

**Langhorne Borough Council Meeting**  
**September 10, 2025**

A Langhorne Borough Council Meeting was held at Council Chambers on Wednesday, September 10, 2025. President Culleton called the meeting 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, Tim Harris; and Adam Zielinski; Mayor Joe Taylor; Chief John Godzieba; Solicitor Barbara Kirk; Manager Mary Zimmerman; Clerk Gabe Tenaglia

**ABSENT:** Treasurer Ellyn Schoen

**AGENDA REVIEW:** President Culleton announced that there will be an Executive Session at the end of the meeting. If a vote is needed it will be made in Public Session.

**ANNOUNCEMENTS & PRESENTATIONS:** President Culleton informed the public of the Executive Session at the August 28<sup>th</sup> Work Session. No vote was taken as a result.

President Culleton then began the presentation honoring Chief Godzieba, who will be retiring at the end of the month. Mayor Taylor read aloud a proclamation from the Borough and presented it to Chief Godzieba. President Culleton and Vice President Horwatt then made personal remarks commending him for all he has done for the Borough, and Vice President Horwatt presented him with a yearlong Wine of the Month Club membership as a gift from Council. Chief Godzieba thanked Council for the opportunity to serve the Borough and spoke highly of the support he has received from Council and Mayor Taylor. He also commended the Borough's officers for their service and their community-oriented approach to policing.

**PUBLIC COMMENT:** Lance Mervine, Clerk of the Middletown Friends Meeting, thanked Chief Godzieba for watching over the Meetinghouse and his help with the Good Friday Crosswalk every year.

Dawn Abbamondi, 123 East Marshall Avenue, President of the Langhorne Borough Business Association, thanked Chief Godzieba for his assistance with all of their events in the Borough.

Pat Mervine, President of the Langhorne Council for the Arts, thanked Chief Godzieba for his assistance with their events.

Middletown Township Police Chief Joe Bartorilla thanked Chief Godzieba for his partnership with Middletown over the years. He also recognized Chief Godzieba's leadership as the head of the Bucks County Major Incident Response Team, working with the officers of Middletown to assist with county-wide events. Chief Bartorilla said that he has relied on Chief Godzieba's expertise and guidance and spoke to the high regard with which Chief Godzieba is held throughout Bucks County law enforcement.

Michael Phelan, Sargeant of the Langhorne Borough Police Department, praised Chief Godzieba's leadership and said that he will be missed.

Kevin Transue, who has lived and worked in the Borough for many years, thanked Chief Godzieba for

making the Borough a nice place to live.

Senator Frank Farry arrived with a retirement resolution from the State Senate honoring Chief Godzieba. He spoke about his experience working with Chief Godzieba and read the resolution aloud. He then presented it along with a proclamation provided by Representative Joe Hogan's office.

President Culleton said that Officer Kevin Burns will have a private swearing-in later in September so he can begin his duties on October 1<sup>st</sup>, and he will have a public swearing-in at the October Council Meeting. Chief Godzieba will stay on for a few days to assist with the transition. Chief Godzieba again thanked Council for their support and for organizing this presentation on his behalf. Mayor Taylor thanked him for his service to the community.

**PUBLIC COMMENT (NON-AGENDA ITEMS):** Vice President Horwatt announced that there will no longer be a public funeral for Mayor Emeritus Chris Blaydon on September 27<sup>th</sup>. There will be a private burial at the Middletown Friends Meetinghouse. She said that several organizations Mr. Blaydon was a member and leader of would like to honor him, and there may be a ceremony next year.

**POLICE CHIEF'S REPORT:** Chief Godzieba said that the police worked the Pet Fair without incident and two sets of the speed cushions were installed, one on the 100 block of Flowers Avenue and one on North Green Street between Watson and Marshall Avenues. He and Manager Zimmerman surveyed West Marshall Avenue today to determine the best place to put the third set of speed cushions, and they will be installed tomorrow. Speed hump signs have been delivered as well. He informed Council that he responded to a car crash earlier today on Route 413 in which a driver had a seizure and veered into an opposing lane, hitting a telephone pole. A pedestrian on the sidewalk was injured and another car was damaged. Vice President Horwatt asked if he will apply for any grant funding from the Bucks County Redevelopment Authority (RDA), and Solicitor Kirk said that he provided her with information on the two RDA grant requests the police department will make and she will have the resolutions available for the Work Session. Chief Godzieba said that the department is seeking funding for a new police vehicle and two new Dell desktop computers. He is still waiting for a quote for the computers.

