

**Langhorne Borough Council Meeting**  
**November 12, 2025**

A Langhorne Borough Council Meeting was held at Council Chambers on Wednesday, November 12, 2025. President Culleton called the meeting to order at 7:02 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, Adam Zielinski, Tim Harris, Anthony Marfia, and Bob Cumming; Mayor Joe Taylor; Chief Kevin Burns; Solicitor Barbara Kirk; Manager Mary Zimmerman; Clerk Gabe Tenaglia

Mayor Taylor left at 7:29 p.m. and returned at 8:24 p.m.

**ABSENT:** Treasurer Ellyn Schoen

**AGENDA REVIEW:** President Culleton announced that there will not be a statement or public comment on the Verizon Franchise Agreement, as this must first be duly advertised to the public. There will be a brief Executive Session at the end of tonight's meeting.

**ANNOUNCEMENTS:** Don Minnick, Commander of the American Legion Post 148, and Steve Zalot, Commander of the Sons of the American Legion Post 148, thanked the Borough for participating in the November 1<sup>st</sup> Veterans Day 5K Run and the Veterans Day ceremony yesterday.

**POLICE CHIEF'S REPORT:** Chief Burns submitted his written report to Council. He said that the police staffed Porch Fest, Olde Langhorne Harvest Day, Halloween, and the American Legion 5K Run with no major incidents, and will staff the Holiday House Tour on November 20<sup>th</sup> and Dickens Night on December 5<sup>th</sup>. He also informed Council that the Middletown Township Police Department and the Middletown Community Foundation run a program called Shop-With-A-Cop at Target which assists people in need with holiday shopping. This year it will be held on December 6<sup>th</sup>. Chief Burns will attend as a representative of the Langhorne Borough Police Department. Officers are paired with children to help them purchase holiday gifts. Chief Burns said that the program is financed by contributions to the Middletown Community Foundation, and donations can be made through the Middletown Township Police Department website. He then mentioned that Council will be voting to hire Hilary Kloiber as a part-time police officer. President Culleton said that the Personnel Committee met with her and were impressed. Chief Burns said that he expects her to be able to start in mid-December.

**MOTION:** On motion of Councilperson Haldeman, seconded by Councilperson Marfia, Council voted unanimously to hire Hilary Kloiber as a part-time police officer.

**MOTION:** On motion of Vice President Horwatt, seconded by Councilperson Cumming, Council voted unanimously to appoint Azura Cohen a Junior Council Person.

**MOTION:** On motion of Councilperson Harris, seconded by Councilperson Marfia, Council voted unanimously to appoint Lylah Newell a Junior Council Person.

**MAYOR'S REPORT:** President Culleton said that she and Vice President Horwatt met with Junior Council Persons Cohen and Newell and are excited to bring them onto Council. Junior Councilpersons Cohen and

Newell introduced themselves and Mayor Taylor had them recite the Junior Council Person Pledge. President Culleton then invited them to participate in the meeting and said that there will be an orientation over the next couple of weeks, including meeting with the Manager and office staff. Councilperson Haldeman noted that this is the first time the Borough has had Junior Council Persons and offered his congratulations. Mayor Taylor then addressed the PennDel-Middletown Emergency Squad (PMES)'s request for funding at the last Council Meeting. He said that he has worked with the PMES throughout his over five decades of involvement with the fire department and found it to be a top-notch organization with highly-trained responders. He asked Council to consider this when considering whether to fund them fairly. Councilperson Haldeman said that Council has received new information since the last meeting and he intended to vote to fund the PMES.

**CONSENT AGENDA:** President Culleton listed the items on the consent agenda: the minutes for the October 8<sup>th</sup> Council Meeting and October 30<sup>th</sup> Work Session, the October Treasurer's Report, and payment of the bills.

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

#### **ENGINEER'S REPORT:**

**National Ave. Inlet Replacement:** Council awarded the project to G&B Construction at the October 8<sup>th</sup> Council meeting. CKS has received shop drawings for the inlet boxes and grates from G&B Construction and will schedule construction once they are approved. They expect to be able to start the work in the next few weeks.

