

Langhorne Borough Work Session

April 23, 2026

A Langhorne Borough Work Session was held at Council Chambers on Thursday, April 23, 2026. President Horwatt called the session to order at 7:00 p.m. and invited those in attendance to pledge allegiance to the Flag.

IN ATTENDANCE: President Kathleen Horwatt; Councilpersons Paul Schneider, Kate Transue, Sean Mundy, and Bob Cumming; Junior Council Person Azura Cohen; Mayor Barry Truchil; Solicitor Barbara Kirk; Manager Mary Zimmerman; Clerk Gabe Tenaglia

ABSENT: Vice President Scott Haldeman; Councilperson Tim Harris; Junior Council Person Lylah Newell

WOODS SERVICES TEMPORARY SIGN APPLICATION: President Horwatt said that there is a 30-day limit for temporary signs, and since the Run for Woods fundraiser is on June 7th the signs should not go up until the 7th of May. She also expressed concern about signs being put in the way of mowers at the Mayors' Playground, or near walkways where children could run into them. She asked Clerk Tenaglia to inform Woods Services that the signs in the playground should go in the flower beds.

MOTION: On motion of Councilperson Schneider, seconded by Councilperson Cumming, Council voted 5-0 to approve the Woods Services temporary sign application for the placement of approximately thirty 18" x 24" signs throughout the Borough and at the Mayors' Playground advertising their Run for Woods 5k and 1 mile fundraiser event, for no more than thirty days and as per the parameters laid forth by Council.

FIRST BAPTIST CHURCH PARKING AGREEMENT LETTER: Solicitor Kirk explained that as part of the DCNR Community Conservation Partnerships Program (C2P2) grant application for the Mayors' Playground Revitalization Project and community building, the Borough is required to provide an agreement with the First Baptist Church of Langhorne verifying access to parking their parking for use by visitors to the playground. However, no such agreement exists. As there is not enough time to have a formal agreement signed before the application deadline, Manager Zimmerman drafted a proposed letter of agreement putting forth the terms of the shared use of the church's parking lot for playground access. Solicitor Kirk explained that the letter, which was already signed by the church, confirms access to the playground via the parking lot provided that the Borough installs and maintains signage stating that there shall be no parking on Sundays between 8 a.m. to 4 p.m. or during church special events, and that the Borough shall take all action necessary to ensure compliance with the conditions, including that parking shall only permitted during the playground's operational hours from dawn to dusk.

MOTION: On motion of Councilperson Schneider, seconded by Councilperson Transue, Council voted 5-0 to approve the letter of agreement between the Borough of Langhorne and the First Baptist Church of Langhorne for use in the DNCR C2P2 grant application.

ALCOHOLIC BEVERAGES: Manager Zimmerman explained that the office has received inquiries over the past few years regarding alcoholic beverages at Borough events, and they have been allowed at some events and not at others. She felt that more clarity is needed as to when consumption of alcohol is and is not permitted at events. President Horwatt said that input is needed from the solicitor as to whether the Borough's alcoholic beverages ordinance needs to be revised. Solicitor Kirk suggested that instead of

amending the Alcoholic Beverages Ordinance, Council create a system in which an application is submitted requesting permission to have alcoholic beverages at a certain event that can be approved by resolution. She said that the application would need specific information about the alcoholic beverages and advised that there be insurance listing the Borough as an additional insured party depending on the applicant. Mayor Truchil requested that there be criteria so applications are considered fairly. Councilperson Schneider asked if the Alcoholic Beverages Ordinance allows for Council to approve alcoholic beverages on a case-by-case basis. Solicitor Kirk explained that the Borough, as the governing body, has the right to approve or deny alcoholic beverages on public property while consumption on private property would require the owner's approval. Councilperson Transue asked how Harvest Day will be affected, as the event is approved by the Borough but the Borough does not approve the vendors and some may have alcoholic beverages. Solicitor Kirk said that Council could pass a resolution approving alcoholic beverages at Harvest Day if the consumption of alcohol has already taken place at past events. Councilperson Schneider asked if Council could limit alcoholic beverages at events to wine and beer, and Solicitor Kirk said it could be done by resolution. Councilperson Mundy suggested having a supplemental form to include with the event permit application. President Horwatt said that the Rec Board should have input as to whether alcoholic beverages are allowed at the Mayors' Playground. Manager Zimmerman said that the African American Museum of Bucks County (AAMBC) asked if they could have a vendor selling alcoholic slushies at this year's Juneteenth celebration at the Mayors' Playground. Council felt that no alcohol should be permitted at the park. There was further discussion of consumption of alcohol outside versus inside.