**CONSENT AGENDA:** President Culleton listed the items on the consent agenda: the minutes for the August 13<sup>th</sup> Council Meeting and August 28<sup>th</sup> Work Session, the Treasurer's Report, payment of the bills, and the following event and sign permit applications:

**Event/Facilities Permit Applications:**

- Cub Scouts Pack 19 – Scouting Activities, movie night and camp from 9/27/25 at 1:00 p.m. to 9/28/25 at 12:00 p.m.
- Jesse Soby Post Phantom Fest – Night market & concert, 10/11/25 from 3:00 p.m. to 9:00 p.m., rain date 10/12/25
- Langhorne Council for the Arts: Porch Fest – 10/11/2025 from 11:00 a.m. to 6:00 p.m.
- Langhorne Borough Business Association: Dickens Night – 12/5/2025 from 4:00 p.m. to 9:00 p.m.

**Temporary Sign Permit Applications at Mayors' Playground:**

- Our Lady of Grace Church/Dunn-Givnish: Blocktoberfest 10/3/25 from 5:00 p.m. to 9:00 p.m. (in Pennel)
- Langhorne Council for the Arts: Porch Fest – 10/11/2025 from 11:00 a.m. to 6:00 p.m.
- Jesse Soby Post Phantom Fest – Night market & concert, 10/11/25 from 3:00 p.m. to 9:00 p.m.

- Langhorne Borough Business Association: Olde Langhorne Harvest Day – 10/25/2025 from 7:00 a.m. to 4:00 p.m.
- Langhorne Borough Business Association: Dickens Night – 12/5/2025 from 4:00 p.m. to 9:00 p.m.

Vice President Horwatt raised concerns about the bills, some of which were incorrectly paid from Solid Waste. Manager Zimmerman will address this with Treasurer Schoen when she returns from vacation. Councilperson Haldeman said that the bills in question should have been paid out of the General Fund. Vice President Horwatt said that they were already paid online. President Culleton confirmed that the corrections will be made to the designated funds. She then removed the Treasurer’s Report from the consent agenda to be approved at next month’s Council Meeting because the report is not complete.

**MOTION:** On motion of Councilperson Cumming, seconded by Councilperson Haldeman, Council voted unanimously to approve the consent agenda minus the Treasurer’s Report, and with corrections to be made to the bills paid from the incorrect funds.

**ENGINEER’S REPORT:**

**Mayors’ Playground Lot Consolidation Update:** Engineer George DiPersio said that the final Deed of Consolidation for the three parcels at the Mayors’ Playground has been prepared by the solicitor’s office, with a map and legal description enclosed as exhibits.

**West Maple Avenue & Green Street and South Pine Street & East Richardson Avenue Crosswalk**

**Project:** Mr. DiPersio announced that a crosswalk, ADA compliant ramps, and Rectangular Rapid Flashing Beacons (RRFBs) are being sought at the intersection of South Pine Street and East Richardson Avenue as well as Maple Avenue and Green Street. At CKS’ recommendation the two intersection improvements will be combined into a single Bucks County Redevelopment Authority Municipal Grant Program application. CKS prepared cost estimates to support the application, which are based entirely on conceptual designs. Bulb-outs at Maple and Green have been removed from the design except at the southeast corner, where a bulb-out is necessary to create enough space for the RRFB and ADA compliant ramp. At the Pine and Richardson intersection, the Borough would like the crosswalk to be on the northerly leg to align with the First Baptist Church, and this is part of CKS’ preliminary design. There was discussion of the estimate and how the Borough could pay the soft costs, which for the Pine and Richardson intersection are estimated at around \$42,000. Mr. DiPersio said that CKS will not proceed with any design work until authorized by Council. Once authorized, CKS would survey both intersections and then submit to PennDOT for the required permits. The work would ideally be completed by the summer of 2026 before the start of the school year, sometime between Memorial Day and Labor Day. Then there was discussion about the possibility that the Borough could be awarded only partial funding or receive no funding at all, and Vice President Horwatt said that the Borough has to submit a list prioritizing their grant applications. Councilperson Haldeman warned that if the Borough receives the grant, they won’t be able to afford it. He said that the damaged storm inlets on National Avenue need to be dealt with, and suggested that the project be put on hold for a year. After further discussion, President Culleton suggested just applying for an RDA grant for the Green and Maple intersection improvements. Vice President Horwatt said that the Borough could postpone the work at the Pine and Richardson intersection for another year, and pointed out that PennDOT will be installing ADA curb ramps at the intersection, which would lower the cost.

