

Langhorne Borough Council Meeting
March 11, 2026

A Langhorne Borough Council Meeting was held at Council Chambers on Wednesday, March 11, 2026. President Horwatt called the meeting to order at 7:01 p.m. and invited those in attendance to pledge allegiance to the Flag.

IN ATTENDANCE: President Kathleen Horwatt; Vice President Scott Haldeman; Councilpersons Kate Transue, Paul Schneider, Sean Mundy, and Bob Cumming; Mayor Barry Truchil; Junior Council Person Azura Cohen; Chief Kevin Burns; Solicitor David Truelove; Manager Mary Zimmerman; Treasurer Ellyn Schoen; Clerk Gabe Tenaglia

ABSENT: Councilperson Tim Harris; Junior Council Person Lylah Newell

President Horwatt thanked Peter Miles of 150 North Bellevue Avenue for constructing a new desk for Council Chambers.

PRESENTATIONS: Mayor Truchil presented proclamations to Officers Hillary Kloiber and Mike Mannino for responding to a reported individual in cardiac arrest in Penndel Borough on November 4th, 2025. The officers deployed an automated external defibrillator (AED) upon arriving at the scene and their decisive action saved the individual's life. Mayor Truchil also presented Certificates of Appreciation to Police Chief Kevin Burns and the Langhorne Borough Police Department for serving the community during the Snow Emergency Declarations on January 24-25 and February 22-23, and the North Pine Street water main break on February 28th, during which they assisted with traffic issues.

Mayor Truchil then presented the Langhorne-Middletown Fire Company with a Certificate of Appreciation for their service during the Snow Emergencies. Deputy Fire Chief Joe Taylor accepted the certificate on behalf of Fire Chief Frank Farry, who was in Philadelphia accepting a State Official of the Year award from Life Sciences PA. Mayor Truchil noted that the company that inadvertently caused the water main break while working on North Pine Street did not notify anyone, so Fire Chief Farry contacted the Bucks County Water and Sewer Authority (BCWSA). President Horwatt added that he assisted LS Land Construction in snow removal during the two snowstorms. Chief Burns was also active in communicating with BCWSA officials. Deputy Chief Taylor said that members of the fire company put in over 500 hours during the storms and responded to around twenty calls.

Mayor Truchil then presented Certificates of Appreciation to the Langhorne-Middletown Fire Police for their assistance with the water main break. The Fire Police's services were especially valuable in regulating traffic.

Congressman Brian Fitzpatrick's office provided citations and flags flown over the United States Capitol for Chief Burns, Fire Chief Farry, the Langhorne Borough Police Department, the Langhorne-Middletown Fire Company, and the Langhorne-Middletown Fire Police.

PUBLIC COMMENT: Don Minnick, Commander of the American Legion Post 148 at 115 West Richardson Avenue, invited Borough Council and Mayor Truchil to the Memorial Day Parade and announced that the Soby Post will be holding their annual Breakfast with the Easter Bunny on March 29th from 9:00 a.m. to noon. President Horwatt said that no one from the Soby Post has been attending the 150th

anniversary planning committee meetings and they do not have information on all of the Soby Post's events. Mr. Minnick said that he will provide their events calendar to the office and explained that the 150th anniversary planning committee meetings have fallen on the same day as the Soby Post's monthly meetings.

ANNOUNCEMENTS: President Horwatt said that there are Household Hazardous Waste Collection events throughout the year. The upcoming waste collection event is on April 4th at the Bucks County Community College, and there are two more in Lower Bucks County on July 11th and August 8th. They are held regardless of weather and run from 8:30 a.m. to 2:00 p.m.