OTHER BUSINESS:

Response to Erin Development: Engineer George DiPersio joined the meeting via Zoom. He explained that the Borough requested calculations and data from Erin Development relating to their proposed development on the former Heckman school property on Cherry Street, which was provided earlier this month. Erin Development's counsel is now asking for feedback from the Borough. ARRO Consulting has not yet had an opportunity to conduct a thorough review of the data. Mr. DiPersio said that the Borough's attorney in this matter, Keith Bidlingmaier, reached out to the developer to set a timeline for a response. He is seeking direction from Council on what this response should look like. The deadline offered by Mr. Bidlingmaier and suggested by Mr. DiPersio's office is mid-May. President Horwatt asked what data was received and Mr. DiPersio said that Erin Development provided them with enough information to perform a review of their stormwater design. He said that at a minimum, his office would prepare a memorandum outlining what was submitted and what was learned from the data, and Council can formulate a response based on the memo. Councilperson Cumming suggested that the deadline be extended till the end of the month. Councilperson Schneider said that Mr. DiPersio should have as much time as he needs to conduct a thorough review. There was discussion of when the data was received by the Borough and Manager Zimmerman said she can reach out to Mr. Bidlingmaier to discuss Erin Development's expectations and the need for additional time to review the data. Councilperson Cumming asked how much it would cost the Borough to have their engineer review the data, and Mr. DiPersio estimated that it would take eight to ten hours.

MOTION: On motion of Councilperson Cumming, seconded by Councilperson Schneider, Council authorized the Borough engineer to review and provide a response to Erin Development's draft stormwater management plan, with the review not to exceed eight to ten hours.

Maple and Green Crosswalk Project: Mr. DiPersio said that the Highway Occupancy and Signals permit applications have been sent to PennDOT. A response has been received from PECO regarding the

removal of the extra utility pole at the southeast corner of the Maple and Green intersection, but there is currently no timeline for when it will be removed. President Horwatt said that she spoke with all the owners of the corner properties at the intersection and contacted someone to authorize the removal of the tree in front of the Blaydon property at 245 West Maple Avenue. All the owners had complaints about the delineators currently at the intersection, and President Horwatt observed that they are preventing school buses for the high school students from parking on the corner for them to enter. She said that there is support for the new crosswalk design to exclude the delineators and asked that this be conveyed to PennDOT. She spoke further about the difficulties students have in getting to their school buses and then addressed the condition of the delineators. She said that they cost \$100 each and have been damaged by PennDOT's own snow plows. Mr. DiPersio said that his office will discuss the delineators with PennDOT and provided pictures of the intersection before and after their installation.