**National Avenue:** Council began discussing the National Avenue storm inlets and how they might impact

the grant application for the crosswalks. Vice President Horwatt said that the Borough may only need to make repairs to the inlet with the hole and asked Mr. DiPersio if that would be advisable. Mr. DiPersio said that is an option, and informed Council that the quote they received from Passerini & Sons for the repairs totaled \$16,280 for the one inlet; it would roughly double the price to do the work at both, which would put the project past the cost threshold for bidding and prevailing wage. Mr. DiPersio said that the Borough could do the repairs to the one inlet this year and repair the other at a later date, but they still need two more quotes for the project. He said that those should be received by the Work Session. Council discussed what can be done about the hole at the one inlet in the meantime. Councilperson Haldeman asked about the engineering cost, and Mr. DiPersio said that CKS has prepared a pricing schedule and it was sent to the contractors. President Culleton said that they will repair the one inlet this year and wait till next year for the other. Then Council discussed the current condition of the inlets; Manager Zimmerman put cones out by the hole at the one inlet.

**MOTION:** On motion of Councilperson Marfia, seconded by Councilperson Zielinski, Council voted unanimously to approve Resolution 2025-25, authorizing and approving the Deed of Consolidation for the Mayors' Playground.

**MOTION:** On motion of Vice President Horwatt, seconded by Councilperson Cumming, Council voted 5-2 to approve Resolution 2025-26, authorizing the submission of an application to the Bucks County Redevelopment Authority's Municipal Grant Program, amended to only include the crosswalk at West Maple Avenue and Green Street. President Culleton, Vice President Horwatt, and Councilpersons Cumming, Marfia, and Zielinski voted in favor. Councilpersons Haldeman and Harris voted against.

**MOTION:** On motion of Councilperson Haldeman, seconded by Councilperson Marfia, Council voted unanimously to approve Resolution 2025-27, authorizing the submission of an application to the Bucks County Redevelopment Authority's Municipal Grant Program on behalf of the Pennel-Middletown Emergency Squad to secure funds for the refurbishment of an existing ambulance vehicle.

**BEE, BERGVALL & COMPANY ENGAGEMENT LETTER:** Bee, Bergvall & Company, the Borough's auditor, submitted an engagement letter to perform auditing services for 2025, 2026, and 2027. Their fee for 2025 is \$11,025; their fee for 2026 is \$11,475; and their fee for 2027 is \$11,925. Solicitor Kirk said that she never received the engagement letter and Vice President Horwatt recommended tabling approval of the letter until after it has been reviewed by the solicitor. Council elected to table after further discussion.

**PENNDOT ADA CURB RAMP DESIGN DEVELOPMENT PROJECT ON PINE STREET:** PennDOT is proposing to add ADA curb ramps on Pine Street at the East Marshall, East Richardson, and East Watson Avenue intersections. Manager Zimmerman said that PennDOT will not proceed with the curb ramps on East Watson because the Borough has already added them as part of the Route 413 Stormwater Inlet and Crossing Project last year.

