

Langhorne Borough Council Meeting
July 9, 2025

A Langhorne Borough Council Meeting was held at Council Chambers on Wednesday, July 9, 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, Tim Harris, and Adam Zielinski; Chief John Godzieba; Solicitor Barbara Kirk; Manager Mary Zimmerman; Clerk Gabe Tenaglia

ABSENT: Councilperson Anthony Marfia; Mayor Joe Taylor

AGENDA REVIEW: President Culleton said that there will be no Executive Session tonight.

ANNOUNCEMENTS & PRESENTATIONS: President Culleton announced that Council entered into Executive Session at the June 26th Work Session to discuss personnel issues. No votes were taken as a result.

PUBLIC COMMENT: Larry Langhans, 302 West Richardson Avenue, spoke about the poor conditions of the properties surrounding his, and his lack of neighbors. He said that the grass at 308 West Richardson Avenue was not cut all year until a week ago when the Borough had the work done, and there is a trash pile and overgrown weeds. He said that the property was transferred to the Secretary of Housing and Urban Development on April 17th. He also complained about 104 Hulmeville Avenue, the backyard of which is overgrown with weeds encroaching onto his property, as well as 203 Hulmeville Avenue and 230 West Richardson Avenue, which both seem to be uninhabited save for people working on the properties. Terry Martin, 300 West Richardson Avenue, echoed Mr. Langhans' complaints about fewer families living in the Borough.

Keith Carman, 227 West Richardson Avenue, also complained about 203 Hulmeville Avenue and 230 West Richardson Avenue. He said that the workers there make noise up until three in the morning. He expressed concern about the growing number of rental properties in the Borough and asked if there is something that can be done to stiffen regulations for rentals. He also said that traffic and speeding on Richardson Avenue is an issue, especially as there are a lot of children on the street, including his own. He asked if stop signs or speed bumps could be implemented on the street.

Councilperson Tim Harris, 205 Hulmeville Avenue, made public comment as a private citizen about 104 Hulmeville Avenue. He said that there are about twelve people living in the house, and they renovated what used to be an office space into a living space attached to a shed. He complained that the residents of the property are loud and disruptive. He also complained about the number of cars that park at 203 Hulmeville Avenue at all hours, and said that he hears screaming from the property.

Pennel-Middletown Emergency Squad Director Andrew Schifferli thanked Council for considering Resolution 2025-23, supporting Pennsylvania House Bill 1152 requiring insurance companies to directly reimburse emergency medical service providers.

Larry Zetterberg, 129 West Marshall Avenue, said that the pine tree that fell at the Revolutionary

Cemetery was removed last week, and several rails and fence posts need to be replaced. The equipment used to remove the tree also made scarring and depressions in the ground. He said that Langhorne Open Space will pay half the cost of the work at the cemetery. Vice President Horwatt said that the Borough garage has some more rails that they can use. President Culleton suggested that Manager Zimmerman and representatives of LOSI get together and figure out what work needs to be done.

President Culleton then addressed the issues brought forth by Mr. Langhans, Mrs. Martin, Mr. Carman, and Mr. Harris. She suggested that the Borough could reach out to Woods Services about the neighbors' concerns about their properties at 203 Hulmeville Avenue and 230 West Richardson Avenue. She said that Chief Godzieba has had his officers monitoring Borough roads for speeding, and has found that the data does not show that a speeding problem exists in the Borough by PennDOT's definitions. There was discussion of some of the difficulties and roadblocks to implementing traffic calming measures, and Chief Godzieba explained that speeding issues may be due to the fact that pedestrians perceive that cars driving by are going faster than they actually are, and houses close together can amplify the sounds of cars. President Culleton added that in Pennsylvania, the police cannot issue a traffic citation unless the driver is going at least ten mph over the speed limit.

Discussion of the neighbors' concerns continued. Councilperson Cumming asked about relying on state laws for square footage per person as a way to address concerns about occupancy at 104 Hulmeville Avenue, and Solicitor Kirk advised that no such laws exist. President Culleton mentioned that the Blighted Property Committee could possibly take action on the condition of 308 West Richardson Avenue. Mr. Carman said that the state police have been out twice over the past two years to 230 West Richardson for noise complaints late at night. Mr. Zetterberg asked what the fire code has to say about occupancy, and Solicitor Kirk said that the fire code does not address occupancy for residential housing. Regarding 308 West Richardson Avenue, Solicitor Kirk said that a notice of violation has to be issued listing every applicable violation with copies of the relevant code sections, both sent to the owner and posted at the property, giving five to seven days to rectify the violations. If there is no response then the Borough can do the cleanup. She said that a notice must be sent every time, for every violation. Clerk Tenaglia asked whether notices of violation should be sent to the son of the original owner or HUD. Solicitor Kirk said that it would be appropriate to send notice to both. President Culleton said that she, Manager Zimmerman, and Solicitor Kirk should discuss having a conversation with Woods Services.

