the side. Manager Zimmerman said that it is more cost-effective to leave the fallen tree logs than to get the necessary equipment back there to chip them. She mentioned that bamboo overgrowth is part of the issue. Council discussed the bamboo, where it originated from, and the difficulties in removing it. Vice President Horwatt said that the Borough is not permitted to use a pre-emergent herbicide to dispose of the bamboo so they have just been cutting down new growth. She then suggested covering the cost with Liquid Fuels money.

MOTION: On motion of Vice President Horwatt, seconded by Councilperson Cumming, Council voted 6-0 to approve the Transue proposal for tree removal for \$4,975, to be paid out of Liquid Fuels if permitted.

PARKING SPACES: Councilperson Cumming said that it would be helpful to have more parking in the Borough. He suggested using some existing parking lots, specifically at the old bank building at 126 South Bellevue Avenue and the Will Travel office next door at 118 South Bellevue Avenue, and asked Solicitor Kirk how other municipalities allow parking on parking lots that are on private properties. Solicitor Kirk said that the Borough would have to approach the owners and see if they would be willing to allow public parking or lease the parking space. There was further discussion of the different parking

spaces in the Borough and of 126 South Bellevue Avenue in particular; the Borough does not have any contact information for the owner. Vice President Horwatt suggested reaching out to see if they would be willing to rent parking spaces to the Borough. Solicitor Kirk suggested that the Borough propose a cooperative agreement with the owner for parking for Borough events. Then the owner could come back to the Borough with any conditions. Then Council discussed liability coverage and the parking space at the Will Travel property. Vice President Horwatt said that Will Travel parking is available only for certain events such as Langhorne Borough Business Association events. Councilperson Cumming suggested sending out letters of inquiry, and President Culleton said that the Borough would send letters to the old bank building and Will Travel. Manager Zimmerman suggested reaching out to the Verizon building at 139 North Bellevue Avenue as well, as they have a sizeable parking lot. Solicitor Kirk said she could review the letter drafted by the office.

RENTAL REGISTRATION ORDINANCE: President Culleton announced that the residential rental registration and Young Lungs at Play ordinances would be discussed next, starting with the former. She explained the changes she made based on feedback from Council at the May Council Meeting. There was more discussion of how to proceed with the ordinance and President Culleton said that Council could approve the language and table advertisement until a more suitable time, or decide on a future date for advertisement. She warned against waiting too long since the makeup of Council will change next year and it would be arduous to have the new Council go through this process again. Solicitor Kirk suggested removing section 4a, subsection ii, requiring an inspection before a residential rental certificate can be issued, in its entirety. Council agreed with this suggestion. Members of Council then posed questions to Solicitor Kirk about some of the ordinance's language and how it would be applied. Councilperson Zielinski suggested that the list of tenants with conditions requiring specialized care in case of an emergency, which had been removed from the latest draft, be included as optional, since Fire Chief Frank Farry specifically requested it. Solicitor Kirk recommended this be added as an addendum to the application form itself, not the ordinance. Then President Culleton asked if Council is prepared to vote to advertise the ordinance at the next Council Meeting. Vice President Horwatt said that Council should keep working on the ordinance but not advertise it. Manager Zimmerman presented an example of a sketch plan to include with the application along with a blank sheet for people to fill out their own, and Council approved of this addition. President Culleton said that the changes discussed will be made and advertisement will be tabled until the fall. Manager Zimmerman suggested that the final draft and application packet be forwarded to Solicitor Kirk for final review.

YOUNG LUNGS AT PLAY ORDINANCE: President Culleton said that there were two concerns that kept the ordinance from being advertised at the previous meeting. One was that the language should be amended so the ordinance would ban all smoking, not just tobacco. Solicitor Kirk suggested changing the language of the ordinance from "tobacco free" to "smoke-free," including vape products. The other concern was raised by Pat Carr, President of Langhorne Open Space, regarding the Catawissa and the Richardson House being included as smoke-free areas. President Culleton asked if it would be best not to add other areas and instead stipulate that the Borough can designate additional areas by resolution. There was discussion of enforcement and no-smoking signage, and of whether to keep the Catawissa and the Richardson House as smoke-free areas; Manager Zimmerman said that the Langhorne Community Memorial Association will discuss whether to make the Richardson House a smoke-free area at their November meeting. Vice President Horwatt had also proposed making the Langhorne Community Memorial Park a smoke-free area, but the Langhorne Community Memorial Association expressed concern about this. After further discussion Council determined that they do not have the authority to add the Richardson House as a smoke-free area. Council decided to take out the Richardson House but leave in the Catawissa.

