

Langhorne Borough Council Meeting
August 13, 2025

A Langhorne Borough Council Meeting was held at Council Chambers on Wednesday, August 13, 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 Kathy Horwatt; Councilpersons Scott Haldeman, Bob Cumming, Anthony Marfia, and Adam Zielinski; Mayor Joe Taylor; Chief John Godzieba; Solicitor Barbara Kirk; Manager Mary Zimmerman; Clerk Gabe Tenaglia

ABSENT: Councilperson Tim Harris; Treasurer Ellyn Schoen

PROCLAMATION HONORING MAYOR EMERITUS CHRISTOPHER BLAYDON: President Culleton called for a moment of silence for Mayor Emeritus, former Councilmember and Council Vice President, and longtime Chair of the Shade Tree Commission Christopher “Chris” Blaydon, who passed away earlier this month. Mayor Taylor then read aloud a proclamation honoring Mr. Blaydon and declaring that the flag at Borough Hall will be flown at half-staff for thirty days. Vice President Horwatt announced that the funeral for Mr. Blaydon is planned for late September or early October at the Middletown Friends Meetinghouse, and a gathering will be held at the American Legion Jesse W. Soby Post. The Borough will provide more information as it becomes available. The proclamation will be posted on the Borough website and delivered to Mr. Blaydon’s wife, Mary Blaydon.

ANNOUNCEMENTS & PRESENTATIONS: President Culleton announced that an Executive Session was held at the July 31st Work Session to discuss personnel issues and no vote was taken as a result.

Crown Castle Fiber LLC Small Cell Wireless Facility Presentation: Three employees of Crown Castle were in attendance to provide Council with more information about their proposed small cell wireless facility: Network Permitting Specialist Patrick Baeringer, Manager of Permitting & Utilities Lisa Mozi, and Representative Kyle Darby. Mr. Darby explained that Crown Castle builds and operates cell towers, installs fiberoptic cables for improved internet connectivity, and sets up small antennas on poles and street lights to boost service in busy areas. Ms. Mozi explained that Crown Castle is employed by major carriers such as Verizon, T-Mobile, and AT&T to build small cell wireless facilities to address gaps in coverage left in the service provided by cell towers. These facilities are typically a small antenna and a box on an existing utility pole. The project they are proposing is for a small cell site antenna at North Pine Street and East Maple Avenue, in front of Brothers Pizza, to improve service in the area. Ms. Mozi noted that Crown Castle has received feedback from Manager Zimmerman about relocating the pole to avoid clogging the intersection at Pine and Maple, and has submitted a permit application. They received a letter from the Borough’s Building Code Official Rick Lupinetti with comments on the application. President Culleton suggested that Crown Castle address the concerns raised in Mr. Lupinetti’s letter and resubmit the application with the requested information.

Councilperson Haldeman asked how far the antenna will propagate the signal, and if more than one unit could be added in the Borough. Ms. Mozi said that the intersection is the only problem site identified by Crown Castle, but they are open to feedback about other sites with poor service. She explained that the proposed small cell wireless facility is for T-Mobile, but once constructed the facility could accommodate other carriers, and it would be possible to add more antennas. Vice President Horwatt asked if Crown

Castle could provide the location of a local small cell wireless facility for reference. Ms. Mozi said that she can send the coordinates of a nearby facility to Manager Zimmerman. There was discussion of why Crown Castle picked that particular spot, and Ms. Mozi explained that Crown Castle's radio frequency team has to stay within a 200-foot radius for optimal coverage. President Culleton said that the Borough had suggested an alternate site in front of the Langhorne Library and asked if that would be beyond the 200-foot radius. Ms. Mozi said that Crown Castle can look into it. They have investigated whether there is a suitable spot for them to use an existing pole; there is a pole in front of Brothers Pizza and one on the other side of the street, but the latter is a PECO pole and is already being heavily used. There was further discussion about the pole by Brothers Pizza, which Ms. Mozi confirmed is a Verizon pole. Crown Castle would have to apply to Verizon to attach their facility to their pole. There was further discussion of this process. President Culleton asked how it would work for the Borough to reserve space on the pole. After some discussion, Ms. Mozi said that space could be made for the Borough on a Crown Castle pole, but they cannot guarantee space on a Verizon pole. When there were no more questions for or from Crown Castle, President Culleton said that people can submit locations where coverage is poor to Manager Zimmerman to forward to Crown Castle. Mr. Baeringer said that if the Borough sends him a list of requests, he can send back the requested information.

