

**Langhorne Borough Council Work Session
May 30, 2024**

A Work Session of Langhorne Borough Council was held at Council Chambers on Thursday, May 30, 2024. President Culleton called the session to order at 7:01 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

AGENDA REVIEW: President Culleton explained that the Manager Briefing has been moved to the beginning of the meeting because Manager Bradshaw had to leave at 8:00 p.m. She also announced that this is the first Work Session in which Council is authorized to take votes and that all three votes on the agenda were time-sensitive.

MANAGER BRIEFING:

- Due to a timing issue with the grant application, the Borough is ineligible for a portion of the RDA Grant for the Scantek project. This amount comes out to \$2,653.92. The remaining balance for the project is \$5,594.04. The project should be done in about two weeks.
- Manager Bradshaw spoke with a resident of 340 Station Avenue about the stormwater inlet in front of her house. She said that garbage pools in her backyard after heavy rainfalls and requested that the Borough put a “No Dumping” sign by the inlet that runs along her property line. Councilperson Haldeman suggested using stencils that go in front of drain lines.
- Manager Bradshaw reached out to Hill Wallack for assistance on three complicates Right-To-Know requests.
- Currently, for sidewalk violations residents are notified that they have seven days to correct the issue. Manager Bradshaw asked if Council wanted to provide them with more time. The seven-day deadline is stated in the sidewalk Ordinance. Solicitor Kirk said that Council can either amend the ordinance or give extensions to residents. President Culleton recommended that the Borough follow the ordinance but inform residents in the notification letter that they can request an extension of thirty days. Solicitor Kirk said that notices must contain a provision that the resident has a right to file an appeal.
- The Historic Association is asking permission to put inserts in the upcoming trash bill. Council agreed that they did not want to start the precedent of posting non-Borough business in the trash bill.

ROUTE 413 CHANGE ORDER #2: President Culleton explained that inlet #12, at the southeast corner of Richardson and Pine, was found to have badly corroded piping. Water was not flowing properly and a hole was opening under part of Pine St. G&B Construction will have to change how the repair is done. She and Manager Bradshaw authorized an emergency change order to replace the piping and fill the hole. The motion is to approve the work that was authorized.

MOTION: On motion of Councilperson Haldeman, seconded by Councilperson Horwatt, Council voted unanimously to approve the Route 413 Project Change Order #2, for Inlet #12 at the southeast corner of Richardson Avenue and Pine Street.

RESOLUTION 2024-19: The Borough signed a contract with Leck in December 2022. This contract is in effect. Nothing needs to be changed, but the auditors need a resolution from Council that the contract was authorized. Solicitor Kirk said that unless it requires a specific ordinance, the signing of contracts should be done by resolution.

MOTION: On motion of Vice President Horwatt, seconded by Councilperson Cumming, Council voted unanimously to approve Resolution 2024-19: RATIFYING THE APPROVAL AND EXECUTION OF THE SOLID WASTE REMOVAL CONTRACT BETWEEN THE BOROUGH AND LECK WASTE SERVICES INC. FOR A PERIOD OF THREE YEARS, EFFECTIVE JANUARY 1, 2023 TO DECEMBER 31, 2025.

RENEWAL OF INSURANCE: President Culleton explained that the Borough's current insurance policy runs out May 31st. Manager Bradshaw and Councilperson Cumming have been working to find the best quote over the past few months. The Borough has received a quote from Brown & Brown, their current broker. The motion on hand is to renew the Borough's current coverage with Brown & Brown with some changes. The Borough's premium will go down slightly, as will workers comp. Cybersecurity coverage is also included in the new package. Councilperson Cumming further explained that the Borough is eliminating its terrorism coverage, which requires that there is an event that deals more than \$5 million in damages and is declared a terrorist attack. He said that there are few unfinished items: wraparound for event coverage and the Richardson House. Coverage for these items do not need to be added before renewing the insurance. There was some discussion about whether Council has to vote on the insurance every year, and Solicitor Kirk said that if the term is only one year it should be voted on every year.

MOTION: On motion of Vice President Horwatt, seconded by Councilperson Zielinski, Council voted unanimously to approve renewal of the Borough's insurance through Brown & Brown.

STORMWATER PIPE REPLACEMENT: Councilperson Haldeman said that a five-foot concrete stub was put at the SE corner of Richardson and Pine with the intention of extending it across Richardson and replacing the inlet box at the NE corner of Richardson and Pine. He also said that the bottom of the corrugated metal pipe is rotted out. The plan is to replace it with a concrete pipe. President Culleton suggested authorizing G&B to do the repairs using Liquid Fuels to cover as much as possible, which would be \$16,493. G&B gave a quote for the repairs of \$22,883. Engineer George DiPersio, attending via Zoom, said that if the work is not done, the stormwater may not drain properly and more holes could form under the street. Mr. DiPersio also said that the quote given by G&B could change if Council holds off on the work, as the pricing is based on the contractor being presently on-site. Solicitor Kirk said that it is not an emergency repair and the work cannot be authorized until the Borough receives three telephone bids. If the two remaining bids are received on time, Council could make a decision at their next meeting.