MAYOR'S REPORT: Mayor Truchil spoke about the Snow Emergency last month, which saw over twenty inches of snow. He commended Borough residents for helping each other out by providing parking spaces and removing snow, and thanked Chief Burns for working throughout the entire night to address issues and keep the police car from being snowed in. He noted that the officers provided effective coverage of the Borough during the snowstorm. Pat Carr, President of Langhorne Open Space, had expressed willingness to provide parking spots at Heritage Farm during snow emergencies, and Mayor Truchil also spoke with Mr. Minnick, who said that the Soby Post could accommodate a few cars in their parking lot during an emergency if needed. Mayor Truchil noted that there were issues in communicating accurate information during the water main break. He also attended the Pennel Borough Council Meeting on March 4th at which Officers Kloiber and Mannino received Life Saving Awards for saving the individual who had suffered a cardiac event. He then announced that new computers for the Police Department had been purchased and appropriate software was installed. Eagle Secure Systems will help manage the software to ensure that the department remains in compliance with law enforcement regulations. They have also received applications for part-time officers, which have been reviewed. Chief Burns will work with the Personnel Committee to select promising candidates. President Horwatt voiced complaints about the activities of the company that caused the water main break and there was discussion about the work they were doing on North Pine Street. Manager Zimmerman explained that they are putting in fiber optic cable for a project being undertaken by Amazon. A company called Lightpath is overseeing the work and are contracting another company to actually do the installation. She has been in contact with some of the employees from High Country Construction. President Horwatt said that they drove over the pedestrian crosswalk pole at the Exxon Mobil gas station on Pine Street and the Borough paid for Armour & Sons to reinstall the pole. She said that the Borough should seek reimbursement.

CHIEF'S REPORT: Chief Burns submitted his written report to Council. He said that it has been an honor to serve with the caliber of officers who work for the Borough and praised their dedication to duty. He also noted that the officers are wearing black bands over their badges in honor of Pennsylvania State Police Corporal Timothy O'Connor, who was killed in the line of duty on Sunday night. Chief Burns reached out to the station commander to offer condolences and support.

CONSENT AGENDA: The items on the consent agenda are as follows: the minutes for the February 11th Council Meeting and February 26th Work Session; payment of the bills; the following permit and sign applications:

- Sign permit applications: Breakfast with the Easter Bunny on March 29th from 9:00 a.m. to 12:00 p.m.; Langhorne Open Space annual events: Jazz-at-the-Farm Concert on May 9th, Spring Flea Market on May 30th, Swingin'-at-the-Farm Concerts date TBD, other concerts date TBD, Fall Flea Market date TBD, Christmas Tree/Wreath Sale November 28th-29th and December 5th-6th

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

MOTION: On motion of Councilperson Cumming, seconded by Councilperson Transue, Council voted 6-0 to approve the February Treasurer's Report.

ENGINEER'S REPORT: Engineer George DiPersio had nothing to report. The written engineer's report was submitted to Council.

MOTION: On motion of Councilperson Cumming, seconded by Councilperson Schneider, Council voted 6-0 to participate in the Bucks County Department of Health Mosquito Disease Control program.

POTHOLE REPAIR: President Horwatt said that Council should not wait another month to authorize pothole repair. Vice President Haldeman said that he would like to raise the amount to \$7,000.

MOTION: On motion of Vice President Haldeman, seconded by Councilperson Mundy, Council voted 6-0 to authorize pothole repair by Asphalt Services not to exceed \$7,000.

TND-2 ORDINANCES: Solicitor Truelove explained that the next three motions are related. Ordinance 2026-01 adopts the updated zoning map, Ordinance 2026-02 establishes regulations and standards, and Ordinance 2026-03 is the text of the TND-2 Ordinance itself. He said that the ordinances were sent to Bucks County Planning Commission (BCPC) and the Borough's Planning Commission, the latter of which approved the ordinances on December 17th, 2025 with suggestions implemented by the BCPC in the subsequent revision. Notification of the proposed ordinances was done in accordance with the Municipalities Planning Code: adjacent municipalities were notified on January 26th, 2026; property owners were notified February 5th; the affidavit of mailing was posted February 27th; the Planning Commission reviewed the ordinances again; they were advertised in the Bucks County Courier Times on February 17th and 24th and the Bucks County Law Library received the affidavits of publication, and Solicitor Truelove then received the affidavits of filing; notice was posted at the affected properties by Clerk Tenaglia. All requirements have been met for the adoption of the ordinances.