MAYOR'S REPORT: Mayor Taylor provided a written report.

POLICE CHIEF'S REPORT: Back in April, the police had been trying to apprehend an individual who was involved with several retail thefts at the Dollar General at the Pine Watson Shopping Center and attempted to run over a police officer. On June 19th, the individual was arrested by the Philadelphia Police Department and is now in Bucks County prison awaiting trial. Chief Godzieba also mentioned that the speed cushions will be installed when the temperature lowers to appropriate levels and the rain stops, and informed Council that on June 14th, Langhorne Borough police officers assisted with traffic control for the No Kings protest at Representative Brian Fitzpatrick's office. Carol Zetterberg, 129 West Marshall Avenue, asked about the difference between speed bumps and speed cushions. Chief Godzieba explained that speed cushions are longer and less durable, with gaps in the middle to allow trucks to pass by without going over them, but they are too wide for regular cars to avoid. Vice President Horwatt said that a resident on North Bellevue Avenue had asked about the Borough joining the effort to crack down on aggressive drivers. Chief Godzieba explained that a grant just came out for overtime detail to have officers work special detail for aggressive driving. Last year the Borough participated and received \$1,000 from Bucks County for officers to work overtime, and some of his officers worked for a few hours

on aggressive driving detail, but no officers are available this year.

CONSENT AGENDA: President Culleton listed the items on the consent agenda: the minutes from the June 11th Council Meeting and June 26th Work Session, the Treasurer's Report, and payment of the bills. She clarified that the Treasurer's Report in the consent agenda is separate from the Treasurer's Report item on the agenda, which involves discussion of the budget and another item.

MOTION: On motion of Councilperson Cumming, seconded by Vice President Horwatt, Council voted 6-0 to approve the consent agenda.

TREASURER'S REPORT:

Outstanding Solid Waste Bills/Liens: Treasurer Schoen said that notices of outstanding trash bills over \$500 were sent out to residents back in January. Fifty-nine notices total were sent, and the total balance of the unpaid trash bills as of January 1st was \$102,000. Councilperson Cumming asked if that was the total amount unpaid by the fifty-nine people who received notices, and Treasurer Schoen said that number is made up of ninety-three people who have not paid their trash bill, but only fifty-nine of those people owe \$500 or more. The notices asked that half of the trash bill be paid by March and the full bill be paid by June. As of today, eighteen people have not responded at all to the notices. These eighteen people owe a combined \$61,000, but the Borough has received \$30,000 from the people who did pay in response to the notice letters. Treasurer Schoen advised that the solicitor take action to collect the fees from the non-responsive property owners and President Culleton said that the next step would be to put a lien on their properties.

Mid-Year Budget Review: President Culleton said that the Budget Committee will meet in August, and the Borough should review this year's budget and start planning for items that need to be budgeted for in 2026. She said that the Borough has received over 67% of budgeted revenues and spend roughly 44% of the budget. Vice President Horwatt asked to discuss the budget at the next Work Session because she had only just received this month's budget report. Treasurer Schoen spoke about some of the budget items. President Culleton noted that the Borough had about 69% of the \$400,000 budgeted for the Earned Income Tax. Treasurer Schoen acknowledged a typo in the Treasurer's report: \$40,586 received should be moved from line 310.360 to line 310.210 (Earned Income Tax), thus raising the percentage of the EIT budget received. Approval of the Treasurer's Report was made contingent on this correction. Council agreed to discuss the budget further at the Work Session.

ENGINEER'S REPORT:

Country Club Lane & North Bellevue Avenue Paving & Sidewalk Project Update: Engineer George DiPersio of CKS said that work began on the sidewalk the week of June 23rd, and by July 2nd and 3rd the milling and paving had started. As of today, the striping and most of the signage is complete. Mr. DiPersio said that the cost of the project may end up falling under the \$75,000 awarded by the Bucks County Redevelopment Authority grant, so the Borough might not have to use liquid fuels funds to cover the remainder of the cost. He suggested that the Borough ask the Redevelopment Authority (RDA) if they would allow any excess funding to go toward similar work elsewhere in the Borough. There was discussion of what remaining grant funding could be used for and Mr. DiPersio said that CKS expects to have an estimate of the actual project cost before the July Work Session. He also thanked Manager Zimmerman for assisting CKS' field staff with issues that arose during the project.