MAYOR'S REPORT: Mayor Taylor thanked Chief Godzieba, who will be stepping down as Chief of Police at the end of September, for his service to the Borough.

CHIEF'S REPORT: Chief Godzieba is still waiting for the street temperature to lower to install the speed cushions. He will try to get them installed next week if conditions permit. He then spoke about Mr. Blaydon, commemorating his passion for and knowledge of the Borough. Councilperson Cumming asked about the car accident on West Maple Avenue; Chief Godzieba said that someone hit a parked car around midnight and it was handled by the state police. He will look into it further. Councilperson Zielinski asked where the third speed cushion will be located. Chief Godzieba said that one will be installed at Flowers Avenue and another may be at Green Street. A location for the third has not yet been determined. President Culleton said that the first two should be put in now to see how they work before deciding on a location for the third. Councilperson Cumming asked about putting a speed cushion at the Heckman property, and Chief Godzieba said that the speed cushions may not fit in the road. He said that he can monitor traffic at Flowers and Cherry. Vice President Horwatt asked if the police will submit any Bucks County Redevelopment Authority (RDA) grant applications. Chief Godzieba said that he will discuss with the officers and submit by the late September deadline.

CONSENT AGENDA: President Culleton listed the items on the consent agenda: the minutes from the July 9th Council Meeting and July 31st Work Session, the Treasurer's Report, payment of the bills, and a facilities permit application submitted by the Hulmeville Soccer Club to use the Mayors' Playground for the fall soccer season from August 4th to November 3rd, Monday through Thursday from 4:30 p.m. to 8:00 p.m. The consent agenda also included a temporary sign permit application for a sign at the Mayors' Playground for the Four Lanes End Garden Club Holiday House Tour. President Culleton removed the Treasurer's Report from the consent agenda to address an error.

MOTION: On motion of Councilperson Haldeman, seconded by Councilperson Cumming, Council voted 6-0 to approve the consent agenda without the Treasurer's Report.

TREASURER'S REPORT: President Culleton said that an error was discovered in the report last meeting under budget number 310.360, Business Privilege Tax. It was listed as \$40,586 in June, and Council approved the report with the provision that the \$40,586 be moved from Business Privilege Tax to

Earned Income Tax, as it was actually from the Earned Income Tax.

MOTION: On motion of Vice President Horwatt, seconded by Councilperson Cumming, Council voted 6-0 to approve the Treasurer's Report with the request that the \$40,586 listed as Business Privilege Tax be moved to the Earned Income Tax.

ENGINEER'S REPORT: Engineer George DiPersio offered his condolences for the passing of Mr. Blaydon.

Mayors' Playground Lot Consolidation Update: Mr. DiPersio said that CKS has concluded preparation of their draft materials for the consolidation of the three Mayors' Playground parcels. The materials have been sent to Manager Zimmerman and Solicitor Kirk, and the next step is for them to be signed by CKS' surveyor. CKS will present this information at the August Planning Commission meeting.

West Maple Avenue & Green Street RRFB Concepts: Mr. DiPersio showed Council a concept plan for Rectangular Rapid Flashing Beacons (RRFBs) at the West Maple Avenue and Green Street crosswalk. He pointed out that the southeast corner has two utility poles next to the existing ramp; the northeast corner has a mature tree with a canopy that obstructs vision to the intersection; the northwest corner has a fire hydrant and a light post; and the southwest corner has a planted bed in front of the porch of the property there and wooden steps that extend to the Green Street side, and two storm inlets that hug the corner. These encroachments may impact the installation of the RRFBS. Mr. DiPersio said that one option is to add bulb-outs to shorten the crossing lane for pedestrians, but this would affect emergency services. Currently, if the fire company's aerial ladder fire truck is turning right from Maple onto Green, it goes into the stop bar at the intersection. If it has to follow a bulb-out, it will go into almost the entire opposing lane. This is the maneuver that CKS believes will be most common at this intersection. Mr. DiPersio also advised that PennDOT may not even consider the addition of a bulb-out. There was more discussion of how to address the challenges of adding bulb-outs and scenarios in which emergency services needs to turn onto Green Street. Councilperson Haldeman asked if the bulb-outs would affect the moratorium on West Maple Avenue prohibiting any digging up of the road for five years and Mr. DiPersio said that CKS is anticipating resistance from PennDOT. Then Mayor Taylor spoke about the difficulties of maneuvering the fire truck through the intersection. Mr. DiPersio raised the issue that depending on where the RRFBs are placed, their visibility may be obscured. Chief Godzieba said that the trees at the intersection would obscure the lights and block pedestrians on the sidewalks from the view of approaching drivers. Council suggested some alternatives to the RRFBs, and it was decided that discussion would be continued after the pre-meeting with PennDOT is scheduled. Manager Zimmerman said that she has not been able to reach Don Centofante of PennDOT to schedule a meeting, and Mr. DiPersio offered for CKS to use their contacts at PennDOT to schedule the meeting.