COMPREHENSIVE PLAN UPDATE: President Culleton moved the discussion of the Comprehensive Plan up in the agenda to be mindful of the Solicitor's time. Paul Schneider, Planning Commission Chair, said that Bucks County Planning Commission had originally presented a \$15k - \$30k proposal. PC had expressed willingness to do the bulk of the work, which significantly lowered BCPC's proposal. It is now between \$4,850 and \$6,400. Mr. Schneider said that if this proposal is acceptable to Council, he can work with BCPC to refine it and PC can vote to recommend it at their meeting next month. President Culleton suggested establishing a sub-committee of PC members and Councilmembers for the project. Mr. Schneider said that the updated Comprehensive Plan will be based on the template of the existing plan from 2014, and that it should be discussed publicly so people can understand what's going on and have an opportunity to comment. Council expressed their approval of the proposal and Mr. Schneider said that he will speak with Luke Rosanova of the BCPC. Councilperson Zielinski asked if the Comprehensive Plan is updated every ten years, and Mr. Schneider said that this is best practice. Longtime PC member Florence Wharton, who was instrumental in crafting the 2014 Comprehensive Plan, is guiding the process. Solicitor Kirk asked if there is a younger person who could be recruited to study the process of updating the Comprehensive Plan so PC is prepared when it has to be updated in another ten years. Councilperson Zielinski volunteered. Solicitor Kirk advised that the Comprehensive Plan update include a plan to recruit younger members on a rotating basis. She suggested reaching out to the Bucks County Community College to see if there are any students studying grant planning or urban development who could be recruited as interns. Then Vice President Horwatt announced that there will be a meeting at the Langhorne Library and requested that the Borough be on their agenda. After some discussion it was determined that Mr. Schneider would follow up with the library. President Culleton asked for clarification on the purpose of attending the meeting, and Mr. Schneider explained that it is related to TND-II, which would encompass the library parcel, and will help develop a working relationship with the library as PC moves forward with the TND-II and the library determines what to do with its open space. Mr. Schneider also expressed a desire to make sure the library stays open.

KEYSTONE MUNICIPAL SERVICES PROFESSIONAL SERVICES AGREEMENT: President Culleton said that there are questions among Council about whether to pursue another inspection agency or get another zoning officer from Keystone. Manager Zimmerman noted that the Borough uses Keystone very minimally and they try to limit costs incurred by the Borough. She said that the zoning officer used to come into the Borough for four hours a week before COVID. This hasn't been done since, and not having regular office hours makes it more difficult for the zoning officer and building inspector to respond to issues. She said the Borough should have a clear idea of what they want their inspection agency to do before seeking proposals. Vice President Horwatt said that Council needs direction from the Manager and Clerk. There was further discussion about potential office hours for the building inspector and zoning officer, and Vice President Horwatt expressed support for establishing officer hours. She also raised issues with the zoning officer signing off on permits that don't require zoning. President Culleton suggested having the office come back to Council with a proposal from Keystone for how they would use office hours. Then the Borough can see what Keystone and other inspection agencies would charge. Councilperson Harris pointed out that Keystone's professional services agreement does not have the box for electrical inspections checked off and asked who the Borough gets to do electrical inspections. Clerk Tenaglia explained that for Use and Occupancy applications, applicants are responsible for finding a third-party inspection agency for electrical as Keystone does not provide electrical inspections. There was further discussion of electrical inspectors; Councilperson Cumming said that he has heard stories of subpar electrical inspections in the Borough and advised that the Borough needs competent inspectors. Clerk Tenaglia suggested that the Borough could look into having the Borough's inspection agency provide electrical inspections. President Culleton said that electrical inspection services could be

included in the Borough's new proposal for inspection services if desired. There was further discussion of services provided by Keystone.

JUNE 12th PENNDOT CONSULTING PARTY MEETING: President Culleton said that PennDOT had invited the Borough to be a consulting party to the portion of PennDOT's environmental impact study for the RC3 Project that deals with historic property. The office applied to be a consulting party on behalf of the Borough. Others in the Borough were invited to be consulting parties as well. President Culleton suggested forming a small group to prepare for PennDOT's consulting party meeting on June 12th so the Borough representatives attending the meeting can adequately speak to their concerns. Vice President Horwatt said that there is no need because they do not know what PennDOT will ask of the Borough. She said that the Borough should meet right after the consulting party meeting instead. There was more discussion and Council determined that no action is needed until after the meeting.