**East Richardson Ave. Inlet Repair:** Mr. DiPersio spoke about the inlet issue identified on East Richardson Avenue just behind Borough Hall, at the driveway apron of 131 South Bellevue Avenue. CKS investigated the area and found that the masonry inlet box, which is positioned under the sidewalk, is starting to fail. This has caused the pavement to sink in. An estimate was provided by G&B Construction, who visited the site with CKS representatives and Manager Zimmerman a few days ago. Their estimate is \$12,180, which is higher than CKS had expected, but Mr. DiPersio advised that it should not be left in its current condition and could worsen in the winter if not repaired soon. He said that the benefit to G&B Construction's pricing is that it is below the bidding threshold and they will be able to quickly move to the site on Richardson if they are already working on the National Avenue inlet replacement. They expect the job to take no more than three days. Vice President Horwatt asked if they will be repairing the asphalt in the street as well and Mr. DiPersio said that they will have to restore it to the true level. CKS has applied for a Highway Occupancy Permit from PennDOT because Richardson Avenue is a state route. Vice President Horwatt then asked if liquid fuels funds can be used to pay for the work, and Mr. DiPersio said that it cannot because the road is state-owned. There was discussion of where the money will be taken from and Vice President Horwatt suggested paying from the General Fund. She also said that the work should be done before Dickens Night on December 5<sup>th</sup>.

**MOTION:** On motion of Vice President Horwatt, seconded by Councilperson Marfia, Council voted unanimously to approve the East Richardson Avenue inlet repair estimate from G&B Construction for \$12,180, to be paid from the General Fund.

**PennDOT ADA Curb Ramp Design Development Project:** Mr. DiPersio explained that PennDOT has to upgrade the ramps on the Pine Street corridor because they resurfaced Pine Street. He and Manager

Zimmerman spoke with PennDOT's consultant about their plan for the ramps. They will be installed at Marshall Avenue and Pine Street, Richardson Avenue and Pine Street, and Flowers Avenue and Pine Street. Mr. DiPersio pointed out that the Flowers and Pine intersection has an existing pedestrian crossing, but it is not compliant with the Americans with Disabilities Act (ADA). It is PennDOT's intent to minimize the number of east-west crossings over Pine Street. To that end, No Pedestrian Crossing signs will be installed at the intersections along with the ADA compliant ramps. The signs will be installed where there are no ramps to encourage crossing at the ramps. Vice President Horwatt said that there should be crosswalk striping between the ramps, and Mr. DiPersio said that this can be conveyed to PennDOT's consultant. Councilperson Marfia asked why they need to install a crosswalk on Flowers Avenue if there will not be a crosswalk to the library. Mr. DiPersio explained that PennDOT is only upgrading corners connected to the Pine Street crossing. They will not install ramps that are not affected by the resurfacing project. Vice President Horwatt asked why PennDOT is not upgrading Maple Avenue and Pine Street. Mr. DiPersio said that the polymer detectable warning surfaces were replaced with cast iron as part of the Route 413 Stormwater Project and Vice President Horwatt indicated that all the remaining polymer warning surfaces should be replaced with cast iron. Mr. DiPersio advised that this may not fall within the scope of PennDOT's project but the Borough can ask.

**MOTION:** On motion of Councilperson Cumming, seconded by Councilperson Marfia, Council voted unanimously to approve the PennDOT ADA Curb Ramp Design Development Project.

**UPDATE ON 150<sup>th</sup> ANNIVERSARY PLANNING COMMITTEE:** Clerk Tenaglia said that the Borough's 150<sup>th</sup> anniversary planning committee met for the first time on November 6<sup>th</sup>. Representatives from many Borough organizations were present. They shared their plans for next year, and suggested ideas for the 150<sup>th</sup> anniversary celebration, including putting up decorative flowers, signs, and lights around the Borough, making a website or a new web page on the Borough's website for the 150<sup>th</sup> anniversary, and making a new time capsule. Clerk Tenaglia said that the immediate next steps are creating a banner to hang at Borough Hall for publicity and reaching out to local papers for articles about the Borough's 150<sup>th</sup> anniversary, to be published in January. Vice President Horwatt said that Clerk Tenaglia has started putting together a shared calendar where the representatives of the Borough's organizations can put their events so they can coordinate with each other. There was discussion of having a 150<sup>th</sup> anniversary special event. Vice President Horwatt pointed out that the actual date of the Borough's incorporation is June 15<sup>th</sup>, 1876, which is around the time of the Historic Langhorne Association's Strawberry Festival. She suggested that a celebration could be incorporated into the Strawberry Festival.