SEWER LATER INSPECTIONS: President Culleton moved the discussion of the Sewer Lateral Inspections up in the agenda. Solicitor Kirk said that she provided a draft Sewer Lateral Inspection Ordinance, and there had been discussion of reaching out to the Bucks County Water and Sewer Authority for their thoughts. Mr. DiPersio said that CKS is going to prepare a memo in support of a Sewer Lateral Inspection Ordinance for discussion at the Work Session.

FOLLOW-UP ON RESIDENT COMPLAINTS FROM JULY COUNCIL MEETING: President Culleton addressed the issues brought up by residents about the properties at the intersection of West Richardson and Hulmeville Avenues. Regarding 308 West Richardson Avenue, Solicitor Kirk said that she issued a letter to the Department of Housing and Urban Development and got in contact with a Housing Program Specialist, who provided the name and number of the property maintenance group, which Solicitor Kirk

forwarded to the office. She also spoke with someone from the office of the attorney representing HUD, and they have contacted the Borough about reimbursing the cost of the work the Borough had done at the property. The Borough no longer has to maintain the property. President Culleton then spoke about the meeting that she, Solicitor Kirk, and Manager Zimmerman had with representatives from Woods Services regarding residents' questions about two of their properties. Woods will provide the Borough with a list of their properties in the Borough along with the number of occupants.

USE AND OCCUPANCY INSPECTIONS: Manager Zimmerman said that the office is still researching information about Use and Occupancy Ordinances. There will be more information available for discussion at the Work Session. There was also discussion of the door hanger pre-violation notices.

CODIFICATION UPDATE: Clerk Tenaglia said that there are fewer than 20 questions from General Code that need review, and the Borough is on pace to have all questions completed by the soft deadline of September 24th. President Culleton confirmed that no changes will be made to the Zoning Ordinance. Solicitor Kirk said that she has been compiling questions suggesting major overhauls for consideration after the Borough's draft code is published.

CORRECTION TO POLICE CHIEF'S SALARY: President Culleton said that she noticed an error in the November 13, 2024 Council Meeting Minutes when Council made a motion to approve a 3% raise for Chief Godzieba. The correct amount for his total salary in 2025 is \$94,760, but in the minutes it was stated as \$103,185.

MOTION: On motion of Councilperson Cumming, seconded by Councilperson Zielinski, Council voted 6-0 to correct the police chief's salary as stated in the November 13, 2024 Council Meeting minutes from \$103,185 to \$94,760.

COUNCIL DISCUSSION: Councilperson Haldeman reiterated the suggestion he made during the July 9th Council Meeting that a cell tower be built in the Borough. Solicitor Kirk advised that a parcel with a cell tower would be subject to real estate taxes. Councilpersons Haldeman and Cumming felt that any taxes would be offset by the fees the Borough would collect from a cell tower. President Culleton suggested tabling this discussion to the Work Session. Vice President Horwatt said that more research is needed; Councilperson Cumming volunteered to look into having a cell tower built in the Borough.

BOARD, COMMITTEE & COMMISSION REPORTS:

Communications Team: The Communications Team will meet on August 25th.

Environmental Advisory Committee: Newly-appointed EAC Chair Gina Pardovich, 317 North Bellevue Avenue, gave her report. She spoke about the EAC's Rain Barrel event on September 20th. EAC is hoping for 20 participants; 13 people have paid for the materials for their rain barrels. EAC is still looking for volunteers to adopt storm drains. President Culleton volunteered to clean the storm drain at West Richardson Avenue and Hill Avenue. Then Mrs. Pardovich announced that the EAC's next meeting will be August 25th, and they plan to have a table set up for the Pet Fair on August 23rd. She spoke about some of the events she and EAC member Bonnie Miles attended and said that Vice President Horwatt and Mary Stover of CKS are working on the report for the MS4 Sediment Reduction Project. Vice President Horwatt added that the EAC also had to complete the Hazard Mitigation Survey. She said that Bucks County will come back to the Borough for more information on emergency plans. In the past, the Borough's Hazard Mitigation Plan only concerned flooding, but there are other emergencies to prepare

for; Vice President Horwatt listed a train derailment, an accident with a truck transporting hazardous materials, and climate-related emergencies as possibilities. She said that refining the Borough's procedures in case of emergency would be a good job for the new mayor to undertake.

