

Langhorne Borough Work Session

October 30, 2025

A Langhorne Borough Work Session was held at Council Chambers on Thursday, October 30, 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 Scott Haldeman, Tim Harris, Anthony Marfia, and Bob Cumming; Solicitor Barbara Kirk; Manager Mary Zimmerman; Clerk Gabe Tenaglia

ABSENT: Councilperson Adam Zielinski

AGENDA REVIEW: President Culleton said that she intends to cancel the November and December Work Sessions if there is no pressing business.

ANNOUNCEMENTS: Vice President Horwatt announced that Joe Fiocco of SAFE Engineering sent a response letter to Secretary of Transportation Michael Carroll earlier today. Senator Frank Farry has asked to meet with Mr. Fiocco as well. Vice President Horwatt said that Mr. Fiocco sent the letter and requested the meeting independently and the Borough will not be charged for his time.

EMERGENCY ASPHALT REPAIRS: Manager Zimmerman explained that the repairs to the fire station driveway should be done right away because the asphalt plant will be closing soon, and sinkholes are forming in front of where the fire trucks enter and exit the station. She said that the proposed emergency repairs are a temporary solution to a larger problem that will require the complete repaving of that section of the driveway, which could be funded through a grant. The fire company has agreed to cover half of the cost of work. President Culleton said that she asked Mary to schedule the work ahead of time, and put it on the agenda for Council to ratify as an emergency repair because it had not been discussed by Council previously. Manager Zimmerman said that it is scheduled for tomorrow morning. Councilperson Marfia said that companies that submit bids to the Borough should submit a business license from the Neshaminy School District to show that they paid the business tax. There was discussion of the Borough's business tax.

MOTION: On motion of Vice President Horwatt, seconded by Councilperson Haldeman, Council voted 6-0 to approve the estimate from Asphalt Services for \$1,497.86 for repairs to the holes behind the fire station, with the cost to be shared with the Langhorne-Middletown Fire Company.

CLEMONS RICHTER & REISS HOURLY RATE CHANGE: Clemons Richter & Reiss, the law firm representing the Langhorne Borough Zoning Hearing Board (ZHB), is increasing their hourly rate to \$200. Councilperson Haldeman asked if the Borough could find other legal counsel, and Vice President Horwatt said that the ZHB picks their own lawyer. She said that Clemons Richter & Reiss has done good work for the Borough. Solicitor Kirk said that \$200 an hour is not an unusual rate.

JUNIOR COUNCIL PERSON APPLICATIONS: President Culleton announced that the Borough has received another Junior Council Person (JCP) application, this one from Lylah Newell, 108 Hulmeville Avenue. Councilperson Haldeman asked if the JCPs will be mentored by a Councilperson, and Vice President Horwatt volunteered. President Culleton had reached out to Azura Cohen, the first applicant, and

offered to speak with her about the responsibilities of being a JCP. She will meet with Ms. Cohen on Sunday, and offered to invite Ms. Newell to the meeting as well. Then there was talk of educating the JCPs about using social media with discretion, and Councilperson Haldeman suggested that the applicants spend time with Manager Zimmerman and Clerk Tenaglia to learn about the workings of the Borough office. Councilperson Harris expressed his approval of Ms. Newell as a JCP candidate, and President Culleton said that she will reach out to Ms. Newell to join her and Ms. Cohen on Sunday. Then there was discussion of the extent to which JCPs should be sent meeting packet items. Eventually Council decided that the JCP candidates will not be sent the meeting packet for November, and once they are approved they will receive instruction on how to use discretion with meeting packet materials. President Culleton noted that the term length for JCPs is one year, from September through August, and the next Council should decide whether to reappoint them at the end of that term or consider new applicants. Councilperson Haldeman asked about next steps, and President Culleton said that she will invite the applicants to attend the November Council Meeting, where Council will vote to approve their applications. Once approved, they will be able to participate in the meeting as JCPs. She suggested that if Council feels their orientation has been sufficient, they can start being sent the meeting packet information in December. There was also discussion of where they will be seated during meetings.