**CODIFICATION UPDATE:** Clerk Tenaglia announced that the Borough is now in the Draft Review stage. General Code has finished reviewing the revisions suggested as part of the Editorial & Legal Analysis and sent back a draft version of the Borough's code. In this stage, the Borough has to review the draft code alongside the revisions in the Editorial & Legal Analysis to determine that all revisions are implemented to the Borough's satisfaction. Clerk Tenaglia said that he will review it and invited Council to do so as well. He has asked Solicitor Kirk to assist with the review in case any of the revisions need to be separately approved by Council. There are also five minor follow-up questions that General Code needs the Borough to answer before finalizing the draft code. They gave a January 9<sup>th</sup>, 2026 deadline, and Clerk Tenaglia said that he will make sure the review is completed before then. President Culleton asked about the progress of the codification subcommittee, and Clerk Tenaglia said that he, Vice President Horwatt, and Councilpersons Haldeman and Cumming met for the first time in October to review the revisions that had been deferred for approval by Council. He said that it will take multiple meetings to review them all, and the codification subcommittee has determined that many of the revisions would benefit from review by the Borough's professionals and other committees.

**BOARDS & COMMISSIONS:** President Culleton said that two applications for the Human Relations Commission have been received and sent to the HRC Chair. Manager Zimmerman informed Council that a third application for the HRC was submitted. No applications were received for the Shade Tree Commission. Then there was discussion of whether HARB member Barry Truchil will stay on, as he won the mayoral election and will begin his term next year. Council felt that there would be no conflict if Mr. Truchil were to continue as a HARB member, but President Culleton pointed out that he is also an alternate to the Zoning Hearing Board, and it may be a conflict for him to continue to serve in that capacity. Solicitor Kirk suggested that Mr. Truchil resign from that position and another alternate be appointed to the ZHB. Then there was discussion of Council liaisons to boards & commissions; President Culleton said that the next Council President will appoint liaisons next year. She said that the Recreation Board openings should be advertised if Council votes to approve Ordinance 2025-10, and suggested that a renewed advertisement be put out for HRC and Shade Tree along with a call for new Environmental Advisory Committee members. She said that the deadline for accepting applications for membership should be December 1<sup>st</sup> to give the boards & commissions time to review the applications and meet with the applicants before the new year. There was more discussion of which board and committee openings need to be advertised.

**ORDINANCE 2025-10:** President Culleton explained that the ordinance will raise the Recreation Board membership limit from five to nine.

**MOTION:** On motion of Vice President Horwatt, seconded by Councilperson Cumming, Council voted unanimously to approve Ordinance No. 2025-10: AN ORDINANCE OF THE BOROUGH OF LANGHORNE, BUCKS COUNTY, PENNSYLVANIA, AMENDING SECTION 113 OF THE GENERAL ORDINANCES REGARDING CREATION AND MEMBERSHIP IN THE BOROUGH'S RECREATION BOARD AS ORIGINALLY ESTABLISHED BY ORDINANCE NO. 199 OF 1968, AND ESTABLISHING AN EFFECTIVE DATE.