Mayors' Playground Lot Consolidation: Survey crews were at the playground last month and were able to locate two pins that will allow CKS to map out the three parcels and finalize the consolidation. CKS expects to send the completed consolidation documentation to the solicitor very soon, and Mr. DiPersio said that by their August meeting, Council could pursue approval of the consolidation.

Green Street and West Maple Avenue Rectangular Rapid Flashing Beacon (RRFB) Follow-Up: Mr. DiPersio said that the delineators and signage have not been installed at Green Street and West Maple Avenue. He suggested following up with PennDOT to see when they might be installed. He said that the RDA grant the Borough will seek for the RRFBs will open in the fall, and CKS is confident in the rough \$90,000 cost estimate. He reminded Council that the grant will only cover construction costs, not soft costs, design, and permitting. President Culleton suggested setting up a pre-grant meeting with a PennDOT representative and Mr. DiPersio and Manager Zimmerman. Mr. DiPersio said that if the Borough pursues RDA funding for the project, it must be completed in 2026. Vice President Horwatt said that the ad hoc traffic study committee supports the project, and the budget committee should check if the Borough can cover the soft costs. President Culleton asked if Don Centofante would be the contact person from PennDOT to ask about the delineators and setting up the pre-grant meeting. Manager Zimmerman said that he would. President Culleton said that a meeting should be set up by the end of the month because the grant has to be submitted by the end of September.

HISTORIC ARCHITECTURAL REVIEW BOARD:

Joe Kontz – 232/234 North Pine Street Porch Replacement and Railing Resubmission: President Culleton announced that Mr. Kontz has come before Council to discuss his HARB application for 232/234 North Pine Street. HARB has asked that Mr. Kontz replace the vinyl materials he installed on the porch of the property, and he disputes their recommendation. Solicitor Kirk said that she has been told that the front porch was done with the Azec boards and posts and vinyl balusters and hand rails, but HARB took issue with the white PVC deck rails. Mr. Kontz said that HARB also disapproves of the soffit and lattice. Solicitor Kirk said that because the Borough's HARB regulations are under the Zoning Ordinance, Mr. Kontz would have to file an appeal with the Zoning Hearing Board. Mr. Kontz said that HARB told him he had to come before Council. Solicitor Kirk explained that HARB makes recommendations for Council to approve or deny, but only the ZHB has state authority to decide zoning issues. Mr. Kontz voiced complaints about the roadblocks he has faced in doing work that improves the Borough. President Culleton apologized that he was incorrectly directed to come before Council, and said that the issue in this case is that Mr. Kontz did not come before HARB for the porch repair. Mr. Kontz said that he did not plan to rebuild the porch but found poor conditions that needed to be fixed, and expressed dissatisfaction about how his application has been handled. There was more discussion of the appeals process, HARB's opposition to vinyl, and Council's relationship to HARB. Council advised Mr. Kontz that he would have to submit a ZHB application to the Borough office for his appeal and then a date for the meeting would be set. Solicitor Kirk said that he could ask for relief to retain the existing materials on the porch. Mr. Kontz asked how much time he has to submit a ZHB application to appeal, and Solicitor Kirk said that he has thirty days from the date that the Notice of Violation for the materials was sent, which Clerk Tenaglia confirmed was the 17th of June. She said that he can appeal, take no action and face fines, or replace the materials as recommended by HARB. Mr. Kontz then left the meeting. Solicitor Kirk asked if Council will direct her office to draft an ordinance removing the HARB Ordinance from the Zoning Ordinance. There was discussion of some of the challenges of separating the ordinances.

MOTION: On motion of Councilperson Cumming, seconded by Councilperson Zielinski, Council voted 6-0 to approve the HARB report.

NESHAMINY SCHOOL DISTRICT INTERGOVERNMENTAL AGREEMENT: Solicitor Kirk explained to the residents in attendance that the state has endorsed a new bus control safety program in which cameras are attached to the sides of school buses. If a camera captures a vehicle disregarding the flashing lights that come on when a bus comes to a stop, the camera takes a picture that is sent to the local police to certify that the picture is valid and then a fine is sent to the owner of a vehicle. The school districts need the approval and cooperation of the surrounding municipalities because their police departments have to certify the pictures, hence the intergovernmental agreement.