MAIN STREET FENCE QUOTES FOR PLAYGROUND FENCE REPLACEMENT: Manager Zimmerman explained that the type of fence used at the Mayors' Playground is no longer made. She had a company, Main Street Fence, provide a quote for replacing the section damaged by a car. This would be covered by the insurance settlement. There was discussion of the insurance and how the fence would be repaired. Manager Zimmerman said that she got two quotes because there is another section of the fence that was damaged unrelated to the car accident. Council then discussed the proposal in further detail and agreed to have Manager Zimmerman submit the quote for the car-damaged fence repair to their insurance. Then they addressed the second quote for the other damaged portion of the fence. Solicitor Kirk suggested submitting it to the insurance company as a separate claim. President Culleton asked where the quote should be paid from, and Manager Zimmerman said that Treasurer Schoen has advised that they can use the Capital Improvements Fund. Council decided to use that fund.

RECREATION BOARD PROPOSAL FOR SWING SET AND ROCKER: Councilperson Zielinski spoke with a representative from the supplier, MRC Recreation, regarding the proposal for the new swing set and rocker at the Mayors' Playground. Another swing broke, so he got a proposal for four swings, three regular swings for ages 5-12 and one ADA-compliant swing along with the rocker to replace the broken toy car. He said that the total cost is around \$7,000; around \$3,500 is covered by the insurance payout, and he suggested that the rest come from the Parks fund, which has \$10,000 allocated that has not been touched. Vice President Horwatt said there is \$25,000 in General Fund that came from escrow. Councilperson Zielinski said that can be used for a proposed new bench. There was further discussion of the equipment and the source of funds, and Council agreed to use the Parks money. Councilperson Zielinski then announced that the Recreation Board Meeting will be held on Thursday June 5th at 5:30 p.m. Councilperson Harris asked if the Borough would be willing to share the cost of replacing and extending the fence behind the First Baptist Church of Langhorne. They are planning on removing the shed and the tree at the back of their property and replacing the rotted fence. Councilperson Harris said that the replacement fence will be the same type as the existing fence. He asked if the Borough could get a quote. Council agreed that this would be a good idea.

TRAFFIC STUDY UPDATE: President Culleton announced that SAFE Engineering filled out the necessary PennDOT forms to apply for truck restrictions, and they have determined that it would be justifiable to put length limits on trucks for right and left turns at Maple Avenue, Bellevue Avenue, and Pine Street. Their work suggests the Borough should post no left turn and no right turn signs for trucks over a certain length. She suggested that Larry Bucci, the engineer with SAFE who filled out the forms and conducted the traffic study, attend a meeting of the Ad Hoc Traffic Study Committee to answer questions. She and Manager Zimmerman will work on scheduling the next meeting. There was discussion of enforcement

and then President Culleton shared some updates that Chief of Police John Godzieba emailed to her. He said that the recommendation of SAFE Engineering to restrict turns on Maple and Pine based on truck length should take into account the fact that SEPTA buses coming through the Borough would both be too long and therefore subject to these restrictions. He also gave an update on the location of the speed cushions, proposing that one be placed between 119 and 121 Flowers Avenue and one on the 200 block of North Green Street. He does not have a proposed location for the third speed cushion. He advised against putting a speed cushion on Flowers Avenue and Cherry Street since Flowers is too wide. Vice President Horwatt suggested having one at the Mayors' Playground. President Culleton said that a decision can be made at the next Ad Hoc Traffic Study Committee meeting. Then Manager Zimmerman said that she spoke with Don Centofante of PennDOT about traffic studies, and he said that truck studies are becoming very popular among municipalities and PennDOT is more willing to work with them. He said that the Borough should submit the addresses of other intersections where truck traffic is a concern. Manager Zimmerman spoke about the other items she discussed with Mr. Centofante and Vice President Horwatt recommended sending him a list of streets of concern and the traffic study conducted by the Pennsylvania State Association of Boroughs about truck traffic in municipalities. Manager Zimmerman said that the SAFE Engineering study should be sent to him as well once Council is ready to sign off on it.

ANTHONY MARFIA PERMIT REFUND REQUEST: Councilperson Marfia, as a private citizen, has made a request for a partial refund of the permit fees he paid for reroofing work back in 2020. He and President Culleton explained that the fee was doubled because work began a day before the permit application was filed. Office staff confirmed that some properties have had work done before applying for a permit and were not charged double, and he was. Council agreed that this is a reasonable refund request. After further discussion Council decided to vote on the refund request at their June Council Meeting.

ADJOURNMENT: On motion of Councilperson Cumming, seconded by Councilperson Harris, Council voted 6-0 to adjourn at 9:40 p.m.

Respectfully submitted,

Mary Zimmerman, Borough Manager

Next Work Session: June 26, 2025 at 7:00 p.m.