**2026 PROPOSED BUDGET:** Councilperson Haldeman said that the earned income tax (EIT) line item has been increased to \$500,000 and there have been increases in expenses for the Manager and Clerk. He said that more discussion of line item 412 for Rescue and Ambulance is needed. President Culleton said that while last month's motion to fund the Pennel Middletown Emergency Squad failed, the issue can be revisited if there is new information or if someone who voted against it the last time would like to make another motion. Councilperson Haldeman said that he had asked PMES Director Andrew Schifferli if any of the other municipalities they serve had contributed funding, and at the time they had not. As the other municipalities are now contributing, he advised that the Borough should also contribute its share. Director Schifferli explained that Middletown Township has been paying roughly five dollars per person for years while the other municipalities have not, and PMES brought this to the attention of the Borough, Langhorne Manor, Hulmeville, and Pennel. All save the Borough have since agreed to fund PMES: Hulmeville will be contributing roughly \$6,700; Langhorne Manor will be contributing \$8,000; Pennel has allocated \$13,400 for emergency services funding. Director Schifferli explained that PMES' primary funding source is billing insurance companies for services. Their expenses are about \$63 per person, and as they are reimbursed by insurance only about \$53 per person, they are losing roughly \$10 per person. In Langhorne Borough, PMES loses around \$16,000 annually. They are asking the Borough to contribute about half of that, or \$8,740.76. This amounts to \$5.32 per person, which is what Middletown, Hulmeville, Pennel, and the Manor will be paying next year. PMES will be able to recoup the other half through other avenues such as funding drives and donations. There was discussion about reimbursement from insurance for residents in special care homes, and then Vice President Horwatt asked if the \$8,740.76 includes the tax millage that is already allocated to PMES. Director Schifferli said that it would be in addition to the millage, but how the Borough provides the funding is up to them. He

suggested that the Borough could leave the millage in place and contribute the difference. President Culleton noted that there was an item on the agenda to advertise the 2026 tax ordinance if necessary, and she explained that she asked Solicitor Kirk to draft the ordinance in case Council chose to fund PMES by raising the tax millage; however, if Council appropriates funding via the budget, a tax increase should not be considered. Vice President Horwatt recommended keeping the millage as it is and fund in the amount of \$8,000. There was discussion among Council about the proposed funding amount and the 2026 budget.

**MOTION:** On motion of Vice President Horwatt, seconded by Councilperson Haldeman, Council voted 4-3 to fund the Penndel Middletown Emergency Squad in the amount of \$8,000. President Culleton, Vice President Horwatt, and Councilpersons Haldeman and Zielinski voted in favor. Councilpersons Cumming, Harris, and Marfia voted against.

Council continued discussion of the proposed budget. Councilperson Haldeman said that the police budget included a request for an additional full-time police officer. President Culleton pointed out that the police budget also includes funding for additional coverage hours and additional part-time officers. Chief Burns said that the Borough does not pay benefits to part-time officers, whereas the funding he included for the additional full-time officer includes salary and health benefits as a full-time officer would likely need benefits. President Culleton said that the budget committee increased the police budget to create a cushion for additional part-time officers. She also pointed out the additional line item for office help, and Councilperson Haldeman explained that Manager Zimmerman is suggesting hiring someone to assist with the purging of documents in the office and basement of Borough Hall. She said that she has someone in mind with a background in filing and estimated that the project would take ten to twenty hours. Councilperson Haldeman said that \$3,000 has been allocated for office help. Manager Zimmerman said that this line item could also be used to hire someone to assist with the additional workload that would be created for the office staff if the proposed Rental Registration Ordinance is passed by Council. Vice President Horwatt then asked about the amount allocated for the Borough's 150<sup>th</sup> anniversary celebration, and President Culleton said that there is \$6,000. Councilperson Haldeman said that a line item number is needed for the office help and recommended that Treasurer Schoen review the proposed budget. Councilperson Marfia asked if the Borough makes sure that everyone who is supposed to pay the local service and business privilege tax. Vice President Horwatt said that only Councilperson Marfia and Treasurer Schoen are paying the business privilege tax, and Council was opposed to it when it was passed by Neshaminy School District. Solicitor Kirk said that if it is no longer being enforced, Council can pass an ordinance to rescind the tax. After further discussion, Council asked Solicitor Kirk to draft an ordinance rescinding the business privilege tax.

**MOTION:** On motion of Councilperson Haldeman, seconded by Councilperson Harris, Council voted unanimously to advertise the proposed 2026 budget pending the Treasurer's review and minor changes.

**2026 TAX ORDINANCE:** President Culleton announced that the request for a motion to advertise the 2026 tax ordinance is being rescinded because Council is not raising the tax millage to fund the Penndel Middletown Emergency Squad.