RC3 UPDATE: Mr. Fiocco of SAFE Engineering submitted a report on his review of PennDOT's traffic study data to Council on October 21st. President Culleton read some of the key takeaways:

- Vehicles travelling northbound on Hulmeville and Bellevue Avenues will need to exit at the new 413 exit and continue along Gillam Avenue or 413 to reach regional routes, increasing traffic on both roads.
- Additional traffic demand, particularly the northbound left turn movement from 413 to 213, presents a major operational challenge.
- During a 2022 Zoom meeting, Langhorne Manor Borough informed SAFE Engineering that they would not permit traffic increases on Gillam Avenue, and would close the road to through traffic to prevent this.
- The analysis projects that delays on the northbound approach on Pine Street toward Maple Avenue will triple during the PM peak period, with average delays increasing from 104.04 seconds per vehicle without the cloverleaf to 323.05 seconds per vehicle with the cloverleaf.

Mr. Fiocco is basing his analysis on the numbers provided by PennDOT. Regarding traffic mitigations on Pine Street, President Culleton noted that PennDOT has proposed to extend the length of the left turn lane at Pine Street and Flowers Avenue and re-time the lights. She was doubtful that these changes would fully mitigate the increase in traffic and said that they are another reason the Borough should pursue restrictions on truck turning. There was more discussion of Mr. Fiocco's letter to Secretary Carroll. Vice President Horwatt said that Senator Farry will meet with Mr. Fiocco personally to discuss Mr. Fiocco's concerns about the RC3 Project. She also announced that the Cultural Resources draft came out on October 17th. The report summarizes what PennDOT is proposing to do to mitigate the impact the RC3 Project will have on the Borough's historic district. She said that the report details PennDOT's proposed mitigations, and states that they will add ten feet to the turning lane at 413 onto Richardson Avenue. Then Council discussed the meeting between Mr. Fiocco and Senator Farry and the correspondence between his office and Vice President Horwatt.

ERIN DEVELOPMENT: President Culleton announced that Langhorne Borough has been permitted by a judge to be a party to Erin Development's appeal of the Middletown Township Zoning Hearing Board ruling on its application. Langhorne Open Space's petition to intervene was not granted. Planning

Commission passed a motion asking Council to involve them should there be further discussion.

RENTAL REGISTRATION ORDINANCE: President Culleton said that the Borough had discussed a Rental Registration Ordinance at length in the spring and tabled it till the fall. She suggested that Council decide whether to direct Solicitor Kirk to prepare a final version to be voted on for advertisement in November. She then detailed the most recent changes: lessors or owners of rental property are required to submit a rental registration form to the Borough beginning January 1st, 2026; the requirement of the lessor or owner to list the current number of occupants was removed; lessors or owners would not be required to list tenants, provide a sketch plan, or list residents with impairments and disabilities. Councilperson Harris asked if the Borough has a list of all residential rental properties to contact, and questioned how the Rental Registration Ordinance will be enforced. President Culleton said that the office staff will have to find a process for enforcement they can manage effectively, and noted that the January 1st, 2026 start date only means that rental registrations are required from that point on, not that they have to be submitted within a certain time frame. Manager Zimmerman added that time will be needed to advertise the rental registration requirement once enacted, and the Borough does have a list of rental properties. Once people are duly informed, the office can begin enforcing the ordinance. She estimated that the process will take a year. Councilperson Haldeman said that he changed his position on rental registration after speaking with landlords in the Borough, who had no objection to the requirement as it would help draw in higher-quality renters. Councilperson Cumming raised the idea of requiring certain standards by which landlords assess their tenants, and President Culleton said that the Borough should not tell landlords how to vet their tenants as long as they do not engage in discriminatory practices.