MOTION: On motion of Councilperson Zielinski, seconded by Vice President Horwatt, Council voted 6-0 to approve Resolution 2025-24: A RESOLUTION OF THE BOROUGH OF LANGHORNE, COUNTY OF BUCKS, PENNSYLVANIA, AUTHORIZING AND APPROVING THE INTERGOVERNMENTAL AGREEMENT WITH THE NESHAMINY SCHOOL DISTRICT CONCERNING AUTOMATED ENFORCEMENT OF FAILURE TO STOP FOR SCHOOL BUS WITH FLASHING RED LIGHTS WITHIN THE TERRITORIAL BOUNDARIES OF THE BOROUGH IN ACCORDANCE WITH ACT 2023-19, 75 P.S. SECTION 3345, AS AMENDED.

MOTION: On motion of Councilperson Cumming, seconded by Councilperson Zielinski, Council voted 6-0 to approve Resolution 2025-03: RESOLUTION SUPPORTING PENNSYLVANIA HOUSE BILL 1152 REQUIRING INSURANCE COMPANIES TO DIRECTLY REIMBURSE EMERGENCY MEDICAL SERVICE PROVIDERS FOR SERVICES RENDERED TO COMMONWEALTH RESIDENTS.

ORDINANCE 2025-08: Solicitor Kirk confirmed that the ordinance was advertised in the Bucks County Courier Times and online through classifiedonline.com.

MOTION: On motion of Vice President Horwatt, seconded by Councilperson Cumming, Council voted 6-0 to approve Ordinance 2025-08: AN ORDINANCE OF THE BOROUGH OF LANGHORNE, BUCKS COUNTY, PENNSYLVANIA, AMENDING CHAPTER 500, SECTION 509, OF THE GENERAL ORDINANCES REGARDING THE PROHIBITION OF SMOKING AND USE OF OTHER SIMILAR PRODUCTS IN DESIGNATED RECREATIONAL AREAS, PARKS, PLAYGROUNDS AND OTHER PUBLIC BUILDINGS, PROVIDING PENALTIES FOR VIOLATION THEREOF, AND ESTABLISHING AN EFFECTIVE DATE.

BOARD, COMMITTEE & COMMISSION REPORTS:

Communications Team: Clerk Tenaglia said that the Communications Team met on July 7th and discussed improvements and additions to the Borough website, such as adding an emergency procedures page, updating the fireworks safety page, and updating the tax collector page.

Environmental Advisory Committee: Vice President Horwatt announced that the EAC will hold a Make Your Own Rain Barrel workshop on September 20th at Heritage Farm. She said that the sign-up sheet is at EAC member Bonnie Miles' house at 150 North Bellevue Avenue.

Human Relations Commission: Janet Burns, Chair of the Human Relations Commission, informed Council that the HRC would like to amend the Anti-Discrimination Ordinance to increase HRC membership from five people to seven. She said that only having three voting members has caused issues with gathering a quorum for meetings and holding internal fact-finding conferences. President Culleton said that the proposed change would establish five voting members and two alternates, and an effort would be made to make the HRC more diverse. Council directed Solicitor Kirk to draft a revision to the Anti-Discrimination Ordinance. Solicitor Kirk recommended making the ordinance effective starting

January 2026. Ms. Burns then said that the HRC is working to spread awareness of who they are and what they do, and they will have a table at the Olde Langhorne Harvest Day like last year. She said that HRC member Danny Thomas had recommended that the HRC members take an implicit bias test. The HRC recommends that Council members take the test, and Ms. Burns offered to have Mr. Thomas send Council more information if they are interested. Councilperson Harris asked how reliable the bias test is, and Mrs. Burns said that the tests they took are based on research from Harvard University. After further discussion, Council members agreed to consider taking the test.

Planning Commission: Paul Schneider, Chair of Planning Commission said that there has been no update from Luke Rosanova of the Bucks County Planning Commission on the status of the Municipal Assistance Program (MAP) grant to review and rewrite the Zoning Ordinance. PC did receive the revised proposal from BCPC for the update of the Comprehensive Plan for a minimum of \$4,850 and a maximum of \$6,450. Mr. Schneider asked Council to approve the proposal.

MOTION: On motion of Councilperson Zielinski, seconded by Councilperson Harris, Council voted 6-0 to approve the proposal from the Bucks County Planning Commission for assistance with the Comprehensive Plan Update not to exceed \$6,450.