**RENTAL REGISTRATION ORDINANCE:** Solicitor Kirk said that she made revisions to the ordinance as requested by Council. Vice President Horwatt asked if Council still wants to keep January 1<sup>st</sup>, 2026 as the date the ordinance goes into effect. President Culleton explained that the ordinance will not be enforceable until January 1<sup>st</sup>, but the office staff will put together a timeline for advertising the new rental registration requirement and disseminating relevant information to residents. She pointed out

that the ordinance stipulates that January 1<sup>st</sup> shall be the start date for submitting rental registration forms to the Borough unless the Borough prepares an alternate rental registration schedule, which the office staff intend to do. Vice President Horwatt noted that the ordinance lists a registration fee but Council had decided not to charge a fee for rental registration, and Solicitor Kirk explained that a fee cannot be charged if it is not in the fee schedule. President Culleton summarized the changes made to the ordinance.

**MOTION:** On motion of Councilperson Haldeman, seconded by Vice President Horwatt, Council voted unanimously to advertise the Rental Registration Ordinance.

#### **BOARD, COMMITTEE & COMMISSION REPORTS:**

**Communications Team:** Clerk Tenaglia said that the Communications Team met and discussed the 150<sup>th</sup> anniversary planning commission and Junior Council Person Program, which have already been addressed by Council.

**Environmental Advisory Committee:** Vice President Horwatt said that the EAC will meet on Monday, November 24<sup>th</sup>.

**Heritage Farm/Langhorne Open Space:** Pat Carr, President of Langhorne Open Space, announced that the Christmas tree sale starts on Thanksgiving weekend. He also informed Council that the farm mowers are in poor condition and expects that they will need at least one new mower. L.O.S.I. can pay for it with a possible contribution from the farm rental account. He also spoke with Kevin Transue about possibly purchasing a used commercial mower. Councilperson Haldeman said that L.O.S.I. was approved for the purchase of a new mower years ago, and Solicitor Kirk said that Council can vote to ratify that approval at the next Council Meeting. Then Mr. Carr informed Council that a few weeks ago, Windy Bush had their landscaper clear out the bushes between the farm and Windy Bush properties. He believes that most of those bushes were on farm property based on the markers that Windy Bush had installed. He said that they may grow back in the spring. Solicitor Kirk suggested that Mr. Carr use string to make a line between the markers and take pictures to demonstrate the property line, and send them to her along with pictures of what the area looked prior to the landscaping. Then she could send notice that the Borough may ask that the plants be replaced if they do not grow back.

Mr. Carr said that he and Manager Zimmerman met with another bamboo mitigation company, Dig Bamboo. The bamboo specialist, Steven Greenspan, said that the bamboo coming from 205 West Watson Avenue has to be at least contained and ideally removed before addressing the bamboo that has spread onto the Catawissa property. He said that complete removal of the bamboo would be the most effective mitigation, although this would compromise the mature deciduous trees in the corner of Catawissa. Manager Zimmerman said that she went out to 205 West Watson Avenue on Monday after receiving a call from the first bamboo mitigation company she had met with. They were beginning to cut away the bamboo despite never submitting a plan to Manager Zimmerman. She directed them to pause the work after determining that it was not addressing the root cause of the bamboo overgrowth, and they still have not submitted a plan showing how the work will affect the Borough property. Mr. Carr asked who authorized them to start work, and Manager Zimmerman said that it was the owner of 205 West Watson Avenue. There was more discussion about the work they were doing and the mitigation procedures recommended by Mr. Greenspan. Mr. Carr suggested that Manager Zimmerman get an estimate from Mr. Greenspan. Vice President Horwatt said that the Borough should pursue bamboo mitigation before 205 West Watson Avenue is sold, as there is reason to believe the current owner may

sell the property. Solicitor Kirk said that the Borough could issue a notice of violation, but if the owner applies for a Use & Occupancy Certificate for resale, the Borough cannot withhold the certificate. Manager Zimmerman said that a notice of violation was already submitted, and Solicitor Kirk suggested that the zoning officer send a follow-up notice stating that the original notice has not been rescinded. There was more discussion and Mr. Carr said that he will continue to pursue an estimate.