MOTION: On motion of Councilperson Cumming, seconded by Vice President Haldeman, Council voted 6-0 to approve Ordinance 2026-01: AN ORDINANCE OF THE BOROUGH OF LANGHORNE, BUCKS COUNTY, PENNSYLVANIA, ADOPTING AN UPDATED ZONING MAP FOR THE BOROUGH TO INCLUDE TND-2 TRADITIONAL NEIGHBORHOOD DEVELOPMENT 2 OVERLAY DISTRICT, TO REPEAL INCONSISTENT PROVISIONS, AND TO ESTABLISH SEVERABILITY AND EFFECTIVE DATE.

MOTION: On motion of Councilperson Schneider, seconded by Councilperson Cumming, Council voted 6-0 to approve Ordinance 2026-02: AN ORDINANCE OF THE BOROUGH OF LANGHORNE, BUCKS COUNTY, PENNSYLVANIA, AMENDING THE BOROUGH'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SALDO) TO SET FORTH CERTAIN DESIGN REGULATIONS AND STANDARDS FOR THE TND-2 TRADITIONAL NEIGHBORHOOD-2 OVERLAY DISTRICT BY INCLUDING APPENDIX E AS MORE FULLY SET FORTH HEREIN, TO REPEAL INCONSISTENT PROVISIONS, AND TO ESTABLISH SEVERABILITY AND EFFECTIVE DATE.

MOTION: On motion of Councilperson Transue, seconded by Councilperson Cumming, Council voted 6-0 to approve Ordinance 2026-03: AN ORDINANCE OF THE BOROUGH COUNCIL OF THE BOROUGH OF LANGHORNE, BUCKS COUNTY, PENNSYLVANIA, AMENDING A PORTION OF THE ZONING ORDINANCE OF THE BOROUGH AS ADOPTED IN 1995, TO INCLUDE AND PROVIDE FOR THE TND II OVERLAY DISTRICT, TO

AMEND DEFINITIONS, TO REPEAL INCONSISTENT PROVISIONS, AND TO ESTABLISH SEVERABILITY AND EFFECTIVE DATE.

President Horwatt noted that the ordinances to adopt the Borough's new code will be voted on at their April Council Meeting. She asked if any change to the Borough's new code would result in the ordinances being sent back for review, and Solicitor Truelove said that it depends on how substantive the change is.

BOARD, COMMITTEE & COMMISSION REPORTS:

Planning Commission: Councilperson Schneider said that the Planning Commission initiated review of the codification changes at their meeting last month and will conclude their review at the Planning Commission meeting next week in order for Council to consider the codification ordinances for adoption in April. They also continued to discuss moving the provisions of TND-1 into the Borough's Subdivision and Land Development Ordinance (SALDO) as has been done with TND-2. Florence Wharton is preparing a draft of the Borough's updated Comprehensive Plan, and a Visioning Session will be held on April 30th. President Horwatt urged residents to attend the Visioning Session to provide input on the Comprehensive Plan. Councilperson Schneider spoke about what is being reviewed for the plan.

Communications Team: Manager Zimmerman said that the Communications Team discussed avenues for advertising the Borough's residential rental registration program, such as flyers with the trash bills that will go out on April 1st providing Council approves. They also spoke about services for providing residents with emergency notifications, which Manager Zimmerman will address in her Manager's Report.

Environmental Advisory Committee: No report.

Historic Architectural Review Board: Councilperson Cumming said that no new applications were received and thus HARB did not meet.