**CODIFICATION UPDATE:** Clerk Tenaglia said that at September's monthly professionals meeting, he was advised that the questions from General Code requiring substantial revisions should be reviewed individually by Council. He suggested establishing a codification subcommittee with Councilmembers and pointed out that the soft deadline for the Editorial & Legal Analysis phase of the codification project is September 24<sup>th</sup>, a day before the Work Session, so Council will not be able to meet before then to discuss the substantial revisions. Vice President Horwatt asked how many questions need review, and Clerk Tenaglia said that there are thirty-five codification questions that he identified as requiring

substantial code revisions. He also identified ten questions as needing review in Chapter 425 of the Borough's new code, Vehicles and Traffic. Solicitor Kirk explained that some of the questions made recommendations to change language in the Borough's current ordinances, which cannot be done without approving an ordinance to amend. She suggested that Council keep the September 24<sup>th</sup> deadline so the code is published online in a timely manner and Council has time to review the remaining questions. Clerk Tenaglia said that any changes to the Borough's code after the Editorial & legal Analysis phase would incur additional costs. There was debate about whether to review the questions before or after the Editorial & Legal Analysis deadline, and Solicitor Kirk explained that due to the volume of questions proposed by General Code, Council won't be able to complete all the code revisions before the 24<sup>th</sup>. Once Council completes the revisions, they will have to prepare an ordinance, advertise it, and discuss and approve it at a public meeting. Council elected to keep the September 24<sup>th</sup> deadline and defer the questions requiring substantial revisions to the code for further review. Vice President Horwatt and Councilpersons Cumming and Haldeman expressed interest in being a part of the codification subcommittee, and Clerk Tenaglia said he will be on the subcommittee as well. He will reach out to the interested Councilmembers to schedule a meeting.

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

**Budget Committee:** Councilperson Haldeman said that work is continuing on the preliminary budget. He said that there is a budget item that should be discussed in Executive Session.

**Communications Team:** Manager Zimmerman said that the Communications Team met and discussed plans for honoring Mr. Blaydon. President Culleton thanked Clerk Tenaglia for his work on the Borough's social media.

**Environmental Advisory Committee:** Vice President Horwatt said that she is finishing the Borough's MS4 Report. She asked Clerk Tenaglia if he received the pictures taken for the Outfall Report from EAC Chair Gina Pardovich. Clerk Tenaglia said that she dropped them off. Vice President Horwatt asked him to send the pictures to her electronically. She then announced that the EAC's Rain Barrel event is Saturday, September 20<sup>th</sup>.

**HARB:** Vice President Horwatt asked why the application for 145 E. Richardson was not approved. Councilperson Marfia said that the proposed aluminum window capping is not permitted; wood or composite is acceptable. There was more discussion about what materials are and are not acceptable in the historic district.

The following HARB applications were reviewed:

- 239 North Pine Street – replace front porch using Trex composite decking, composite black railing, and pressure-treated lumber. Application was approved on the condition that square posts be used as confirmed via email.
- 145 East Richardson Avenue – repairs to house using white Hardi arctic siding, white vinyl soffit, reinstall of white gutters, white Azek posts, Anderson 400 white wood windows, black smooth coil window capping, raised panel shutters, and Fypon classic crossheads. The application was rejected due to unapproved materials for vinyl soffit, aluminum capping/smooth coil. Tabled until more information is received.

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

**Heritage Farm/Langhorne Open Space:** Pat Carr, President of Langhorne Open Space, announced Heritage Farm's fall events: Barn sale 9/13; Rain Barrel workshop 9/20; Cub Scout movie night/Camp out 9/27 – 9/28; Flea Market 10/4; Swingin'-at-the-Farm Concert 10/12; Xmas Tree and Wreath sale 11/29 – 11/30 and 12/6 – 12/7. He said that the Cub Scout movie night happens every year, but the Cub Scouts often do not submit the event application until a week or two before the actual event. He asked if the Borough could treat the event approval as an administrative matter rather than it having to go before Council. Vice President Horwatt said that submitting an event permit is standard procedure and the Cub Scouts should try to submit sooner. There was further discussion. Mr. Carr then announced that the fence that had been damaged at the Revolutionary War Cemetery was repaired, and at Catawissa there are some fallen trees on the loop trail, which will be removed next week by Transue Tree Service. He said that L.O.S.I. should be able to cover the cost themselves. Then he spoke about the bamboo that has spread to the corner of Catawissa from 205 West Watson Avenue and suggested bringing in a bamboo expert to consult on the best procedure for mitigation. Vice President Horwatt said that the Methodist Church basin, where bamboo growth is out of control, should be included in the mitigation efforts. Councilperson Haldeman said that this should be a different project from Catawissa. After further discussion of mitigation procedures and action the Borough could take, Council decided to consult with a bamboo expert. Mr. Carr asked if the Borough would split the cost with L.O.S.I. and President Culleton said that it would make sense if the consultant will also be looking at the bamboo at the basin. Manager Zimmerman suggested having a consultant look at bamboo throughout the Borough and put together a plan for the Borough to address it. Solicitor Kirk recommended that the Borough first get an estimate for what a consultation would cost. Council agreed to split the cost. Carol Zetterberg, 129 West Marshall Avenue, spoke about bamboo mitigation experts and efforts that she knew of and praised the Borough for addressing the issue of bamboo. Manager Zimmerman offered to accompany Mr. Carr in meeting with the bamboo consultant.