Mr. Schneider said that he will get back to Solicitor Kirk with information about removing the HARB Ordinance from the Zoning Ordinance. He then updated Council on PC's TND-II discussion. Mr. Rosanova of the BCPC presented a sketch plan for the parcel adjoining the library. PC is supportive of this plan but some more changes will be made for review at the July PC meeting. He further discussed PC's plans and said that it is important that the residents on Richardson and Flowers Avenue and Cherry Street do not have issues with the TND-II. It could be ready for Council's approval before the end of the year.

Recreation Board: Councilperson Zielinski said that the playground equipment he ordered came in this morning—three swings for five- to twelve-year-olds, an ADA-compliant swing, and an ADA-complaint duo rocker. They are being kept in the Borough garage. He will work on installing the swings and the company will come out to install the duo rocker. He also ordered some more mulch for the playground because a lot has been washed away by the rain. He announced that the Pet Fair is next month.

Shade Tree Commission: President Culleton said that the Shade Tree Commission did not meet on Monday. They will instead meet next Tuesday.

Zoning/Building Inspection: Vice President Horwatt asked why the zoning officer reviewed files for Attleboro. Clerk Tenaglia explained that someone working with Oxford Assisted Living reached out to the office for Zoning Verification Letters for information about their properties in the Borough, which the zoning officer provided. Vice President Horwatt then asked why the office contacted her about the Borough's short-term rental ordinance. Manager Zimmerman explained that the office received a general inquiry about short-term rentals.

MANAGER'S REPORT:

- Manager Zimmerman spoke about the three quotes for street sign prices that she received, some of which were incomplete, and the signs that need to be updated. She said that the highest quote is around \$2,300, and that she expects to have all the information for the quotes by the Work Session. There was discussion about the signs needed in the Borough.

- Manager Zimmerman said that she received a proposal for the Verizon Franchise Agreement this afternoon. She suggested Council discuss the agreement at the July Work Session. Phil Fraga of the Cohen Law Group, who provided the proposal, asked to know soon if Council approves of the agreement. Under the agreement the Borough would pay a \$6,800 flat fee. Solicitor Kirk said that she will look over the agreement.
- Clerk Tenaglia said that he has held off on disposing of the property and subdivision and land development files that were sent to Scantek for digitization because some of the files had been requested under the Right-To-Know Law by three members of Council. All three requests have been completed so Clerk Tenaglia will now proceed with the shredding of the documents as approved by Resolution 2025-21.
- Vice President Horwatt said that she followed up with SAFE Engineering to find out what is needed for a waiver from the federal government to preserve the Borough's service roads. SAFE said that no waiver is necessary because the service roads are not illegal.

PENNDOT FORM TE-109: President Culleton said that Larry Bucci of SAFE Engineering submitted the amended form with the correct boxes checked. The ad hoc traffic study committee would like to proceed with submitting the form to PennDOT to request truck turning restrictions on Pine Street to Maple Avenue, but will hold off on restrictions on Bellevue Avenue. The Borough will ask them to approve SAFE's findings that suggest it would be appropriate to restrict all southbound trucks and buses from making a right turn from Pine Street to head westbound, restrict northbound trucks that are over thirty feet long from making a right turn from Pine Street, and restrict northbound and southbound trucks over fifty feet long from making left turns onto Maple Avenue. Councilperson Haldeman said that section E, question 11, which asks if the highway has adequate turning radii, horizontal width, or under clearance conflicts with what the Borough is requesting. The question is marked "yes" but should be marked "no." Vice President Horwatt said that she will reach out to Mr. Bucci.

MOTION: On motion of Councilperson Cumming, seconded by Councilperson Haldeman, Council voted 6-0 to approve the submission to PennDOT of form TE-109 regarding truck turning restrictions on Pine Street with the correction of section E, question 11.

President Culleton said that the ad hoc traffic study committee also discussed "Don't Block the Box" striping on National Avenue, and they received a request from a resident to restrict turning from Maple Avenue to National Avenue between the hours of 3:00 p.m. and 7:00 p.m. Vice President Horwatt suggested discussing the item at the Work Session.

PUBLIC COMMENT: Councilperson Scott Haldeman, 135 West Maple Avenue, made public comment as a private citizen about the poor cell service in the Borough. There was discussion of regulations for the erection of a cell tower and Council said that more research is necessary.

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

Respectfully submitted,

Mary Zimmerman, Borough Manager / Secretary

Next Council Meeting: August 13th, 2025 at 7:00 p.m.