Heritage Farm/Langhorne Open Space: Mr. Carr informed Council of the following events at the farm:

- April 18th: Cleanup at the Catawissa
- May 2nd: Cleanup at Heritage Farm
- May 9th: Jazz-at-the-Farm
- May 30th: Spring Flea Market
- June 28th: Swingin'-at-the-Farm Concerts

He said that they reviewed the signposts at the farm and Catawissa and would like to put up four Young Lungs signs. They also added "no smoking" to the rules and regulations for the community gardens. Manager Zimmerman said that the Borough's public works person will install the signs. Mr. Carr then informed Council that the HVAC system at the farm has been an issue and recommended that the farmhouse get a true two-zone system for heating. L.O.S.I. will begin looking into it and may want to use the farm rental account to cover the costs. L.O.S.I. will also contribute. There was further discussion and Mr. Carr said they will be looking into getting a heat pump. President Horwatt said that she will do the paperwork for April 18th and May 2nd cleanups for the Borough's MS4 requirements.

Human Relations Commission: HRC Chair Janet Burns announced that the HRC has recommendations

for two full-time commissioners and two ex officio members: Freya Lund and Tracey Boyd as commissioners and Charles Atkins and Keanya Horton as ex officio members, as they only work part-time in the Borough. There was discussion of the candidates. Mrs. Burns said that they still have one position open and will continue to recruit for the vacancy. She also informed Council that the HRC is working to collaborate with other local HRCs and will be attending the Bucks County Human Relations Council meetings. They are already collaborating with the newly-established Doylestown Township HRC to share events and information.

MOTION: On motion of Councilperson Schneider, seconded by Vice President Haldeman, Council voted 6-0 to approve Freya Lund and Tracey Boyd as commissioners and Charles Atkins and Keanya Horton as ex officio members of the Human Relations Commission.

Recreation Board: Councilperson Mundy said that the Easter Egg Hunt is coming up on March 28th. He thanked those who donated in support of the event and spoke about the activities they will have. Clerk Tenaglia said that Langhorne Hardware donated several eggs.

Shade Tree Commission: The Shade Tree Commission did not meet. Councilperson Transue said that they are planning an Arbor Day tree planting at the Revolutionary War Cemetery. President Horwatt asked if they will be able to plant the tree; Councilperson Transue said that she spoke with Transue Tree Service and they believe it will be doable. President Horwatt said that the tree will be dedicated to the Revolutionary War soldiers.

Zoning/Building Inspection: President Horwatt asked about the trash complaint at 125 North Pine Street, and Manager Zimmerman explained that the office received several complaints about vehicles and miscellaneous trash items in the alley behind the house. Notices of violation were sent to 125 North Pine Street and the neighboring properties to ascertain who the vehicles and items belonged to and an individual living at 125 North Pine Street responded to the notice stating that he plans to move the vehicles. The items appear to belong to the one individual.

MANAGER'S REPORT: Manager Zimmerman submitted her written report to Council. She informed Council that she and Clerk Tenaglia met with representatives from Savvy Citizen, another company that provides emergency notification texting services for municipalities. They are functionally very similar to TextMyGov, the other company the Borough is considering, but they use an app to send out notifications. She said that Savvy Citizen is also purely opt-in, whereas TextMyGov has a database of 40-60% of residents' contact information. Savvy Citizen provides promotional material for the Borough to advertise their services to residents. Manager Zimmerman also noted that Savvy Citizen is much less expensive, with over \$1,000 difference in costs between it and TextMyGov. There was more discussion of the marketing materials and next steps, and Solicitor Truelove advised that Council could authorize Manager Zimmerman to select whichever service is better for the Borough. Councilperson Schneider said he would like to be part of another meeting with Savvy Citizen and expressed concern about their ability to get residents to sign up for notifications without a pre-existing database of residents' contact information. He also expressed interest in hearing about the experiences of other municipalities who have used this service. Councilperson Cumming said more research is necessary before a motion is made. Manager Zimmerman advised that a motion tonight would save another month's delay in signing up for one of these emergency notifications services. There was discussion of the maximum cost the Borough would be willing to pay. Councilperson Mundy expressed support for communicating with any other municipalities that have used TextMyGov or Savvy Citizen. Vice President Haldeman pointed out that Borough news is already shared on the Borough website and Facebook page, and said that those

who don't check the website or Facebook are not going to sign up for a new service. Councilperson Schneider said that text notifications would have been helpful for residents during the water main break on North Pine Street last week, and Manager Zimmerman said that many people get news through text. Councilperson Cumming asked where the Borough will get \$5,500; President Horwatt said that the police budget could cover the cost for the first year. Manager Zimmerman invited Council to sit in on future meetings with the companies.