Historic Architectural Review Board: Councilperson Marfia said that at the HARB meeting, there was discussion of the application to rebuild the demolished residential building at 135 West Maple Avenue. He pointed out that HARB approval for the demolition was never applied for. There was discussion of how approval for the demolition was issued without HARB and President Culleton said that there will be more procedural rigor for these matters in the future and more communication between the office, HARB, and the zoning officer. Councilperson Marfia also brought up the Lukoil price sign application, which HARB recommended not approving because the replacement sign appeared to be taller than the existing sign. President Culleton noted that the zoning permit application was approved with the condition that the replacement sign be no taller than the existing sign. Clerk Tenaglia said that the site drawing with a replacement sign just over 16 feet tall was submitted last year with the zoning permit application. The HARB application should have been approved before the zoning permit application, but Clerk Tenaglia did not properly advise the applicant so the process was reversed. Last month, the office approached the owners of the Lukoil about submitting a Repair-Replace-In-Kind HARB application because the replacement sign will use the same materials and same colors. Earlier in August Clerk Tenaglia spoke with the sign manufacturer, who sent an accurate site plan showing that the replacement sign will be 11 feet and 6.5 inches, which is the height of the current price sign. The site drawing submitted last year was inaccurate. Manager Zimmerman observed the owners of the Lukoil measuring the sign to confirm the height. Since the height issue has been resolved, Clerk Tenaglia recommended that the application be approved. Manager Zimmerman advised that Council has the authority to approve the application. This was confirmed after further discussion with Solicitor Kirk.

MOTION: On motion of Councilperson Zielinski, seconded by Councilperson Cumming, Council voted 5-0 to approve the HARB report with the exception of item number five, for which Council is overriding HARB's recommendation not to approve on the basis that a new site plan has been submitted showing that the conditions for the height of the sign have been met. President Culleton, Vice President Horwatt, and Councilpersons Marfia, Cumming, and Zielinski approved. Councilperson Haldeman abstained because his HARB application was part of the report.

Heritage Farm/Langhorne Open Space: Manager Zimmerman said that President of Langhorne Open Space Pat Carr sent her a \$1,100 estimate to repair the damaged fence at the Revolutionary War Cemetery. While L.O.S.I. has not yet met, Mr. Carr wanted Council to be informed that he will ask L.O.S.I. to cover half the cost, so the Borough would pay \$550.

MOTION: On motion of Vice President Horwatt, seconded by Councilperson Marfia, Council voted 6-0 to approve payment of 50% of the cost of the fence repairs at the Revolutionary War Cemetery.

Human Relations Commission: President Culleton read the proposed ordinance amending the Anti-Discrimination Ordinance to increase the HRC's membership to no fewer than five and no more than seven.

MOTION: On motion of Councilperson Zielinski, seconded by Vice President Horwatt, Council voted 6-0 to approve AN ORDINANCE OF THE BOROUGH OF LANGHORNE, BUCKS COUNTY, PENNSYLVANIA, AMENDING SECTION 6 OF THE LANGHORNE ANTI-DISCRIMINATION ORDINANCE REGARDING THE ESTABLISHMENT OF THE LANGHORNE BOROUGH HUMAN RELATIONS COMMISSION, AND ESTABLISHING AN EFFECTIVE DATE.

Planning Commission: Planning Commission Chair Paul Schneider said that at their July meeting, PC passed a motion requesting that the Borough remain actively involved with the Erin Development proposal appeal process. PC member Florence Wharton continues to work on the updated Comprehensive Plan with the Comprehensive Plan subcommittee. There is still no update on the status of the Municipal Assistance Program (MAP) grant application for funding to overhaul the Zoning Ordinance, but PC will be making progress on the TND-II in the next month or two. Mr. Schneider also mentioned that National Avenue has a storm drain with a large hole next to it that does not appear to have a bottom. Regarding the request for the Borough's continued involvement in the Erin Development appeal, President Culleton said that the Borough continues to retain Keith Bidlingmaier as legal counsel.

Recreation Board: Councilperson Zielinski announced that the Pet Fair will be held at the Mayors' Playground on the 23rd of August. He will have the Zero-G Chair installed at the playground; the new spring toy was installed last week and the three swings have been installed as well.