President Culleton pointed out that the Rental Registration Ordinance states that the Borough may require that a residential rental certificate be issued only when the Borough determines that the unit complies with all applicable Borough codes, which would seem to allow the Borough to institute inspections to determine code compliance. Solicitor Kirk said that she interpreted this section as addressing non-compliant conditions such as overcrowding of units impeding the entry of emergency personnel. President Culleton asked if the Borough could refuse to issue a residential rental certificate if the Borough staff or building inspector is aware of likely code violations at the property. Solicitor Kirk said this would be permitted as long as the Borough knows there are existing violations. Councilperson Marfia noted that the ordinance requires that business taxes are paid in order for the Borough to issue a residential rental certificate. There was more discussion of local taxes and then Council debated whether the ordinance should be prepared for advertisement or tabled for further discussion. Manager Zimmerman said that a rental registration program will not be set up within the first six months of passage of the ordinance, as the office will need time to figure out how to notify the public and introduce rental registrations to the community. There was more discussion of enforcement mechanisms, and Council eventually decided to have Solicitor Kirk prepare the Rental Registration Ordinance for advertisement at the November Council Meeting.

MANAGER'S UPDATES:

Richardson Avenue Inlet Sinkhole: Manager Zimmerman said that the storm inlet on Richardson Avenue right outside of the fire station driveway is collapsing, forming another sinkhole. CKS inspected the site, and Manager Zimmerman approached M&M Masonry to look at the inlet as well. Engineer George DiPersio suggested that they put in additional rebar in one drain pipe and coat the remaining brick that appears in good condition. Manager Zimmerman received an updated proposal from M&M Masonry with these additions this afternoon for \$3,350. Asphalt Services also surveyed the site and will submit a proposal for the coating. Councilperson Marfia objected to using M&M Masonry, as the

business operates out of 219 Station Avenue, which is in the R1 Zoning District. He said that this is in violation of the Zoning Ordinance. Solicitor Kirk advised that as this is now a formal complaint, the Zoning Officer has to get involved. Vice President Horwatt said that operating a business is permitted as long as vehicles are not being deployed from the residence, and Councilperson Marfia said that he has photographic evidence of vehicles and equipment stored at the address. After further discussion, President Culleton said that the Zoning Officer should be notified and Solicitor Kirk said that the Borough cannot accept M&M Masonry's proposal. Then there was discussion of alternate companies that could perform the work. Manager Zimmerman suggested that she could reach out to Middletown Township, as they are also having issues with their inlets, to jointly address inlet damage. Regarding the M&M Masonry zoning violation, Clerk Tenaglia asked Councilperson Marfia to send the images he referenced to the office for the zoning officer's review.

Car Accidents: Manager Zimmerman informed Council that there was an accident across the street from Borough Hall in which a driver hit a street trash can and a tree planted near the curb, and there was another accident last night on the corner of Bellevue in which a truck collided with a pole. Vice President Horwatt said that the tree was damaged, and Manager Zimmerman said that she will reach out to the driver's insurance about replacing the tree. Councilperson Haldeman disputed that the tree is the Borough's responsibility, and Vice President Horwatt said that it was planted by the Borough. President Culleton said that if the tree is going to die, the Shade Tree Commission has to approve its removal. Vice President Horwatt said that the Borough also has to replace the damaged trash can. Councilperson Cumming also mentioned that the delineators installed by PennDOT at the Maple Avenue and Green Street intersection have been hit by cars.

EXECUTIVE SESSION: Council entered into Executive Session at 8:40 p.m. to discuss legal and personnel matters.

ADJOURNMENT: On motion of Councilperson Harris, seconded by Councilperson Marfia, Council voted 6-0 to adjourn out of Executive Session at 8:58 p.m.

Respectfully submitted,

Mary Zimmerman, Borough Manager / Secretary

Next Work Session: November 20th, 2025 at 7:00 p.m.