Senator Frank Farry joined the meeting and President Horwatt asked for his input on the value of an emergency notifications service for the Borough. He was not familiar with either TextMyGov or Savvy Citizen but said that he and Chief Burns have the ability to notify communities of emergencies through the 911 center. President Horwatt then asked him to share more information on how to file a complaint about the damage to the water main on Pine Street. Senator Farry said that he can assist the Borough and its residents in filing a complaint. His office distributed a letter to the affected residents with information. He explained that the BCWSA has filed a complaint against the contractor who caused the damage to the water main to reimburse costs incurred, and that complaints are processed by Pennsylvania One Call, an independent nonprofit, and adjudicated through the Pennsylvania Public Utility Commission (PUC), who will determine the party at fault. Mayor Truchil asked how the Borough joins the BCWSA's complaint, and Senator Farry said that the Borough can file its own complaint for reimbursement of any costs incurred by the water main break. President Horwatt asked if that would include the cost of police hours. Senator Farry said that the Borough may be able to include the Police Department and Fire Police's hours in their complaint.

RECOGNIZING FIRE CHIEF FARRY: Mayor Truchil presented Senator Farry with a Certificate of Appreciation for the actions he took in his capacity as the Fire Chief of the Langhorne-Middletown Fire Company in responding to the Snow Emergency Declarations in January and February and the water main break. He was also provided with a citation and a flag from Congressman Fitzpatrick's office. Senator Farry spoke about the volunteer hours put in by the members of the Langhorne-Middletown Fire Company during the snowstorms and said that they accompanied every Emergency Services call in order to clear snow for Emergency Services to reach those in need of medical assistance. He also thanked Styers, Sandwich Club, Sandy's Beef & Ale, and Brothers Pizza for providing food to on-duty members.

MANAGER'S REPORT (Cont.): Returning to the subject of Savvy Citizen and TextMyGov, Chief Burns said he is in support of using an emergency notifications service because it gives the Borough complete control over the information it conveys to residents to ensure it is as accurate as possible. He commended Manager Zimmerman for her work researching and finding emergency notifications services. She said that both services can be used to send messages to targeted groups of residents, which would have been valuable to notify residents affected by the water main break. Councilperson Schneider said that there was inconsistency in how information was disseminated during the water main break, as residents on North Bellevue Avenue did not receive notices but were listed on the news as an affected street. He said that the Borough has to drive residents to opt-in to texting services. President Horwatt asked how Chief Burns will budget for this expense, and he said that the police has money in the budget to cover it for the first year and they will figure out how to budget for next year.

MOTION: On motion of Councilperson Schneider, seconded by President Horwatt, Council voted 4-2 to authorize the Communications Team, in tandem with the Police Chief, to execute a contract with the preferred emergency notifications service provider after due diligence is done and other municipalities are consulted, not to exceed \$5,500. President Horwatt and Councilpersons Mundy, Schneider, and Transue voted in favor. Vice President Haldeman and Councilperson Cumming voted against.

EXECUTIVE SESSION: On motion of Councilperson Transue, seconded by Councilperson Schneider, Council voted 6-0 to enter into Executive Session at 8:29 p.m.

RETURN TO PUBLIC SESSION: On motion of Councilperson Cumming, seconded by Councilperson Transue, Council voted 6-0 to exit Executive Session at 9:15 p.m.

ADJOURNMENT: On motion of Councilperson Schneider, seconded by Councilperson Transue, Council voted 6-0 to adjourn at 9:16 p.m.

Respectfully submitted,

Mary Zimmerman, Borough Manager / Secretary

Next Council Meeting: April 8th, 2026 at 7:00 p.m.