**Historic Architectural Review Board:** President Culleton said that Council did not receive a HARB report and Clerk Tenaglia apologized for failing to submit the report. Councilperson Marfia said that the only application that HARB recommended changes for was at 149 East Winchester Avenue. They had submitted for a PVC fence and HARB required that the portion that will be visible from the street be replaced with another material. It was determined that the applicant will re-submit and HARB will review and approve the application by email. There was a two-minute recess from 8:56 p.m. to 8:58 p.m. while Clerk Tenaglia retrieved and distributed copies of the HARB report to Council.

HARB reviewed the following applications:

- 149 East Winchester Avenue – new picket fence in side yard and privacy fence in back, both driftwood wood effect PVC. Approval recommended on the condition that owner resubmit with non-PVC materials for the picket fence closest to and visible from the street.
- 307 West Maple Avenue – new black aluminum fence and gate. Approval recommended.
- 330 South Bellevue Avenue – replace existing chain link fence with wooden fence. Approval recommended.

Manager Zimmerman asked if Council will waive the permit fee for the zoning permit application for the fence at 330 South Bellevue Avenue, which is the St. James Episcopal Church. Clerk Tenaglia pointed out that Council has waived permit fees for churches in the past. Solicitor Kirk said that the church should submit a letter to Council requesting a waiver of the permit fee. President Culleton then asked if there was any resolution to the issue of the vinyl shutters at 145 East Richardson Avenue that was discussed at the last Council Meeting. Councilperson Marfia said that the property owner had been asked to come before HARB but did not attend the HARB meeting.

**MOTION:** On motion of Councilperson Cumming, seconded by Councilperson Harris, Council voted unanimously to approve the HARB report.

**Planning Commission:** Manager Zimmerman said that Planning Commission is having a Vision Session on Tuesday, November 18<sup>th</sup> at 7:00 p.m. for the Comprehensive Plan update.

**Recreation Board:** Junior Councilperson Cohen said that she attended the last cleanup on November 4<sup>th</sup> and it went well. They cleaned sidewalks and raked leaves. Vice President Horwatt also reported that Transue Tree Service removed the hollow maple tree at the Mayors' Playground.

**Zoning/Building Inspection:** Councilperson Marfia asked about the gun shop on 137 East Richardson Avenue referenced in the zoning officer's report. Chief Burns explained that they have to renew their federal firearms license and required a letter from the Borough stating that they are in compliance with the Borough's Zoning Ordinance. Councilperson Cumming said that the report is difficult to read and Manager Zimmerman said that the zoning officer and building inspector will be using a new layout next month that is similar to the Engineer's report.

**MANAGER'S REPORT:** Manager Zimmerman submitted her written report to Council. She also reported that potholes on Marshall Avenue and the fire station driveway were repaired. Mayor Taylor said that the Langhorne-Middletown Fire Company needs a copy of the invoice for the fire station driveway repair to reimburse the Borough. President Culleton noted that Manager Zimmerman attended the 150<sup>th</sup> anniversary planning committee meeting, and Manager Zimmerman said that one of the ideas discussed was more outreach by the Borough's boards and committees to raise awareness and support for their functions. They spoke about the committees having rotating booths at the Summer Concert Series performances. She also announced that leaf pickup will be Tuesday or Wednesday. President Culleton asked about the leaf pickup that had already been completed, and Manager Zimmerman explained that they did a pickup before Harvest Day which was considered a quarter of a full pickup.

**COUNCIL DISCUSSION:** President Culleton announced that Council will most likely cancel the November 20<sup>th</sup> Work Session after she confers with Manager Zimmerman next week. She is also working with the office and Solicitor to get all the end-of-year business on the agenda for the December Council Meeting so Council can cancel the December Work Session as well.

**EXECUTIVE SESSION:** Council entered into Executive Session at 9:15 p.m.

**ADJOURNMENT:** On motion of Vice President Horwatt, seconded by Councilperson Harris, Council voted unanimously to adjourn out of Executive Session at 9:34 p.m.

Respectfully submitted,

Mary Zimmerman, Borough Manager / Secretary

**Next Council Meeting: December 10<sup>th</sup>, 2025 at 7:00 p.m.**