NORTH BELLEVUE AVENUE MAINTENANCE AND BOROUGH ROAD PROGRAM: CKS measured the part of North Bellevue that is in the Borough up to the PECO gate. That area is deteriorated and could become part of the bid process for the repairs to Country Club Lane. Mr. DiPersio said that the section they measured doubles the total estimate, pushing it closer to \$85,000-\$90,000 if the work is put off until 2025. President Culleton asked how that would coincide with the application for the road program. Mr. DiPersio said the road program and North Bellevue work could be presented to the BCRDA as a single grant application, but CKS would have to develop a road plan. The Borough could request an amount that covers both Country Club Lane and other areas of concern. President Culleton suggested applying for the grant and using Liquid Fuels if the grant falls through, and making a motion at the next

Council meeting for the grant application. Vice President Horwatt also suggested a motion to authorize CKS to develop a road program.

PLANNING COMMISSION UPDATES: Planning Commission Chair Paul Schneider addressed concerns about the use of color photos in appendix H of the TND ordinance. He said that there is precedent for the use of color photos, and they provide better resolution and a better indication of property lines than line drawings. PC recommends moving forward with color photos. Council agreed that they have no issues with color photos taken from public right of way.

OUTREACH TO MIDDLETOWN AND LANGHORNE MANOR REGARDING RC3 PROJECT: PC recommends that someone from Borough Council reach out to Middletown Township and Langhorne Manor and offer to set up a discussion with SAFE Engineering to discuss the impact of PennDOT's RC3 project. Mr. Schneider said that it is worth meeting with them because the RC3 project will create traffic on Gillam and Highland Avenue. Vice President Horwatt suggested having Council attend a Langhorne Manor Council Meeting and share data. President Culleton volunteered to attend a meeting, as did Vice President Horwatt and Councilperson Cumming. Council decided to have Manager Bradshaw reach out to both Langhorne Manor and Middletown to secure a spot on their agendas.

141-151 WEST MAPLE LOT LINE CHANGE: The paperwork to amend the 1997 order of court stating that there was to be no further subdivision was signed by the attorney for 151 West Maple and the property owners of 141 West Maple. Solicitor Kirk sent the signature page to Scott MacNair to sign as solicitor of the Zoning Hearing Board. Once he signs it, she will sign it and file it with the court. The owner of 151 West Maple also sent a formal letter agreeing to the lot line change. Solicitor Kirk recommended that a hearing on the lot line change be put on the agenda of the next Council meeting.

LETTER FROM ERIN DEVELOPMENT: The Borough received a response letter from the solicitor for Erin Development. To protect Council from possible litigation over predetermining the application, Solicitor Kirk recommended that Council not respond and instead wait and see what happens. She said that members of Council, in an individual capacity, can attend development meetings in Middletown to express their concerns about the development. If Erin Development submits a formal application to Middletown, Council has the right to send a spokesperson.

ZONING ORDINANCE AND RESIDENTIAL CONVERSIONS: Councilperson Haldeman explained that the current zoning ordinance permits residential conversions only within a principal building and asked Council if they would be amenable to changing the ordinance to allow apartments in non-principal buildings, noting that Planning Commission has been discussing accessory dwelling units (ADUs). Solicitor Kirk pointed out that if the zoning ordinance is modified to permit apartments in non-principal structures, it allows people with garages to build apartments on top of them and suggested making properties that historically have had two houses into special exceptions to let the secondary houses be converted into apartments. Councilperson Harris said that he was not opposed to researching possible amendments to the zoning ordinance, but expressed concern about the optics of a zoning change being made that only affects members of Council. Solicitor Kirk said that Council could also look into redefining the term "principal structure."

BURNING ORDINANCE: Councilperson Haldeman said that the Burning Ordinance is too restrictive. Currently the only way a resident can have a fire in their backyard is if it is run by a nonprofit organization. President Culleton suggested amending it to allow campfires. Sean Mundy, 109 W. Maple Ave., said that he had received permission from the fire chief in July to set up a fire pit and had no

issues. Solicitor Kirk suggested that Councilperson Haldeman prepare amendments to the ordinance and bring them before Council.

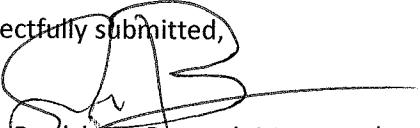
TRASH BOXES FOR BOROUGH EVENTS: Vice President Horwatt said that in the Borough's contract with Leck Waste Services, the Borough is permitted five large events with free trash pickup. So far, the Borough has four such events. However, Leck has started charging \$7.50 each for cardboard trash boxes for events. She suggested that the money come out of Solid Waste. President Culleton said Council can vote on this at their next meeting.

EXECUTIVE SESSION: Council moved into Executive Session at 8:45 p.m. to discuss legal and personnel matters. Council came out of Executive Session at 9:20 p.m.

MOTION: On motion of Councilperson Cumming, seconded by Councilperson Marfia, Council voted 5-0 to appoint Russell Sacco as solicitor for the Langhorne Borough Human Relations Commission. Vice President Horwatt and Councilperson Haldeman were not present.

ADJOURNMENT: With no other business, on motion of Councilperson Zielinski, seconded by Councilperson Harris, Council voted unanimously to adjourn at 9:23 p.m.

Respectfully submitted,


Steve Bradshaw, Borough Manager / Secretary