Shade Tree Commission: President Culleton announced that the Shade Tree Commission is looking for a new member with Mr. Blaydon's passing. New committee appointments will be made at the beginning of the new year. President Culleton suggested making a comprehensive list of board and commission openings so they can be advertised all at once in September.

Zoning/Building Inspection: Vice President Horwatt said that the building and zoning reports are much improved.

MANAGER'S REPORT:

- Manager Zimmerman gave Council a written report on the sinkhole that opened up on West Marshall Avenue. The final paving was scheduled for last week but it was delayed to this week. There was discussion of the cause of the sinkhole and Manager Zimmerman explained the work that was done.
- There was another sinkhole in front of 126 South Bellevue Avenue, the former First Federal bank building. It was caused by a tree root that had dissolved over time. The property manager had the hole filled with stone and dirt and seed put on top. Vice President Horwatt suggested that Manager Zimmerman reach out to the property manager about using the property's parking lot for Borough events.
- The Borough received a request received for inspection of the aboveground storage tanks at the Oxford Crossings building. A significant amount of time has been spent reviewing this request and the building inspector will issue a denial. Manager Zimmerman explained that this request was made as part of a loan being pursued by Oxford Crossings.
- Manager Zimmerman scheduled a meeting with the new manager of Middletown Township for the 25th of August to discuss the intergovernmental agreement concerning the MS4 credits for the Methodist Church basin partial retrofit.
- Manager Zimmerman plans to include HARB in the next monthly professional partners meeting.
- Manager Zimmerman informed Council that the Borough received \$3,800 in franchise fees from April to June, or 5% of Verizon's gross revenue of \$76,000 from the Borough for the period.
- There was discussion of whether Manager Zimmerman should attend the Pennsylvania State Association of Townships' (PSATS) Secretary/Manager Summit, and it was determined that it is not necessary.
- Vice President Horwatt said that the Borough has to advertise for bids for trash pickup. Manager Zimmerman said that Leck Waste Services has offered to put together a proposal extending their

contract for a year, so the Borough would not have to advertise for bids. Solicitor Kirk suggested that Manager Zimmerman request that they provide the proposal, and then Council can approve it by Resolution.

TRAFFIC ISSUES: President Culleton announced that the ad hoc traffic study committee meeting was postponed due to a lack of updates on issues of concern. It will be rescheduled for the 8th or 9th of September. Vice President Horwatt announced that Clerk Tenaglia submitted information about the Borough's proposal for a crosswalk at Flowers Avenue and Pine Street as part of the annual Bucks County Transportation Improvement Inventory (TII). She said that having projects on the TII helps Bucks County consider them for future funding. She also got a copy of PennDOT's submission to the Delaware Valley Regional Planning Commission (DVRPC) for the Transportation Improvement Program (TIP), which shows that they are requesting funding for the RC3 Project. She noted that the request for funding for the RC3 Project does not mention the Cloverleaf interchange. She also announced that there will be ad hoc meetings at the Dunn-Givnish Funeral Home in September to inform residents about the RC3 Project. President Culleton asked how members of the public can access the TIP; Vice President Horwatt said that it is available through the DVRPC.

PUBLIC COMMENT: Penndel-Middletown Emergency Squad Chief Andrew Schifferli thanked Council for Resolution 2025-18 commending the Penndel-Middletown Emergency Squad for responding to the West Richardson Avenue fire last November. PMES personnel attended the ceremony honoring the first responders at the American Legion Jesse W. Soby Post on August 4th and it went very well.

EXECUTIVE SESSION: Council went into Executive Session at 9:25 p.m. to discuss personnel matters, and came out of Executive Session at 10:06 p.m.

MOTION: On motion of Councilperson Cumming, seconded by Councilperson Marfia, Council voted 6-0 to accept the resignation of Chief John Godzieba effective September 30, 2025.

MOTION: On motion of Vice President Horwatt, seconded by [?], Council voted 6-0 to offer the position of Langhorne Borough Police Chief to Kevin Burns, for a salary of \$95,000 per year and a three-year contract to begin October 1st, 2025.

Mr. Burns accepted Council's congratulations and introduced his wife, Cindy. Chief Godzieba agreed to stay on the payroll until no later than October 10th for the purpose of helping with the transition.

ADJOURNMENT: On motion of Councilperson Haldeman, seconded by Councilperson Cumming, Council voted 6-0 to adjourn at 10:15 p.m.

Respectfully submitted,

Mary Zimmerman, Borough Manager / Secretary

Next Council Meeting: September 10th, 2025 at 7:00 p.m.