**Human Relations Commission:** President Culleton announced that Ordinance 2025-09 amending the Anti-Discrimination Ordinance has been duly advertised and is ready for approval. She explained that the ordinance increases the HRC's membership to five to seven members.

**MOTION:** On motion of Councilperson Zielinski, seconded by Councilperson Haldeman, Council voted unanimously to approve Ordinance No. 2025-09: 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.

**Recreation Board:** Councilperson Zielinski said that the Pet Fair went well, and the installation of the Zero-G Chair, swings, and Duo Rocker at the Mayors' Playground has been completed. He said that there will likely be an end-of-season cleanup and reception. There was some discussion about the Local Share Account Statewide grant application for the playground community building. There is no update on the status of the application due to the state's budget impasse.

**Shade Tree Commission:** Vice President Horwatt asked if there were any requests for trees, and President Culleton said that Shade Tree received one request for a tree. Vice President Horwatt said that she needs this information for the MS4 Report. President Culleton said that there was discussion at the last Shade Tree Commission meeting of having a fall planting. If there is no fall planting it could affect

the Borough's Tree City USA status.

**Zoning/Building Inspection:** Councilperson Cumming asked about the chicken coop inspection at 150 Country Lane. Councilperson Marfia said that the Keeping of Chickens Ordinance requires chicken coops to be reinspected every year. Councilperson Cumming asked if this is done and Clerk Tenaglia said that it is not. Councilperson Cumming said that the ordinance should be enforced. There was discussion about how many chicken coops are in the Borough and the fee for reinspection, and Council had questions about other permits, activities, and inspections in the zoning and code enforcement reports.

**MANAGER'S REPORT:** Manager Zimmerman asked if there were any questions about her written report. Council discussed the two-year contract extension proposed by Leck Waste Services. The extension maintains the current rate and includes fifty recycling boxes for events and priority in event of a disaster.

**2026 LANGHORNE BOROUGH SESQUICENTENNIAL CELEBRATION COMMITTEE:** Vice President Horwatt said that a request should be sent to all Borough groups for volunteers to form a committee. President Culleton and Vice President Horwatt discussed making a post on the website inviting people to attend committee meetings. President Culleton said that the staff will continue to work on the request. Vice President Horwatt suggested that it be sent out after September 30<sup>th</sup> when the office is less busy.

**PUBLIC COMMENT:** Councilperson Haldeman spoke in support of the Borough appointing a Junior Council Person. Vice President Horwatt said that the Pennsylvania State Association of Boroughs has procedures for boroughs to follow. Azura Cohen, 147 East Maple Avenue, expressed interest in becoming a Junior Council Person.

Sean Mundy, 109 West Maple Avenue, informed Council of an accident on Maple Avenue by the Langhorne Hotel earlier this evening, in which a truck collided with a tree, knocking it down.

**EXECUTIVE SESSION:** Council entered into Executive Session at 9:16 p.m. to discuss legal and personnel matters. Council came out of Executive Session at 9:38 p.m.

**PUBLIC SESSION:** President Culleton announced that the Borough would not appeal the Zoning Hearing Board's July 23 decision regarding the property at 315 W. Maple Avenue.

**ADJOURNMENT:** On motion of Councilperson Harris, seconded by Councilperson Zielinski, Council voted unanimously to adjourn at 9:40 p.m.

Respectfully submitted,

Mary Zimmerman, Borough Manager / Secretary

**Next Council Meeting: October 8<sup>th</sup>, 2025 at 7:00 p.m.**