Mayors' Playground Revitalization Project Additional Funding: Manager Zimmerman prepared a draft letter for the DCNR confirming that the Borough will cover any additional cost should phase 1 of the Mayors' Playground Revitalization Project exceed the combined funding secured through the PA Department of Community and Economic Development (DCED) Local Share Account (LSA) grant and a potential award through the C2P2 grant. This cost can be funded through Borough resources, additional grants, or private donations. Mr. DiPersio said that adjustments can be made to the project budget as needed. As of this afternoon, the phase 1 project cost is just under \$700,000, which would exceed the LSA award and the potential maximum C2P2 award, also \$315,000. The DCNR indicated that the Borough will have to demonstrate how they will make up the shortfall if the project budget exceeds the allotted funds. President Horwatt expressed concern that this could leave the Borough with a significant expense if they do not receive a full grant award from the DCNR. Mr. DiPersio said that in this case the project would have to be scaled back significantly, which would likely mean not constructing the community building. Manager Zimmerman asked if the budget could go toward other playground improvements instead, and President Horwatt said that the LSA grant award was specifically for the restrooms. President Horwatt also noted that the Recreation Board had agreed on a smaller community building, and Mr. DiPersio said that while the meeting room was expanded sixteen inches, the proposed six-foot overhang at the rear of the building has been removed entirely so it is a net smaller building footprint. There was further discussion of whether to support the letter and how the Borough would provide excess funding to cover the project cost. Councilperson Schneider expressed concern about committing potentially hundreds of thousands of dollars. President Horwatt acceded that it is a risk and said that significant fundraising would be needed in that event. Councilperson Mundy said that his goal is to build the community building without spending any of the Borough's money. There was further discussion about ways to lower the project cost and raise funds.

MOTION: On motion of Councilperson Mundy, seconded by Councilperson Schneider, Council voted 5-0 to accept the letter of commitment as drafted and presented committing to providing funding in excess of the cumulative grant funding for the completion of phase 1 of the Mayors' Playground Revitalization Project.

Changes to C2P2 Support Letters and Project Partners: Manager Zimmerman said that Clerk Tenaglia reviewed the letters of support submitted for the C2P2 grant application to help determine what kind of project partner each supporting organization should be considered. President Horwatt explained that the DCNR lists three kinds of partners: partners that dedicate funds or in-kind services to the project, general partners, and technical assistance partners that provide advice. Clerk Tenaglia said that Mr. DiPersio asked for someone from the Borough to review the Project Partners section of the C2P2 grant application, and he did so and provided comments. President Horwatt informed him that any

organization submitting a general letter of support should be considered a general partner. She spoke further about the partnerships of various Borough organizations and committees. Mr. DiPersio said that he should discuss the partners with the office staff tomorrow and President Horwatt asked to be included in the discussion. Clerk Tenaglia said that he thought it would be helpful if he reviewed the partners list but admitted it may have been premature. President Horwatt said that there is very limited time to make any changes to the letters. There was further discussion of the partners list, letters of support, and additional sections of the C2P2 grant application.

COUNCIL DISCUSSION: President Horwatt asked for an update on the sale of the Langhorne Hotel, and Manager Zimmerman said that there is a new prospective buyer. President Horwatt said that the new prospective buyer would like to install outdoor seating, which would reduce the parking. Manager Zimmerman said that El Limon is also planning to install outdoor seating and are going before the Historic Architectural Review Board (HARB) to remove the wrought iron fence next to the store to make space. There was further discussion of the potential outdoor seating at the hotel.

President Horwatt said that the African American Museum of Bucks County is looking for vendors to have tables at their Juneteenth celebration on June 6th. It is \$50 for a table. She suggested that the Borough or 150th anniversary planning committee purchase a table and share with other Borough organizations.

Councilperson Mundy said that the Community Memorial Association met last night and discussed putting a trash bin in front of the Richardson House on the Maple Avenue side to dissuade people from throwing trash into the flower beds. Manager Zimmerman has looked into ordering a new trash bin and it would cost \$1,300 for the bin and \$1,600 to ship it. One bin cost \$3,800. There are other, less-expensive designs that the Borough could consider. President Horwatt also suggested purchasing a smaller bin like the kind in front of the Lukoil gas station. Council discussed approaching Lukoil about donating their bin.

President Horwatt said that the Borough will honor Larry Langhans, president of the Community Memorial Association, in June. She then asked if the Shade Tree Commission Arbor Day Celebration tree planting on April 25th will be cancelled due to projected poor weather. Councilperson Transue sent an email to them but has not heard back yet.

ADJOURNMENT: On motion of Councilperson Cumming, seconded by Councilperson Transue, Council voted 5-0 to adjourn at 8:12 p.m.

Respectfully submitted,

Mary Zimmerman, Borough Manager / Secretary

Next Work Session: May 28th, 2026 at 7:00 p.m.